



Registration of a Charge

Company Name: **SANDKOT LIMITED**

Company Number: **01789447**



XC182JTT

Received for filing in Electronic Format on the: **11/04/2023**

Details of Charge

Date of creation: **05/04/2023**

Charge code: **0178 9447 0013**

Persons entitled: **LLOYDS BANK PLC**

Brief description: **34 JAMIESON HOUSE, 4 EDGAR ROAD, HOUNSLOW, TW4 5QH**

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: **AJAY PAU**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1789447

Charge code: 0178 9447 0013

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th April 2023 and created by SANDKOT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th April 2023 .

Given at Companies House, Cardiff on 15th April 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**

Dated:

1 Sandkot Limited

2 Lloyds Bank plc

DEED OF SUBSTITUTION

THIS DEED OF SUBSTITUTION is made the 5th day of April 2023 BETWEEN Sandkot Limited Suite 3 - Sycamore House, 1 Woodside Road, Amersham, England, HP6 6AA (Co Regn No 01789447) (the Mortgagor") of the one part and Lloyds Bank plc of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HA ("the Mortgagee") of the other part and is made supplemental to the legal charge ("the Principal Deed") dated 8 July 2016 and registered at Land Registry on 14 July 2016 and made between the parties hereto.

NOW THIS DEED WITNESSETH as follows:-

1 In consideration of the legal charge contained in Clause 2 below, the Mortgagee as Mortgagee hereby releases unto the mortgagor all that the property described in the First Schedule hereto ("the Released Property") to hold the same unto the Mortgagor free from the principal moneys and interest secured by and from all claims under or in relation to the Principal Deed.

2 In consideration of the release contained in Clause 1 above, the Mortgagor as beneficiary owner hereby charges by way of legal mortgage all that the property described in the Second Schedule hereto ("the Substituted Property") with the payment of the principal moneys, interest and costs in the Principal Deed covenanted to be paid upon the terms contained in the Principal Deed.

3 The Mortgagor hereby declares except insofar as varied by the substitution of the Substituted Property for the Released Property, the Principal Deed shall remain in full force and effect between the parties hereto and shall henceforth be read and construed as if the Substituted Property had been the property included and mortgaged therein.

IN WITNESS whereof the Mortgagor and the attorney of the Mortgagee have executed this Deed as a Deed and delivered it the day and year first before written.

THE FIRST SCHEDULE

The released Property

All that leasehold land and premises known as 34, Jamieson House, 4 Edgar Road, Hounslow, being more particularly described in the lease dated 23 November 1987 made between The Mayor and Burgesses of the London Borough of Richmond Upon Thames (1) and Anne Veronica Clark and John William Clark (2) being for a term of 125 years from the 18 October 1982 at an annual rent of £10.00 which said lease is registered at Land Registry with title number TGL23890

THE SECOND SCHEDULE

The Substituted Property

All that leasehold land and premises known as 34 Jamieson House, 4 Edgar Road, Hounslow and ground floor store shed being more particularly described in the lease dated of even date herewith and made between Richmond Housing Partnership Limited (1) and the Mortgagor (2) being for a term of 215 years from the 18 October 1982 at a rent reserved by the Lease, which said lease is or is about to be registered at Land Registry with title absolute.

Executed as a Deed by Sandkot Limited : *Acting By Director*
in the presence of: *Vipul Kotach*

[Signature]
~~acting by two directors or one director~~
and one secretary

..... Director
Vipul Kotach
Witness Director/Secretary
Name *Achar*
Solicitor

GANDECHA & PAU
SOLICITORS
FIRST FLOOR
508, KINGSBURY ROAD
KINGSBURY, LONDON NW9 9HE
TEL: 020-8903 0900 FAX: 020-8903 0041
DX No: 42804 KINGSBURY

Executed as a Deed by Richmond Housing Partnership Limited:
in the presence of:

acting by two directors or one director
and one secretary

..... Director

..... Director/Secretary

Executed as a Deed by:

as an authorised signatory for Lloyds Bank Plc in the presence of:

