



**Registration of a Charge**

Company Name: **SUBUD BRITAIN**

Company Number: **00678027**



Received for filing in Electronic Format on the: **14/06/2023**

XC5OWNT7

**Details of Charge**

Date of creation: **09/06/2023**

Charge code: **0067 8027 0011**

Persons entitled: **THE LEWES NEW SCHOOL LIMITED**

Brief description: **LEWES NEW SCHOOL, TALBOT TERRACE, LEWES, BN7 2DS**

**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: **MAYO WYNNE BAXTER LLP**



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

Company number: 678027

Charge code: 0067 8027 0011

The Registrar of Companies for England and Wales hereby certifies that a charge dated 9th June 2023 and created by SUBUD BRITAIN was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th June 2023 .

Given at Companies House, Cardiff on 16th June 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**

# 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.

Enter the overseas entity ID issued by Companies House for the borrower pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1 Title number(s) of the property:  
ESX245758

2 Property:  
Lewes New School, Talbot Terrace, Lewes, BN7 2DS

3 Date:  
09 June 2023

4 Borrower:

Subud Britain

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

00678027

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

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.

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.

5	<p>Lender for entry in the register:</p> <p>The Lewes New School Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p>03888310</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
6	<p>Lender's intended address(es) for service for entry in the register:</p> <p>7 Bell Yard, London, WC2A 2JR</p>
7	<p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9</p>
8	<p><input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:</p> <p>P - No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated <u>09 June</u> 2023 in favour of The Lewes New School Limited referred to in the charges register or their conveyancer.</p>
9	<p>Additional provisions</p> <p><b>9.1 Background and interpretation</b></p> <p><b>Contract:</b> the contract relating to the sale of the Property from the Lender to the Borrower dated [ ]</p> <p><b>Deferred Sum:</b> £248,835.00</p> <p><b>Transfer:</b> The transfer of the Property from the Lender to the Borrower entered into on even date with this deed for the sum of £870,000 of which the Deferred Sum was left outstanding.</p> <p>9.1.1 The Borrower enters into this deed to grant the Lender security for the payment of the Deferred Sum.</p>

9.1.2 The Deferred Sum shall bear interest in accordance with clause 2.3 of the Contract which provides that if the Deferred Sum is not paid within twelve months of the the date of the Transfer it will bear interest of 5% per annum from that date until the date of payment

9.1.3 This agreement and any dispute or claim arising out of, or in connection with, it or its subject matter or formation (including non-contractual disputes or claims) are governed by, and construed in accordance with, the law of England and Wales.

9.1.4 Each party irrevocably agrees that the courts of England and Wales have exclusive jurisdiction to settle any dispute or claim arising out of, or in connection with, this agreement or its subject matter or formation (including non-contractual disputes or claims).

## 9.2 Repayment and Costs

9.3.1 The Borrower shall pay the Deferred Sum to the Lender within 10 working days of completion of the sale of the Borrower's property known as 26a Station Street, Lewes, BN7 2DB and registered at HM Land Registry under title number ESX28918.

9.3.2. The Lender and the Borrower shall each bear their own costs in respect of the Deferred Sum and this charge.

## 9.4 Certificate

Within 10 working days of the Lender receiving the payment of the Deferred Sum (with interest if applicable) in cleared funds pursuant to clause 9.3.1, the Lender shall provide the Borrower with the certificate required to cancel the restriction on the title set out at panel 8 of this charge.

## 9.5 Charities Act 2011

9.5.1 The land charged is held by Subud Britain (Company Registration Number 00678027) in trust for Subud Britain (Charitable Registered Society number 233282, a non-exempt charity, and this charge is not one falling within section 124(9) of the Charities Act 2011, so that the restrictions imposed by section 124 of that Act apply.

9.5.2 The members of the charity, being the persons who have the general control and management of its administration certify that:

(a) they have power under the provisions establishing the charity and regulating its purposes and administration to enter into this charge; and


(b) they have obtained and considered such advice as is mentioned in section 124(2) of the Charities Act 2011.

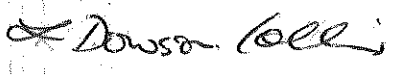
The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

Examples of the correct form of execution are set out in practice

## 10 Execution

Executed as a Deed by  
Subud Britain  
acting by two directors

  
Director

  
Director

guide 8: execution of deeds.

Execution as a deed usually means that a witness must also sign, and add their name and address.

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**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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