

Claim No: 1510 of 2022



IN THE COUNTY COURT AT CENTRAL LONDON
IN A MATTER UNDER THE COMPANIES ACT 2006

FRIDAY



RBJ04V2B
RP 16/12/2022 #145
COMPANIES HOUSE

AND IN THE MATTER OF A COMPANY, YOUR PROPERTY ZONE LIMITED

AND ALSO IN THE MATTER OF A CHARGE TO BE REGISTERED IN RESPECT
OF LAND AND PROPERTIES AT 13 Chestnut Street, Huddersfield, West
Yorkshire, HD2 1HJ (Freehold Title No. WYK626851 & Leasehold Title No
WYK512111)

B E T W E E N:

PARATUS AMC LIMITED ✓

Claimant

-and-

YOUR PROPERTY ZONE LIMITED ✓

1st Defendant

-and-

THE REGISTRAR OF COMPANIES

2nd Defendant

UPON The Amended Application made under sections 1096(1)(a) and 859F of the Companies Act 2006 filed on 6 September 2022 by the Claimant and re-filed in amended form on 15th December 2022

AND UPON hearing Counsel for the Claimant

AND UPON considering the witness statement of Rebecca Lloyd dated 15th December 2022

AND UPON the court declaring that the charge entered on the register is invalid or ineffective in that it relates only to the leasehold interest in 13 Chestnut Street Huddersfield HD2 1HJ (registered at the Land Registry under title number WYK512111) whereas the First Defendant charged both this leasehold interest and the freehold interest (registered at the Land Registry under title number WYK626851).

AND UPON the Court being satisfied that the presence of the charge already entered on the register may cause damage to the First Defendant and that the First Defendant's interest in removing the charge outweighs the interest of any other persons in the charge continuing to appear on the register.

AND UPON the Court being satisfied that the delivery of the incorrect form of charge to the Registrar of Companies within the prescribed period pursuant to section 859A of the Companies Act 2006 was accidental and due to inadvertence and is not of a nature to prejudice the position of creditors or shareholders of the First Defendant and that it is just and equitable to grant relief: -

IT IS ORDERED THAT:

- (1.) The MR01 form, deed and certificate of registration relating to the charge registered under the Charge Code 0889 3304 0002 on 8th June 2022 is removed from the Register.

2. Pursuant to Section 859F of the Act that the time for registration in the manner required by Section 859A of the said Act of a Mortgage Deed dated 20 May 2022 made between Paratus AMC Limited of the one part and Your Property Zone Limited of the other part of certain land and property known as 13 Chestnut Street, Huddersfield, West Yorkshire, HD2 1HJ (Freehold Title No. WYK626851 & Leasehold Title No WYK512111), thereon be extended to 6th January 2023
3. The Claimant do deliver a copy of this Order to the Registrar of Companies.
4. This Order is without prejudice to the rights of any person acquired during the period between the date of the creation of the said charge and the date of its actual registration.
5. There be no order as to costs.

Dated: 16th December 2022