



Registration of a Charge

Company name: **CROYDON TOWER 1 LIMITED**

Company number: **10695139**



X69WZO8R

Received for Electronic Filing: **03/07/2017**

Details of Charge

Date of creation: **26/06/2017**

Charge code: **1069 5139 0002**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **COLUMBUS HOUSE 10 EDRIDGE ROAD CROYDON CR0 1EE
REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER
SGL573075**

Contains fixed charge(s).

**Contains floating charge(s) (floating charge covers all the property or
undertaking of the company).**

Contains negative pledge.

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: **KATHERINE BURRELL**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10695139

Charge code: 1069 5139 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 26th June 2017 and created by CROYDON TOWER 1 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd July 2017 .

Given at Companies House, Cardiff on 5th July 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

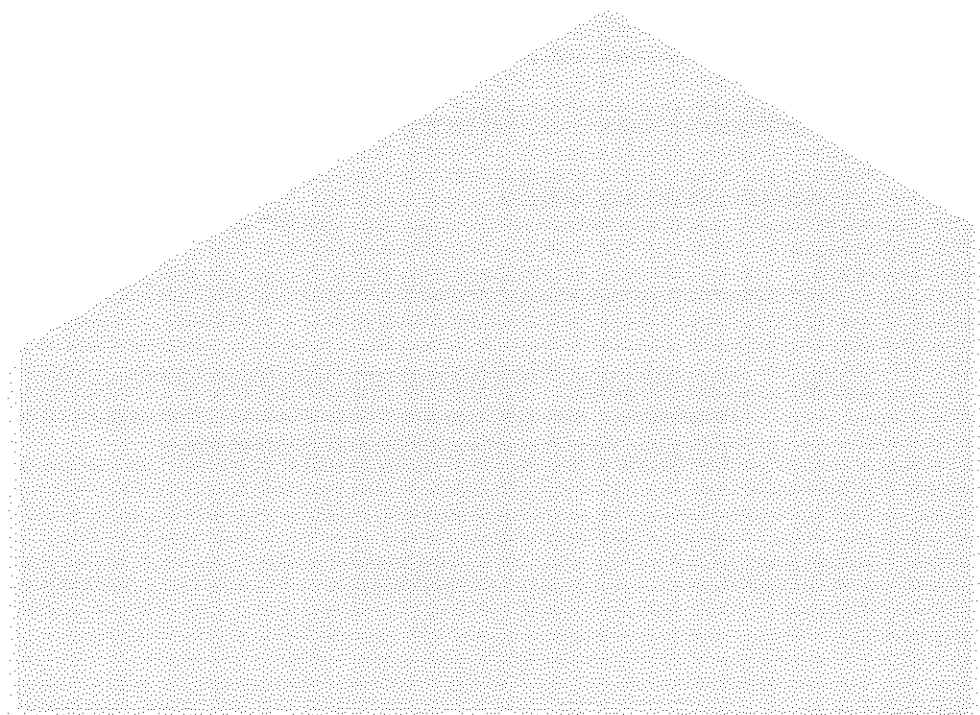


THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



LendInvest Debenture

England & Wales



THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST ALL OR PART OF THE CHARGED PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

By this *Debenture* made on 2nd day of June 2017 by you:

BOX A (Chargor details)

CROYDON TOWER 1 LIMITED
of
No.1 London Bridge London SE1 9BG
with registered number 10695139

in favour of *us*, LendInvest Security Trustees Limited (company number: 08743617) of 8 Mortimer Street, London, England, W1T 3JJ, you charge the *Charged Property* to secure *your* liabilities to the *Secured Parties* on the terms which appear in this *Debenture* (including the *Debenture Conditions*).

BOX B (Details of certain specific Charged Property)

Assigned Contract(s): Not applicable

Designated Account(s): Not applicable

BOX C (Details of the Property to which the Mortgage Debt relates)

Address of Property: Columbus House 10 Edridge Road Croydon CR0 1EE

Title Number: SGL573075

- (1) This *Debenture* incorporates the *Debenture General Conditions* (2016) (the **Debenture Conditions**). You acknowledge that you have received a copy of the *Debenture Conditions* and agree that you will observe and perform them.

- (2) Terms in italics used in this *Debenture* are defined in or, as applicable, interpreted in accordance with, the Debenture Conditions.
- (3) *You* undertake to pay *us*, on demand, the amounts outstanding in respect of the *Debt* when they become due.
- (4) As continuing security for the payment and discharge of the *Debt* with full title guarantee:
 - (A) *you* charge to *us*:
 - (i) by way of fixed charge:
 - (a) all of *your* present and future interest in or over any freehold, leasehold or commonhold property (whether registered or unregistered) not otherwise effectively mortgaged or charged under the Mortgage Deed together with all building and fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property and all rights in respect of that property;
 - (b) all licences, consents and authorisations (statutory or otherwise) held or required in connection with *your* business or the use of any Charged Property, and all rights in connection with them;
 - (c) all of *your* present and future goodwill;
 - (d) all of *your* present and future uncalled capital;
 - (e) all of *your* Equipment;
 - (f) all of *your* Intellectual Property;
 - (g) all of *your* Book Debts;
 - (h) all of *your* Investments; and
 - (i) all monies from time to time standing to the credit of *your* accounts with any bank, financial institution or other person (including, if applicable, each Designated Account);
 - (B) *you* assign to *us* absolutely (subject to such rights being re-assigned to *you* at the end of the *Security Period*):
 - (i) all of *your* Insurance Policy Rights;
 - (ii) the benefit of each *Assigned Contract* and the benefit of any guarantee or security for the performance of each *Assigned Contract*; and
 - (C) *you* charge to *us*, by way of floating charge, all of *your* undertaking, property, assets and rights at any time not effectively mortgaged, charged or assigned pursuant to either paragraphs (A) or (B) above or pursuant to the Mortgage Deed.

This *Debenture* has been executed as a deed and is delivered and takes effect on the date stated at the top of the first page of this *Debenture*.

EXECUTION PAGE TO DEBENTURE

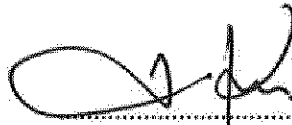
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Where you are a limited company and are signing by ^{one} ~~two~~ directors or ~~one~~ director and the company secretary *in the presence of a witness*

Executed as a deed by CROYDON TOWER 1 LIMITED
acting by ~~two Directors or a Director and its Secretary~~
a director

A. Kumar

Name of Director



Signature of Director

in the presence of: wife

Name: Chirag Rao

Address: No 1 London bridge, SE1 9GC

Name of Director

Signature of Director

Occupation: Solicitor