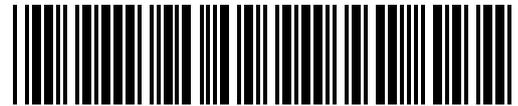




Registration of a Charge

Company Name: **BALMONZA LTD**

Company Number: **07384110**



XCE9XAZ4

Received for filing in Electronic Format on the: **16/10/2023**

Details of Charge

Date of creation: **05/10/2023**

Charge code: **0738 4110 0011**

Persons entitled: **BRACKEN INVESTMENTS LIMITED**

Brief description: **FIRST CHARGE OVER PROPERTY AND LAND ON THE WEST SIDE OF 131 HERON HILL, BELVEDERE AND LAND ON THE NORTH SIDE OF 131 HERON HILL, BELVEDERE (DA17 5HJ).**

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: **JAY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7384110

Charge code: 0738 4110 0011

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th October 2023 and created by BALMONZA LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th October 2023 .

Given at Companies House, Cardiff on 18th October 2023

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

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.

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: SGL778593 and r SGL778596
2	Property: Land on the west side of 131 Heron Hill, Belvedere and Land on the north side of 131 Heron Hill, Belvedere (DA17 5HJ).
3	Date: 5/10/23
4	Borrower: BALMONZA LTD <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 07384110 <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: BRACKEN INVESTMENTS LIMITED <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 09602370 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Lender's intended address(es) for service for entry in the register: Sheldon House, The Clump, Rickmansworth, Hertfordshire, WD3 4BQ

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 is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 5/10/23 in favour of BRACKEN INVESTMENTS LIMITED referred to in the Charges Register.

9 Additional provisions
IN THE EVENT OF THE BORROWER BREACHING THE TERMS OF THE JOINT VENTURE AGREEMENT ENTERED BY THE PARTIES, A COPY ATTACHED TO THIS CHARGE DOUMENT, THE BORROWER AGREES AND COVENTANTS THAT IT WILL REPAY THE SUM OF £1,500,000 ADVANCED BY THE LENDER TOGETHER WITH INTEREST AT A RATE OF 0.5% per month FOR A PERIOD OF 24 MONTHS AND THEREAFTER AT A RATE OF 1.00% PER MONTH
AND IN THE EVENT THE BORROWER DEFAULTS ON THE TERMS OF THE JOINT VENTURE AGREEMENT BETWEEN THE PARTIES, THE LENDER WILL ENFORCE THIS CHARGE, AND CLAIM INTEREST.
Purpose of Loan
1. To assist the Borrower in cashflow and the development of the Property
The Parties have agreed the following:
Initial Loan Amount - £1,500,000.00
Loan Term – For a period of 24 months from drawdown
The Interest payable is at a rate of 0.5% for the first 24 months and thereafter 1.00% per month continuing until redeemed.
The Borrower agrees and undertakes to discharge the said Loan To the Lender from the proceeds of any subsequent refinancing/borrowing and/or sale of the property whichever shall occur first AND IN ACCORDANCE with the terms of the joint venture agreement between the parties.

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.

10 Execution

Signed as a deed by

BALMONZA LTD

Acting By its Director

In the presence of

Witness Signature:

Full Name: PIPRA SINGH ATWAL

Address: 6 West Henry, London, SE20RX

Signed as a deed by

BRACKEN INVESTMENTS LIMITED

Acting By its Director

In the presence of

Witness Signature:

Full Name: PIPRA SINGH ATWAL Jess Tyley

Address: ~~6 West Henry, London, SE20RX~~

WESTCOAST, ARROWHEAD ROAD

THEACE RG7 4AH

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.