



**Registration of a Charge**

Company name: **FEDDAC PROPERTY LTD.**

Company number: **10030229**

Received for Electronic Filing: **10/11/2017**



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**Details of Charge**

Date of creation: **03/11/2017**

Charge code: **1003 0229 0003**

Persons entitled: **DAVID HALES**

Brief description: **LAND AND BUILDINGS ON THE SOUTH OF SUTTON ROAD SOUTHEND  
ON SEA ESSEX REGISTERED AT HM LAND REGISTRY UNDER TITLE  
NUMBER EX333414**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **NAIRNSEY FISHER & LEWIS**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 10030229

Charge code: 1003 0229 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd November 2017 and created by FEDDAC PROPERTY LTD. was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th November 2017 .

Given at Companies House, Cardiff on 14th November 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

Land Registry  
Legal charge of a registered estate

CH1

If you need more room than is provided for in a panel, you can expand any panel in this form. Simply continue typing until complete, then click on another panel to expand the 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.

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 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.

1 Title number(s) of the property: EX333414
2 Property: LAND AND BUILDINGS ON THE SOUTH OF SUTTON ROAD SOUTHEND-ON-SEA ESSEX
3 Date: 3rd November 2017.
4 Borrower: FEDDAC PROPERTY LIMITED  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 10030229  <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: DAVID HALES  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:   <u>For overseas companies</u> (a) Territory of incorporation:   (b) Registered number in the United Kingdom including any prefix:

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.

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.

6 Lender's intended address(es) for service for entry in the register:

HIGHGATE LOWER ROAD HOCKLEY ESSEX SS5 5NL

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:

9 Additional provisions

9.1 Definitions

In this legal charge:

9.1.1 "the Interest Payment Days" means the 31st day of each month;

9.1.2 "the Interest Rate" means £1,000.00 per month;

9.1.3 "the Principal Sum" means £100,000.00;

9.1.4 "the Redemption Date" means on or before the 31st day of March 2018

9.2 Principal Sum

The Borrower covenants with the Lender to pay the Principal Sum to the Lender on the Redemption Date or earlier immediately on demand if:

9.2.1 any sum payable under this security is not paid within 14 days of becoming due; or

9.2.2 a mortgagee takes possession of, or exercises or seeks to exercise any power of sale or appoints a receiver in relation to, the Property charged by this deed; or

9.2.3 in the case of a company:

9.2.3.1 the Borrower or any surety makes a proposal for a voluntary arrangement under Part 1 of the Insolvency Act 1986, or enters or seeks to enter into any other form of composition or arrangement with its creditors whether in whole or in part;

9.2.4 a petition is presented for the making of an administration order in respect of the Borrower or any surety; or

9.2.5 an administrative receiver is appointed in respect of the whole or

any part of the undertaking of the Borrower or any surety; or

9.2.6 a petition is presented in any court or a meeting is convened for the purpose of considering a resolution for the winding up of the Borrower or any surety (except in the case of a reconstruction or amalgamation that has the previous approval in writing of the lender).

### 9.3 Interest

The Borrower covenants with the Lender to pay to the Lender interest on the Principal Sum (or so much of it as may from time to time remain outstanding) at the Interest Rate from the date of this legal charge by equal monthly payments on the Interest Payment Days.

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.

## 10 Execution

**SIGNED** as a Deed by FEDDAC  
PROPERTY LIMITED  
acting by a director  
in the presence of:



Witness Signature:



Name:

DEMISE THURDOVER

Address:

Nairnsey Fisher & Lewis  
34 West Street  
Rochford, Essex SS4 1AJ

Occupation: PA

**SIGNED** as a Deed by  
DAVID HALES  
in the presence of:



Witness Signature:



Name: SARAH PONTO

Address: 8 ALBERT ROAD, ROCHFORD, ESSEX,  
SS4 3EZ

Occupation: LETTING AGENT

### 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.

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