



Registration of a Charge

Company Name: **EXCELSIS REAL ESTATE LIMITED**

Company Number: **SC600603**



Received for filing in Electronic Format on the: **11/10/2021**

XAEV2W3K

Details of Charge

Date of creation: **08/10/2021**

Charge code: **SC60 0603 0011**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **ALL THAT PROPERTY KNOWN AS 90 UPPER LUTON ROAD, CHATHAM, ME5 7BQ AS REGISTERED AT HM LAND REGISTRY UNDER TITLE NUMBER K982812.**

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: **SELINE BERRY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 600603

Charge code: SC60 0603 0011

The Registrar of Companies for Scotland hereby certifies that a charge dated 8th October 2021 and created by EXCELSIS REAL ESTATE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th October 2021 .

Given at Companies House, Edinburgh on 11th October 2021

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: 721077904

DATE: XXXXXX 08/10/2021
<p>THE BORROWER(S):</p> <p>Excelsis Real Estate Limited incorporated and registered in England and Wales with company number SC600603 whose registered office is at 403 Links Road, Aberdeen, AB24 5DJ.</p>
<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.</p>
<p>THE PROPERTY 90 Upper Luton Road, Chatham, ME5 7BQ</p>
<p>TITLE NO: K982912</p>

- 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:
 - 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) 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.
	
	OLAMIDE AROGUNDADE
	163 LINKS ROAD, ABERDEEN
	AB24 5EH

Form of Charge filed at HM Land Registry under reference MD1546B