

MR01

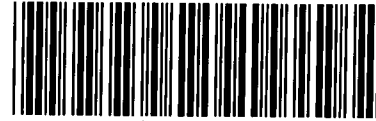
Particulars of a charge

002583 / 23



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A fee is be pay:
Please see 'How



AA1G26AZ

A32 31/03/2021 #86

COMPANIES HOUSE

AA0NCUC0

A13 20/03/2021 #323

COMPANIES HOUSE

☒ What this form is for
You may use this form to register
a charge created or evidenced by
an instrument.

☐ What this form
You may not use
register a charge
instrument. Use

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge. If
delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery.



You must enclose a certified copy of the instrument with this form. This will be
scanned and placed on the public record. Do not send the original.

1

Company details

Company number 1 0 8 7 8 4 1 1

Company name in full ~~SN Properties Investment LTD~~ SN Properties Investment Limited

For official use

→ Filling in this form

Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2

Charge creation date

Charge creation date d 2 2 m 1 0 y 2 0 y 2 0

3

Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name The Mortgage Works (UK) Plc registered in England and Wales with registered
number 02222856

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

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Particulars of a charge

4	Brief description Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument. Brief description	Charge against the property 196 Dunmow Road, Bishops Stortford, CM23 5HW	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument". Please limit the description to the available space.
5	Other charge or fixed security Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes		
7	Negative Pledge Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
8	Trustee statement ^① You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge. <input type="checkbox"/>		^① This statement may be filed after the registration of the charge (use form MR06).
9	Signature Please sign the form here. Signature	 X <i>Matejka</i> <i>Jana Matejkova</i> <i>Solicitor</i> X This form must be signed by a person with an interest in the charge.	

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Particulars of a charge

Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name
Jana Matejkova

Company name
Fairhurst Menuhin & Co Ltd

Address
11A Hill Street

Saffron Walden Essex

Post town
Saffron Walden

County/Region
Essex

Postcode
C B 1 0 1 E H

Country
England

DX

Telephone

Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.

Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.

Important information

Please note that all information on this form will appear on the public record.

How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'

Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.

Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



**IN THE COUNTY COURT AT CENTRAL LONDON
BUSINESS AND PROPERTY WORK
DEPUTY DISTRICT JUDGE TEAR
IN THE MATTER OF SN PROPERTIES INVESTMENT LIMITED
and
AND IN THE MATTER OF THE COMPANIES ACT 2006**

CASE NO. 15V0024



UPON the application by Claim filed on 14th January 2021 of the above named "the Claimant"

And upon a paper determination pursuant to the Protocol for Insolvency and Companies work in Central London dated 24 March 2020 relating to Covid 19

AND UPON reading the evidence

AND UPON the court being satisfied that the omission to deliver to the Registrar of Companies pursuant to section 859A of the Companies Act 2006 (the "Act") the Legal Charge hereinafter mentioned together with the prescribed particulars thereof was accidental or due to inadvertence or some other sufficient cause and/or that it is just and equitable to grant relief.

IT IS ORDERED THAT:

1. The Claimant has permission to amend the claim form and appendix A in the form lodged with the Court to refer to the correct sections as below, and service of the Order being dispensed with.
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 Legal Charge dated 22nd October 2020 and made between The Mortgage Works (UK) plc of Nationwide House, Pipers Way, Swindon, Wiltshire SN38 1NW on the one part and SN Properties Investment Limited of St Davids, Chelmsford Road, Hatfield Heath, Bishop Stortford CM22 7BD on the other part of certain land and property known as 196 Dunmow Road, Bishop's Stortford CM23 5HW to secure repayment of the sum of £195,750.00 be extended to 5th April 2021.
2. The Claimant do deliver a sealed copy of this Order to the Registrar of Companies. For the avoidance of doubt this order is effective immediately.
3. This Order is without prejudice to the rights of any person acquired during the period between the date of the creation of the said Legal charge and the date of its actual registration.

