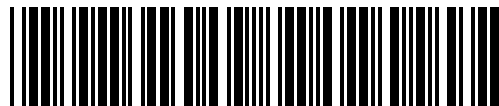




Registration of a Charge

Company Name: **SOFTWING (NO.2) LIMITED**

Company Number: **04840353**



XA5Y7DHL

Received for filing in Electronic Format on the: **04/06/2021**

Details of Charge

Date of creation: **26/05/2021**

Charge code: **0484 0353 0001**

Persons entitled: **JANE BODIAM**

Brief description: **10 ORIENT PLACE, CANTERBURY AND PARKING SPACE CT2 8AW**

Contains fixed charge(s).

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **RICHARD PHILLIPS - COOPER LINGARD**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4840353

Charge code: 0484 0353 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 26th May 2021 and created by SOFTWING (NO.2) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th June 2021 .

Given at Companies House, Cardiff on 7th June 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**

I certify that the above page is a true and complete copy of the corresponding page of the original

Richard Phillips
Conveyancer: Wilson House, Broadway West
Leigh-on-Sea, Essex SS9 2D

02-06-2021

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.

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.

1	Title number(s) of the property: K772692
2	Property: 10 Orient Place Canterbury and Parking Space CT2 8AW
3	Date: 26 th May 2021
4	Borrower: Softwing (No 2) Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 04840353 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: Jane Bodiam <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:

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.

I certify that the above page is a true and complete copy of the corresponding page of the original

Richard Phillips
Conveyancer, Wilson House, Broadway Way
Leigh-on-Sea, Essex SS9 2DA

02-06-2021

6 Lender's intended address(es) for service for entry in the register:

9 Woodlands Estate
Bleen
Canterbury
Kent CT2 9JW

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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated 26/05/21 in favour of Jane Bodiam referred to in the charges register.

9 Additional provisions

See continuation sheet.

10 Execution

Signed as a deed by:
SOFTWING (NO 2) LIMITED

Signing by a sole Director

Signature *[Signature]*
Director

in the presence of:

Signature of independent witness *[Signature]*

Name (in BLOCK CAPITALS)

REBECCA CRITTENDEN

Address

WINKWORTH
14 ST JOHN'S LANE
CANTERBURY
CT1 2QG

Continuation sheet for use with application and disposition forms

I certify that the above page is a true and complete
copy of the corresponding page of the original

RICHARD PHILLIPS
Cooper Lingard: Watson House, Broadway West
Leigh-on-Sea, Essex S99 2DA

02-06-2021

CS

Before each continuation, state panel
to be continued, for example 'Panel
12 continued'.

1	Continued from Form: CH1	Title number(s): K772692
2	<p>9.1 Definitions in this legal charge</p> <p>9.1.1 "the Principal Sum" means £224,911.82;</p> <p>9.1.2 "the Redemption Date" means 26th day of November 2021.</p> <p>9.2 Principal Sum</p> <p>The Borrower covenants with the Lender to pay the Principal Sum to the Lender on the Redemption Date or earlier immediately on demand if:</p> <p>9.2.1 any sum payable under this security is not paid within 14 days of becoming due; or</p> <p>9.2.2 a mortgagee takes possession of, or exercises or seeks to exercise any power of sale or appoints a receiver in relation to, the Property; or</p> <p>9.2.3 in the case of a company:</p> <p>9.2.3.1 the Borrower or any surety makes a proposal for a voluntary arrangement under Part 1 of the Insolvency Act 1986, or enters or seeks to enter into any other form of composition or arrangement with its creditors whether in whole or in part;</p> <p>9.2.3.2 a petition is presented for the making of an administration order in respect of the Borrower or any surety; or</p> <p>9.2.3.3 an administrative receiver is appointed in respect of the whole or any part of the undertaking of the Borrower or any surety; or</p> <p>9.2.3.4 a petition is presented in any court or a meeting is convened for the purpose of considering a resolution for the winding up of the borrower or any surety (except in the case of a reconstruction or amalgamation that has the previous approval in writing of the Lender).</p> <p>9.3 Interest</p> <p>There is no interest payable on the Principal Sum.</p> <p>9.4 The Lender shall at any time after the date of this Deed have the power of sale and other powers conferred by the Law of Property Act 1925.</p>	

9.5 If and for so long as the Borrower observes and performs the covenants and conditions set out in this legal charge the Lender will not demand payment of the monies secured or any part of them (other than the interest payable in accordance with clause 9.2) before the 26th November 2021 or earlier the sale or remortgage of the Property.

9.6 Upon repayment of the Principal Sum the Lender will at the request of the Borrower discharge this legal charge.

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.

I certify that the above page is a true and complete copy of the corresponding page of the original

R. M. PHILLIPS
Cooper Legend: Wilson House, Broadway West
Lough-on-Sea, Essex SS9 2DA

02-06-2021