



Registration of a Charge

Company name: **ROSE TREE HOLDINGS LTD**

Company number: **10522245**



X95UP5B6

Received for Electronic Filing: **26/05/2020**

Details of Charge

Date of creation: **14/05/2020**

Charge code: **1052 2245 0007**

Persons entitled: **RAYMOND RALPH SUSMAN
THELMA REVA SUSMAN**

Brief description: **66 CARLTON CLOSE, OUSTON, CHESTER LE STREET, DH2 1TZ**
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: **WARREN HENSEN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10522245

Charge code: 1052 2245 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th May 2020 and created by ROSE TREE HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th May 2020 .

Given at Companies House, Cardiff on 27th May 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**

HM Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this 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.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

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 HM 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: DU113481
2	Property: 66 Carlton Close, Ouston, Chester-le-Street DH2 1TZ
3	Date: 14.5.2020
4	Borrower: Rose Tree Holdings Ltd <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 10522245 <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: Raymond Ralph Susman and Thelma Reva Susman <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:

2 Parklake Avenue, Salford M7 4FZ

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: no disposition of the registered estate by the proprietor of the registered estate is to be registered without the written consent of the proprietor for the time being of the Charge dated 14.5.2020 in favour of Raymond Ralph Susman and Thelma Reva Susman referred to in the Charges Register.

9 Additional provisions

1. The Property stands charged of the principal sum of £30,000.00 (Thirty Thousand Pounds) ("the Principal Sum") plus interest at the rate of 1.2% per month, costs and other sums due from the Borrower to the Lender from time to time.

2. In addition to the statutory covenants implied by the law the Borrower covenants with the Lender as follows:-

(a) to keep all buildings comprised in the Property from time to time and their appurtenances in good repair and condition.

(b) to pay to the Lender on demand the Principal Sum.

(c) to keep the Property and the fittings and fixtures therein Insured against all risks normally covered by a comprehensive insurance policy in the full value thereof for the time being in an insurance office of repute PROVIDED THAT if the Borrower shall at any time fail to so insure the Lender may do all things needed to effect the same insurance cover.

(d) in the case of destruction or damage by any such risks to lay out the monies received in respect of such insurance in rebuilding or reinstating the Property and to make up any deficiency out of the Borrower's own money.

(e) to produce the policy of such insurance and a receipt for the last premium paid thereon to the Lender at any time on demand.

3. The powers of sale relating to this Deed shall become immediately exercisable by the Lender without the necessity of him giving notice to the Borrower in that behalf at any time or times after the happening of any of the following events:-

- (a) If the Borrower shall commit an act of bankruptcy or insolvency.
- (b) If the Borrower shall fail to perform and observe any of his obligations hereunder.

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
Rose Tree Holdings Ltd
acting by one director
In the presence of:

N. J. J. J.

[Signature]

Witness

Witness Name Samuel Kayfman

Address 72-74 Rectory Road
Gateshead

NE8 1XL

Occupation Teacher

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.