



Registration of a Charge

Company name: **BROADOAK PRIVATE FINANCE LTD**

Company number: **09355312**



X8YQ6TCI

Received for Electronic Filing: **13/02/2020**

Details of Charge

Date of creation: **05/02/2020**

Charge code: **0935 5312 0109**

Persons entitled: **PURE SIVAV - RAIF S.A.
PONTIS INVESTMENT S.A.R.L.**

Brief description:

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 THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **KUIT STEINART LEVY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9355312

Charge code: 0935 5312 0109

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th February 2020 and created by BROADOAK PRIVATE FINANCE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th February 2020 .

Given at Companies House, Cardiff on 14th February 2020

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

SUB-CHARGE

Date:

5th February

2020

1. **BROADOAK PRIVATE FINANCE LTD** (company registration number 9355312) ("the Company") of 53 King Street, Manchester, M2 4LQ with full title guarantee hereby charges the legal charge short particulars whereof are described in Schedule 1 ("the Charge") and the principal monies secured by the Charge and all interest due or about to become due thereon and the benefit of all other security (if any) for the payment thereof to (1) **PURE SICAV - RAIF S.A. C/O PONTIS BRIDGING FINANCE FUND**, a reserved alternative investment fund (RAIF), incorporated in the form of a société anonyme under the laws of the Grand-Duchy of Luxembourg, having its registered office at 2, rue d'Arlon, L-8399 Windhof, Grand-Duchy of Luxembourg and registered with the Luxembourg Trade and Companies Registry under number B225453, (2) **PONTIS INVESTMENT S.À.R.L.** a limited liability company, incorporated in the form of a société à responsabilité limitée under the laws of the Grand-Duchy of Luxembourg, having its registered office at 2, rue d'Arlon, L-8399 Windhof, Grand-Duchy of Luxembourg and registered with the Luxembourg Trade and Companies Registry under number B235973 ("the Lender") in payment of the sums due from the Company to the Lender in respect of the loan referred to in Schedule 1.
2. It is declared that the Lender shall be under no obligation to take any steps to call in or to enforce any security for the payment of the money assigned or any part of it and shall not be liable for any loss arising from any omission on its part to take such steps.
3. The Company consents to an application being made by or on behalf of the Lender to the Land Registrar for the following restriction in form T to be registered against the title to the Property:

"No disposition by the proprietor of the registered charge dated 28 September 2015 in favour of Broadoak Private Finance Ltd referred to above is to be registered without a written consent signed by the proprietor for the time being of the sub-charge dated 2020 in favour of (1) Pure SICAV – RAIF S.A C/o Pontis Bridging Finance Fund and (2) Pontis Investment S.A.R.L or their conveyancer."

SCHEDULE 1

Date of legal charge: 28th September 2015

Parties to legal charge: Avante (Whitecliff) Limited (as borrower) (1) the Company (as lender) (2).

Amount secured: All sums due

Property secured by legal charge (address, title number): See Schedule 2

SCHEDULE 2

- (1) The freehold land known as 31 Whitecliff Road, Poole BH14 8DX as is registered at Land Registry under title number DT30484; and
- (2) The freehold land known as land on the north west side of Whitecliff Road, Pool as is registered at Land Registry under title number DT344929

EXECUTED as a DEED by
BROADOAK PRIVATE FINANCE LTD
acting by one of its directors
in the presence of:

Director

..... *MBleakley*

Witness name

..... *Emma Taale*

Witness signature

..... *E. Taale*

Witness address

..... *30 Memorial Road*
Worley
M28 3AG

Witness occupation

..... *Admin assistant*

