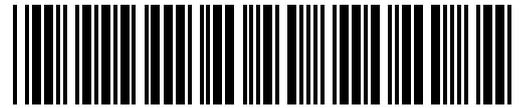




Registration of a Charge

Company Name: **J54 PROPERTIES LIMITED**

Company Number: **13304096**



Received for filing in Electronic Format on the: **08/09/2022**

XBC3572W

Details of Charge

Date of creation: **01/09/2022**

Charge code: **1330 4096 0006**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **92 RANELAGH ROAD IPSWICH IP2 0AB**

Contains fixed charge(s).

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **SARANYA SLATER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13304096

Charge code: 1330 4096 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st September 2022 and created by J54 PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th September 2022 .

Given at Companies House, Cardiff on 13th September 2022

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

MORTGAGE DEED

Account No: 722057851 -AN

DATE: 01/09/2022
THE BORROWER(S): <p style="text-align: center;">J54 PROPERTIES LIMITED</p> incorporated and registered in England and Wales with company number 13304096 whose registered office is at <p style="text-align: center;">3 Oakbank, Hutton, Brentwood CM13 1DN</p>
THE COMPANY: Keystone Property Finance Limited whose registered office is at 17 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4UA and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.
THE PROPERTY: 92 Ranelagh Road Ipswich IP2 0AB
TITLE NO: SK61773 TW

1. The Borrower(s)
 - i. acknowledge(s) receipt of the Loan
 - ii. with full title guarantee, charge(s) the Property by way of first legal mortgage such that the continuing security shall extend to and include the Borrower(s)' beneficial interest in the Property or in the proceeds of sale, with secured amount as defined in the Mortgage Conditions 2018.
2. This Deed
 - i. incorporates the Mortgage Conditions 2018 and the Borrower(s) acknowledge(s) receipt of a copy thereof
 - ii. is also made for securing (but the Company is not obliged to make) further advances (including re-advances)
3. The Borrower(s) and the Company hereby apply to the Chief Land Registrar to enter on the Register a restriction that:
 - a. No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated ~~(date)~~ 01/09/2022 in favour of the Company referred to in the charges register.

EXECUTED AS A DEED BY THE BORROWER(S), ACTING BY A DIRECTOR, IN THE PRESENCE OF THE WITNESS(ES) NAMED BELOW:

SIGNATURE(S):	WITNESS(ES) (Signature, name (in capitals) and address, each signature to be separately witnessed.
x 	 OBIDIA OR UMELEBELE 35 Queenswood Avenue, Hutton, Brentwood. CM13 1HU

Form of Charge filed at HM Land Registry under reference MD1546B