



Registration of a Charge

Company name: **FAIRFAX ACQUISITIONS LIMITED**

Company number: **05322193**



X5EN8FAY

Received for Electronic Filing: **02/09/2016**

Details of Charge

Date of creation: **30/08/2016**

Charge code: **0532 2193 0018**

Persons entitled: **GARY LAURENCE OLIVER AND SHARON OLIVER**

Brief description: **LAND ON NORTH EAST SIDE OF BROAD STREET, CUCKFIELD,
HAYWARDS HEATH**

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 SAVE FOR MATERIAL REDACTED PURSUANT
TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by: **DEAN WILSON LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5322193

Charge code: 0532 2193 0018

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th August 2016 and created by FAIRFAX ACQUISITIONS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd September 2016 .

Given at Companies House, Cardiff on 5th September 2016

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

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.

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.

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.

1	Title number(s) of the property: to be allocated
2	Property: Land on the north east side of Broad Street, Cuckfield, Haywards Heath comprised in a Transfer of even date and made between the Lender (2) and the Borrower (2)
3	Date: 30 August 2016
4	<p>Borrower: Fairfax Acquisitions Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 05322193</p> <p><u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:</p>
5	<p>Lender for entry in the register: Gary Laurence Oliver and Sharon Oliver</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Lender's intended address(es) for service for entry in the register: Chetwode, Tylers Green, Cuckfield, West Sussex RH17 5DZ; and Battens Solicitors Limited, Mansion House, Princes Street, Yeovil, Somerset, BA20 1EP (reference: RME/077443.0006)</p>

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.

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.

- 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 a written consent signed by the proprietor for the time being of the charge dated 30th August 2016 in favour of Gary Laurence Oliver and Sharon Oliver referred to in the Charges Register OR without a certificate signed by a conveyancer confirming that the Practical Completion Date as defined in a contract dated 30th August 2016 made between the Lender (as seller) (1) and the Borrower (as buyer) (2) has occurred"

9 Additional provisions

9.1 This charge is security for the performance by the Borrower of its obligations pursuant to a contract dated 30th August 2016 and made between the Borrower and the Lender including the obligation to construct a New House in accordance with its terms and the obligations of the Borrower pursuant to a Building Contract to be entered into between the Borrower and the Lender **PROVIDED ALWAYS** that the liability of the Lender pursuant to this first Legal Charge shall be limited to £800,000.00 plus interest and costs.

9.2 The Lender hereby irrevocably requests and authorises the Chief Land Registrar to discharge this charge and remove this charge from the registers of the title to the Property upon receipt of a Certificate signed by a conveyancer confirming that the Practical Completion Date as defined in a contract dated 30th August 2016 made between the Lender (as seller) (1) and the Borrower (as buyer) (2) has occurred.

10 Execution

Signed as a deed by **GARY LAURENCE OLIVER** acting by his attorney

RAY EDWARDS

SIGN HERE

in the presence of:

Signature of Witness.....

Name (in BLOCK CAPITALS).....

Address.....

Occupation

Signed as a deed by **SHARON OLIVER** acting by her attorney

RAY EDWARDS

SIGN HERE

in the presence of:

Signature of Witness.....

Name (in BLOCK CAPITALS).....

Address.....

Occupation

Executed as a Deed by
FAIRFAX ACQUISITIONS LIMITED

acting by its director

JONATHAN BALL

in the presence of:

SIGN HERE

Signature of Witness.....

Name (in BLOCK CAPITALS).....

Address.....

Occupation

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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Signed as a deed by **SHARON OLIVER** acting by her attorney

RAY EDWARDS

SIGN HERE

in the presence of:

Signature of Witness.....

Name (in BLOCK CAPITALS).....

Address.....

Occupation

Executed as a Deed by
FAIRFAX ACQUISITIONS LIMITED

acting by its director

JONATHAN BALL

in the presence of:

Signature of Witness.....

Name (in BLOCK CAPITALS).....

Address.....

Occupation

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.

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