



Registration of a Charge

Company Name: **HMO HOME LIMITED**

Company Number: **12547275**



Received for filing in Electronic Format on the: **14/08/2023**

XC9VF8TM

Details of Charge

Date of creation: **08/08/2023**

Charge code: **1254 7275 0007**

Persons entitled: **CAROLINE DROUOT**

Brief description: **58 NAVAL HOUSE, 6 VICTORY PARADE, PLUMSTEAD ROAD, LONDON, SE18 6FN REGISTERED UNDER TITLE NUMBER TGL419530**

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, 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: **DALE CROMBLEHOLME**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12547275

Charge code: 1254 7275 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 8th August 2023 and created by HMO HOME LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th August 2023 .

Given at Companies House, Cardiff on 14th August 2023

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**

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: TGL419530
2	Property: 58, Naval House, 6 Victory Parade, Plumstead Road, London SE18 6FN
3	Date: 8 th August 2023
4	Borrower: HMO HOME LIMITED <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 12547275 <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: CAROLINE DROUOT <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:

4 Duchess of Bedford House Duchess of Bedford Walk London W8 7QL

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 in writing signed by the proprietor for the time being of the charge dated 8th August 2023 in favour of CAROLINE DROUOT referred to in the charges register."

9 Additional provisions

9.1.1 This Charge secures the sums set out in an agreement dated the 8th day of August 2023 ("the Agreement") and made between the Lender (1) and the Borrower (2)

9.1.2 The Borrower covenants to pay the Debt to the Lender as set out in the Agreement.

9.2 At the request of the Borrower the Lender shall consent to any planning or other statutory agreement which the Borrower shall reasonably require to secure the implementation of a planning permission or otherwise enable the same to be implemented or the development permitted thereby being brought into use provided that the Lender shall not be obliged to consent to any proposed planning or statutory agreement unless the Borrower shall agree to indemnify the Lender against any liability to pay costs which arise in connection with such planning or statutory agreement.

9.3 The Borrower covenants with the Lender that for so long as this Legal Charge remains in full force and effect and until the Debt together with any interest which is repaid in full in accordance with the provisions of clauses 9.1.1 and 9.1.2 of this Legal Charge that:

9.3.1 The Borrower will observe and perform any provisions or stipulations which are contained mentioned or referred to in Registers of the Title to the Property and that they will jointly and severally indemnify the Lender against any breach omission non-performance or non-observance thereof

- 9.3.2 The Borrower shall keep the Property in repair and insure and keep insured the Property to its full reinstatement value and the Borrower shall whenever required by the Lender provide evidence of the existence of such Insurance Policy
- 9.3.3 the Borrower shall not create any further financial charge or mortgage which has priority over this Legal Charge
- 9.3.4 The Borrower will ensure that any legislation, regulations or bye-laws for the time being in force applicable to the Property are complied with in all respects

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

Executed as a deed by
HMO HOME LIMITED
Acting by a Director
In the presence of:

Signature

Signature of Witness

Name (in BLOCK CAPITALS)

Address

Occupation

SIMON TSKOUASELI
127 ST JAMES
LANE
N103 RJ LONDON
CONCIERGE

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.