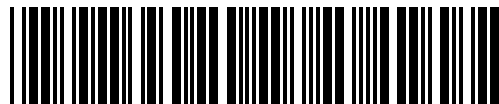




Registration of a Charge

Company Name: **DESIGN REALISED (KENT) LIMITED**

Company Number: **07861739**



XAVWMTQH

Received for filing in Electronic Format on the: **17/01/2022**

Details of Charge

Date of creation: **06/01/2022**

Charge code: **0786 1739 0005**

Persons entitled: **STATE BANK OF INDIA (UK) LIMITED**

Brief description: **THE FREEHOLD LAND KNOWN AS ACER HOUSE, 67A OAKHILL ROAD, SEVENOAKS, TN13 1NU**

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: **THACKRAY WILLIAMS SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7861739

Charge code: 0786 1739 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th January 2022 and created by DESIGN REALISED (KENT) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th January 2022 .

Given at Companies House, Cardiff on 18th January 2022

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

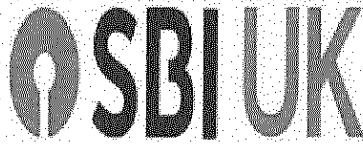


Companies House



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

DEP126/34



PO Box 1018
Ipswich
Suffolk
IP1 9WU
Telephone: 0344 967 1860

BTL MORTGAGE DEED

MORTGAGOR:

Design Realised (Kent) Limited whose registered office is at/address
for service is Northside House 69 Tweedy Road
Bromley BR1 3WA

and which is registered with Company Number 0786 1739

or Limited Liability Partnership Number _____ OR

_____ whose address for service is _____

BANK:

State Bank of India (UK) Limited whose principal place of business is at 15
King Street, London, EC2V 8EA. Registration number: 10436460. Address for
service in England is at State Bank of India (UK) Limited, PO Box 1018, Ipswich,
Suffolk, IP1 9WU.

Authorised by Prudential Regulation Authority and regulated by the Financial
Conduct Authority and the Prudential Regulation Authority. State Bank of India (UK)
Limited is entered on the Financial Services Register and its registration number is
757156

DATE:

6 January 2022

THIS DEED WITNESSES as follows:

1. **MORTGAGE DEED**

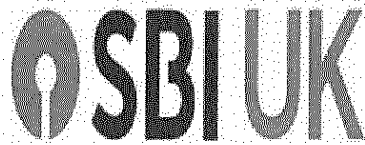
The Mortgagor charges with full title guarantee in favour of the Bank, with the payment and discharge of the Loan, by way of first legal mortgage, the property specified in the Schedule ("the Property")

2. **COVENANT TO PAY**

The Mortgagor covenants with the Bank to pay, discharge and satisfy the Loan in accordance with their respective terms and to indemnify the Bank against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan in accordance with their respective terms.

3. **APPLICATION TO THE LAND REGISTRY**

The Mortgagor applies to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land forming part of the Property:



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Ipswich
Suffolk
IP1 9WU

Telephone: 0344 967 1860

"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 of this Mortgage Deed] in favour of State Bank of India (UK) Limited referred to in the Charges Register or their conveyancer."

4. BTL MORTGAGE CONDITIONS

The State Bank of India (UK) Limited BTL Mortgage Conditions (2018) ("the Mortgage Conditions") are incorporated into and form part of this Mortgage Deed. Terms and phrases defined in the Mortgage Conditions bear the same meaning in this Mortgage Deed, unless separately defined in this Mortgage Deed.

THIS MORTGAGE DEED has been executed as, and is intended to take effect as, a deed by the/each Mortgagor with effect from the date written above.



PO Box 1018
Ipswich
Suffolk
IP1 9WU

Telephone: 0344 967 1860

SCHEDULE

Property

Freehold/~~Leasehold~~ land known as

Registered under Title No

K375 20 (Part)

**Acer Hare 67A Oak Hill Road
Sevenshaws TN13 1NU on chain edged
red on a Transfer of even estate**

EXECUTION PAGE

SIGNED as a DEED by the said [NAME]

in the presence of:

WITNESS Signature:

Name:

Address:

Occupation:

SIGNED as a DEED by the said [NAME]

in the presence of:

WITNESS Signature:

Name:

Address:

Occupation:

**EXECUTED as a DEED by DESIGN REALISED (KENT) LIMITED
BERNARD DE PASCALIS**

Acting by

~~(two Directors) (by one Director and the
Company Secretary) (by one Director
in the presence of the Witness named
below).~~

Director/Secretary

EXECUTED as a DEED by

_____ acting by

_____, Member and

_____, Member

Signature of Member

Member

Signature of Member

Member

DAVID & FEARON SOLICITORS

Thackray Williams LLP Solicitors,
1 Bromley, 15 - 17 London Road
Bromley, Kent, BR1 1DE