

114147/23

In accordance with  
Sections 859A and  
859J of the Companies  
Act 2006.

MR01

## Particulars of a charge



Companies House



Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

A fee is be payable with this form  
Please see 'How to pay' on the last page.

☒ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument.

☒ **What this form is NOT for**  
You may not use this form to  
register a charge where the  
instrument. Use form MR01.

For further information, please



\*A9KDBN88\*

A17

21/12/2020

#100

COMPANIES HOUSE

MONDAY

This form **must be delivered to the Registrar for registration**  
**21 days** beginning with the day after the date of creation of the charge.  
If delivered outside of the 21 days it will be rejected unless it is accompanied by a  
court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form. This will be  
scanned and placed on the public record. **Do not send the original.**

## 1 Company details

Company number 1 2 7 6 8 7 0 3

Company name in full SKMC Property Limited

For official use

### → Filling in this form

Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

## 2 Charge creation date

Charge creation date d 1 d 7 m 1 m 2 y 2 y 0 y 2 y 0

## 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees  
entitled to the charge.

Name State Bank of India (UK) Limited

Name

Name

Name

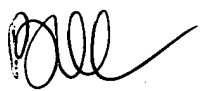
If there are more than four names, please supply any four of these names then  
tick the statement below.

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge.



MR01

Particulars of a charge

<b>4</b>	<b>Brief description</b> Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.  Brief description 14 Boundary Road Ramsgate CT11 7NG	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".  Please limit the description to the available space.
<b>5</b>	<b>Other charge or fixed security</b> Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	
<b>6</b>	<b>Floating charge</b> Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> <b>Yes</b> Continue <input checked="" type="checkbox"/> <b>No</b> Go to <b>Section 7</b> Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> <b>Yes</b>	
<b>7</b>	<b>Negative Pledge</b> Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	
<b>8</b>	<b>Trustee statement</b> You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge. <input type="checkbox"/>	<b>1</b> This statement may be filed after the registration of the charge (use form MR06).
<b>9</b>	<b>Signature</b> Please sign the form here.  Signature X  X  This form must be signed by a person with an interest in the charge.	



MR01

## Particulars of a charge

**Presenter information**

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Richard Durrant**

Company name **Boys and Maughan**

Address **India House**

**Hawley Street**

Post town **Margate**

County/Region **Kent**

Postcode **C T 9 1 P Z**

Country **England**

DX **30551 Margate**

Telephone **01843 234000**

**Certificate**

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.

**Checklist**

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.

**Important information**

**Please note that all information on this form will appear on the public record.**

**How to pay**

**A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.**

Make cheques or postal orders payable to 'Companies House.'

**Where to send**

**You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:**

**For companies registered in England and Wales:**  
The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**For companies registered in Scotland:**  
The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post).

**For companies registered in Northern Ireland:**  
The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG.  
DX 481 N.R. Belfast 1.

**Further information**

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**



We hereby certify  
this to be a true copy  
of the original

Boys and Maughan  
17.12.2020



PO Box 1018

Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

### BTL MORTGAGE DEED

**MORTGAGOR:**

SKMC Property Limited whose registered office is at/address  
for service is 2124 Margate Road Ramsgate  
Kent CT12 6ST

and which is registered with Company Number 12768703

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:**

17 December 2020

**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:





PO Box 1018  
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.





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Ipswich

Suffolk

IP1 9WU

Telephone: 0344 967 1860

## SCHEDULE

### Property

Freehold/Leasehold land known as

14 Boundary Road Ramsgate CT14 7NG

Registered under Title No

K306671

## 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 )

SKMC Property Limited )

Acting by )

[two Directors] ~~[by one Director and the~~ )

~~Company Secretary]~~ [by one Director )

~~in the presence of the Witness named~~ )

~~below].~~ )

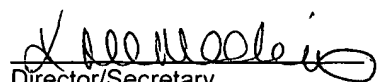
~~**EXECUTED as a DEED** by~~ )

~~\_\_\_\_\_ acting by~~ )

~~\_\_\_\_\_, Member and~~ )

~~\_\_\_\_\_, Member~~ )

  
STUART MCMEEKIN

  
Director/Secretary  
KAREN MCMEEKIN

Signature of Member

Member

Signature of Member

Member



# Companies House

Companies House does not verify the accuracy of the information filed  
(<http://resources.companieshouse.gov.uk/serviceInformation.shtml#compInfo>)

## SKMC PROPERTY LIMITED

Company number **12768703**

Registered office address

424 Margate Road Westwood, Ramsgate, Kent, England, CT12 6SJ

Company status

Active

Company type

Private limited Company

Incorporated on

27 July 2020

## Accounts

First accounts made up to **31 July 2021**  
due by **27 April 2022**

## Confirmation statement

First statement date **26 July 2021**  
due by **9 August 2021**

## Nature of business (SIC)

- 68209 - Other letting and operating of own or leased real estate

Tell us what you think of this service(link opens a new window) (<https://www.research.net/r/S78XJMV>) Is there anything wrong with this page?(link opens a new window) (<https://beta.companieshouse.gov.uk/help/feedback?sourceurl=https://find-and-update.company-information.service.gov.uk/company/12768703>)





**FILE COPY**

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

Company number: 12768703

Charge code: 1276 870 3 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th December 2020 and created by SKMC PROPERTY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st December 2020 .

Given at Companies House, Cardiff on 5th January 2021



**Companies House**



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