



**Registration of a Charge**

Company name: **OPA INVESTMENTS LTD**

Company number: **11047550**



X8IRS9E8

Received for Electronic Filing: **22/11/2019**

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**Details of Charge**

Date of creation: **20/11/2019**

Charge code: **1104 7550 0002**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **55 BAYSHAM STREET HEREFORD HR4 0ET**

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**Authentication of Form**

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

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**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: **GEMMA DUFFY**



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

Company number: 11047550

Charge code: 1104 7550 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th November 2019 and created by OPA INVESTMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd November 2019 .

Given at Companies House, Cardiff on 25th November 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

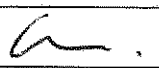



## MORTGAGE DEED

Account No: 719075154

DATE:	20/11/2019		
THE BORROWER(S)	OPA INVESTMENTS LTD incorporated and registered in England and Wales with company number 11047550 whose registered office is at Reg office: 4-6 The Wharf Centre Wharf Street Warwick. CV34 5LB		
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:	55 BAYSHAM STREET HEREFORD HR4 0ET.		
TITLE NO:	HW 4598		

- The Borrower(s)
  - acknowledge(s) receipt of the Loan
  - 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
- This Deed
  - incorporates the Mortgage Conditions 2018 and the Borrower(s) acknowledge(s) receipt of a copy thereof.
  - is also made for securing (but the Company is not obliged to make) further advances (including re-advances)
- 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.
 Karen Roughton *  Karen Roughton *  Karen Roughton *	 for OPA FRANCESCA MILNE 31 Quarnendon Street, London, SW6 3ST

Form of Charge filed at HM Land Registry under reference MD1546B

\* KAREN ROUGHTON  
 12 Upper Field Close  
 Hereford.  
 HR2 7SW