



**Registration of a Charge**

Company Name: **BLUE PHOENIX DEVELOPMENTS LIMITED**

Company Number: **13711157**



XCI8Y32H

Received for filing in Electronic Format on the: **12/12/2023**

**Details of Charge**

Date of creation: **11/12/2023**

Charge code: **1371 1157 0012**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **96 WOOLWICH ROAD BELVEDERE DA17 5EN**

**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: **ANEES REHMAN**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 13711157

Charge code: 1371 1157 0012

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th December 2023 and created by BLUE PHOENIX DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th December 2023 .

Given at Companies House, Cardiff on 14th December 2023

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:

723092684

DATE:

12<sup>th</sup> DECEMBER 2023

THE BORROWER(S)

BLUE PHOENIX DEVELOPMENTS LIMITED

incorporated and registered in England and Wales with company number

13711157

whose registered office is at

1A NORTHUMBERLAND CLOSE ERITH KENT DA8 3HH

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:

96 WOOLWICH ROAD BELVEDERE DA17 5EN

TITLE NO:

SGL106378

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

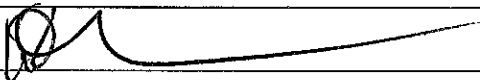
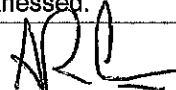
2. This Deed

- 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) 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.
	
Ethaniel Kane Collins-Oberman	ANDREW CURRIE
DIRECTOR	12 MARKET PLACE HATFIELD AL10 0LN SOLICITOR

Form of Charge filed at HM Land Registry under reference MD1546B