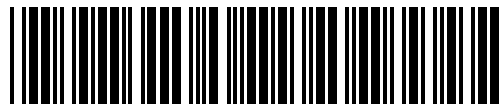




Registration of a Charge

Company Name: **KEY PROPERTIES LIMITED**

Company Number: **00931738**



XA3UOFM1

Received for filing in Electronic Format on the: **05/05/2021**

Details of Charge

Date of creation: **28/04/2021**

Charge code: **0093 1738 0028**

Persons entitled: **SUZANNE NIKE**

Brief description: **LAND AND PREMISES ON THE EAST SIDE OF LONDON ROAD
BRACKNELL RG12 8TN BUT EXCLUDING THE AREA EDGED IN BLUE ON
THE TITLE PLAN FOR BK313469**

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: **BURNETTS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 931738

Charge code: 0093 1738 0028

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th April 2021 and created by KEY PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th May 2021 .

Given at Companies House, Cardiff on 6th May 2021

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**

HM Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

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

Clifton Ingram L.L.P. Solicitors
17 Fhar Street
Reading, Berks RG1 1DB

Give full name(s).

29/4/21

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) of the property: BK313469
2	Property: Land and premises on the east side of London Road Bracknell RG12 8TN but excluding the area edged in blue on the title plan for BK313469
3	Date: 28 APRIL 2021
4	Borrower: Key Properties Limited For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: 00931738 For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: Suzanne Nike For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

6	Lender's intended address(es) for service for entry in the register: Murrell Hill House, Murrell Hill Lane, Binfield, RG42 4BY
7	The borrower with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9
8	<input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register <input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate: No disposition of the part of the registered estate that is not edged blue on the title plan 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 the 28th day of April 2021 in favour of Suzanne Nike referred to in the charges register or by her conveyancer.
9	Additional provisions The sums defined as Guaranteed Obligations in a deed of guarantee dated 2 March 2021 and made between the Borrower (1) and the Lender (2)
10	Execution EXECUTED AS A DEED by Key Properties LimitedK. Vichev..... acting by KATHY VUENIA Director In the presence of: Witness Signature: <i>Elaine McCormack</i> Witness Name: ELAINE MCCORMACK Address: 98 CROFTON CLOSE BRACKNELL BERKSHIRE RG12 0UT Occupation: ACCOUNTANT

Signed as a Deed and delivered

by Suzanne Nike

In the presence of:-

W Signature

I Name

T Address

N

E

S

S Occupation

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

HM Land Registry

Legal charge of a registered estate

CH1

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Complete as appropriate where the borrower is a company.

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5	Lender for entry in the register: Suzanne Nike <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

We certify this is a true copy of a document which is certified by a solicitor to be a true copy of the original

Burnetts
Burnetts Solicitors
Victoria House
Wavell Drive, Rosehill
Carlisle CA1 2ST

Dated 4th of May 2021

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address:

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

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9	Additional provisions The sums defined as Guaranteed Obligations in a deed of guarantee dated 2 March 2021 and made between the Borrower (1) and the Lender (2)
10	Execution EXECUTED AS A DEED by Key Properties Limited acting by a Director in the presence of: Witness Signature: Witness Name: Address: Occupation:

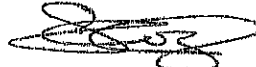
Signed as a Deed and delivered

by Suzanne Nike

S. Nike

In the presence of:

Witness Signature:



Witness Name: Ian Crozier

Address: 73 Old Wokingham Rd
Crowthorne Berkshire

Occupation: RG45 6LL

Hotel Manager

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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