Dated: 15th March 2021

Standard BTL Mortgage Deed

Date: 22/10/2020	
Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018	
Borrower: SN PROPERTIES INVESTMENT LTD	
Property: 196 Dymoke Road Bishop's Cleeve CV23 5HX	Title No: HD 357 919

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions);
 - 2.1 by way of first legal mortgage the Property.
 - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
 - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
 - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
 - 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
 - 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:
"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 [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

I HEREBY CERTIFY THIS TO BE A TRUE
COPY OF THE ORIGINAL DOCUMENT.

SIGNATURE.....
DATE.....
FAIRHURST MENUHIN & CO, 11A HILL STREET
SAFFRON WALDEN, ESSEX CB10 1EH

J. Matejkova
Solicitor
Fairhurst Menuhin & Co. Solicitors
Thorn House, 11a Hill Street
Saffron Walden, Essex CB10 1EH
Tel: 01799 526 849
SRA No. 649724

**SIGNED as a deed by the
BORROWER in the presence of:-**

Witness signature :

Printed Name :

Address :

Swati Naidu
Swati Naidu
DR VISHAL KAPIL
The Ekam, Chelmsford Road, Hatfield Heath CM22 7BD -

**SIGNED as a deed by the
BORROWER in the presence of:-**

Witness signature :

Printed Name :

Address :

COMPANIES:

**EXECUTED as a Deed by the
BORROWER acting by a director and
its secretary or two directors or by a
director in the presence of a witness:**

Swati Naidu
Director
Swati Naidu
Director/Secretary

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	

Executed as a deed by

**a company incorporated in
acting by**

who, in accordance with the laws of that territory,
[is][are] acting under the authority of the company.

Signature in the name of the company

Signature of

Authorised [signatory][signatories]

**Executed as a deed by affixing the common
seal of the BORROWER in the presence of:**

Director:

Director/Secretary:

LLPS:

**EXECUTED as a Deed by the
BORROWER acting by two designated
members or by a designated member
in the presence of a witness:**

).....
LLP member

).....
LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	



**IN THE COUNTY COURT AT CENTRAL LONDON
BUSINESS AND PROPERTY WORK
DEPUTY DISTRICT JUDGE TEAR
IN THE MATTER OF SN PROPERTIES INVESTMENT LIMITED
and
AND IN THE MATTER OF THE COMPANIES ACT 2006**

CASE NO: 43/2021

UPON the application by Claim filed on 14th January 2021 of the above named Company "the Claimant"

And upon a paper determination pursuant to the Protocol for Insolvency and Companies work in Central London dated 24 March 2020 relating to Covid 19

AND UPON reading the evidence

AND UPON the court being satisfied that the omission to deliver to the Registrar of Companies pursuant to section 859A of the Companies Act 2006 (the "Act") the Legal Charge hereinafter mentioned together with the prescribed particulars thereof was accidental or due to inadvertence or some other sufficient cause and/or that it is just and equitable to grant relief.

IT IS ORDERED THAT:

1. The Claimant has permission to amend the claim form and appendix A in the form lodged with the Court to refer to the correct sections as below, and service of the Order being dispensed with.
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 Legal Charge dated 22nd October 2020 and made between The Mortgage Works (UK) plc of Nationwide House, Pipers Way, Swindon, Wiltshire SN38 1NW on the one part and SN Properties Investment Limited of St Davids, Chelmsford Road, Hatfield Heath, Bishop Stortford CM22 7BD on the other part of certain land and property known as 196 Dunmow Road, Bishop's Stortford CM23 5HW to secure repayment of the sum of £195,750.00 be extended to 5th April 2021.
2. The Claimant do deliver a sealed copy of this Order to the Registrar of Companies. For the avoidance of doubt this order is effective immediately.
3. This Order is without prejudice to the rights of any person acquired during the period between the date of the creation of the said Legal charge and the date of its actual registration.

Dated: 15th March 2021



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10878411

Charge code: 1087 841 1 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd October 2020 and created by SN PROPERTIES INVESTMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st March 2021 .

Given at Companies House, Cardiff on 14th April 2021



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**