



Registration of a Charge

Company name: **EDBURY ESTATES LIMITED**

Company number: **02767702**

Received for Electronic Filing: **22/10/2019**



X8GMRP2Q

Details of Charge

Date of creation: **18/10/2019**

Charge code: **0276 7702 0033**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 7A MONTACUTE GARDENS,
TUNBRIDGE WELLS, KENT TN4 8HG AND REGISTERED AT LAND
REGISTRY WITH TITLE NUMBER TT51648**

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:

**CAROLINE COHEN, ASSOCIATE, THOMSON SNELL & PASSMORE
LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 2767702

Charge code: 0276 7702 0033

The Registrar of Companies for England and Wales hereby certifies that a charge dated 18th October 2019 and created by EDBURY ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd October 2019 .

Given at Companies House, Cardiff on 23rd October 2019

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

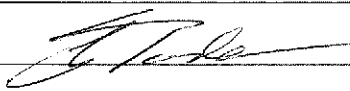

Account No: 719072512

DATE:	18th October 2019
THE BORROWER(S)	EDBURY ESTATES LIMITED
incorporated and registered in England and Wales with company number 02767702 whose registered office is at 1 The Stables Endage Park Tunbridge Wells Kent TN3 9JT	
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:	7A MONTACUTE GARDENS TUNBRIDGE WELLS KENT TN4 8HG
TITLE NO:	TTS1648

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
4. 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)
2. 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.

TS
Executed

SIGNED 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.
	
	CAROLINE COHEN
	3 LONSDALE GARDENS
	TUNBRIDGE WELLS
	TN1 1AH

Form of Charge filed at HM Land Registry under reference MD1546B