



**Registration of a Charge**

Company name: **AVIDGILT LIMITED**

Company number: **02821877**

Received for Electronic Filing: **05/09/2017**



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**Details of Charge**

Date of creation: **31/08/2017**

Charge code: **0282 1877 0003**

Persons entitled: **NORTHWICK ESTATES LTD**

Brief description: **CARETAKERS HOUSE, MEPPEL AVENUE, CANVEY ISLAND SS8 9RZ  
REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBERS  
EX888519 AND EX832930**

**Contains negative pledge.**

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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: **FLADGATE LLP**



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

Company number: 2821877

Charge code: 0282 1877 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st August 2017 and created by AVIDGILT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th September 2017 .

Given at Companies House, Cardiff on 7th September 2017

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.

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.

Give full name(s).

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.

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.

1	Title number(s) of the property: EX888519 and EX832930
2	Property: Caretakers House, Meppel Avenue, Canvey Island SS8 9RZ
3	Date: 31 August 2017
4	<p>Borrower: Avidgilt Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 02821877</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
5	<p>Lender for entry in the register: [Northwick Estates Ltd]</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: [10578954]</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	Lender's intended address(es) for service for entry in the register:

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.

7 The borrower with

- ☒ full title guarantee  
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

8 ☒ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register

☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:

No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 31 August 2017 in favour of [Northwick Estates Ltd] referred to in the charges register

9 Additional provisions

A. Covenant to pay

The Borrower hereby covenants with the Lender that it will on demand in writing made to the Borrower pay or discharge to the Lender all moneys and liabilities which shall for the time being (and whether on or at any time after such demand) be due owing or incurred to the Lender by the Borrower whether actually or contingently and whether solely or jointly with any other person and whether as principal or surety including interest discount commission or other lawful charges and expenses which the Lender may in the course of its business charge or incur for keeping the Borrower's account or otherwise and so that interest shall be computed and compounded according to the usual mode of the Lender as well after as before any demand made or judgment obtained hereunder (the "Indebtedness").

B. Power of sale

Section 103 of the Law of Property Act 1925 shall not apply to this security. The statutory powers of sale and appointing a receiver shall arise on and be immediately exercisable without the restrictions contained in the Law of Property Act 1925 at any time after the execution of this security provided that the Lender shall not exercise the said power of sale until any time after payment of the Indebtedness has been demanded, but remains unpaid in part or in full, but this proviso shall not affect a purchaser or put him upon inquiry whether such demand has been made.

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.

## 10 Execution

Executed as a deed by )  
Avidgilt Limited acting by a )  
director in the presence of )  
a witness: )

*B. White*

Witness' signature: .....

Witness' name: .....

Address: Andrew Vanner  
Licensed Conveyancer/Commissioner for Oaths  
With Harvey Copping & Harrison LLP  
Lakeside House, 9 Knightswick Road, Canvey Island,  
Essex, SS8 9PA

Occupation: .....

Executed as a deed by )  
[Northwick Estates Ltd] acting )  
by a director in the presence )  
of a witness: )

Witness' signature: .....

Witness' name: .....

Address: .....

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.