EXECUTED AS A DEED	
BY SENIOR CASE HANDLER as authorised signatory for Lloyds Bank plc in the presence of (signature of witness) <i>KULJE PER</i> Wobaston Rd, Wolverhampton WV9 5LZ	<i>[Signature]</i> Per Pro Lloyds Bank plc <i>STACEY</i> <i>Summers</i> <i>[Signature]</i>

Dated:

1 Sandkot Limited

2 Lloyds Bank plc

DEED OF SUBSTITUTION

THIS DEED OF SUBSTITUTION is made the ^{5th} day of ^{April} ²⁰²³ BETWEEN Sandkot Limited Suite 3 - Sycamore House, 1 Woodside Road, Amersham, England, HP6 6AA (Co Regn No 01789447) (the Mortgagor") of the one part and Lloyds Bank plc of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HA ("the Mortgagee") of the other part and is made supplemental to the legal charge ("the Principal Deed") dated 22 July 2015 and registered at Land Registry on 13 August 2015 and made between the parties hereto.

NOW THIS DEED WITNESSETH as follows:-

1 In consideration of the legal charge contained in Clause 2 below, the Mortgagee as Mortgagee hereby releases unto the mortgagor all that the property described in the First Schedule hereto ("the Released Property") to hold the same unto the Mortgagor free from the principal moneys and interest secured by and from all claims under or in relation to the Principal Deed.

2 In consideration of the release contained in Clause 1 above, the Mortgagor as beneficiary owner hereby charges by way of legal mortgage all that the property described in the Second Schedule hereto ("the Substituted Property") with the payment of the principal moneys, interest and costs in the Principal Deed covenanted to be paid upon the terms contained in the Principal Deed.

3 The Mortgagor hereby declares except insofar as varied by the substitution of the Substituted Property for the Released Property, the Principal Deed shall remain in full force and effect between the parties hereto and shall henceforth be read and construed as if the Substituted Property had been the property included and mortgaged therein.

IN WITNESS whereof the Mortgagor and the attorney of the Mortgagee have executed this Deed as a Deed and delivered it the day and year first before written.

THE FIRST SCHEDULE

The released Property

All that leasehold land and premises known as 54, Jamieson House, 4 Edgar Road, Hounslow, TW4 5QH being more particularly described in the lease dated 28 June 1999 made between The Mayor and Burgesses of the London Borough of Richmond Upon Thames (1) and Lena Collins (2) being for a term of 125 years from the 18 October 1982 at an annual rent of £10.00 which said lease is registered at Land Registry with title number TGL161887

THE SECOND SCHEDULE

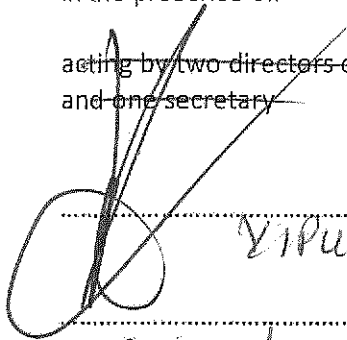
The Substituted Property

All that leasehold land and premises known as 54 Jamieson House, 4 Edgar Road, Hounslow and ground floor store shed being more particularly described in the lease dated of even date herewith and made between Richmond Housing Partnership Limited (1) and the Mortgagor (2) being for a term of 215 years from the 18 October 1982 at a rent reserved by the Lease, which said lease is or is about to be registered at Land Registry with title absolute.

Executed as a Deed by Sandkot Limited:
in the presence of:

ACTING BY DIRECTOR
VIPUL KOTACH

~~acting by two directors or one director
and one secretary~~


..... Director
Vipul Kotach

Witness
Name A. Chan Secretary

GANDECHA & PAU
SOLICITORS
FIRST FLOOR
508, KINGSBURY ROAD
KINGSBURY, LONDON NW9 9HE
TEL: 020-8985 8700 FAX: 020-8985 8641
DX No. 42804 KINGSBURY

Executed as a Deed by Richmond Housing Partnership Limited:
in the presence of:

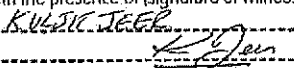
acting by two directors or one director
and one secretary

..... Director

..... Director/Secretary

Executed as a Deed by:

as an authorised signatory for Lloyds Bank Plc in the presence of:

EXECUTED AS A DEED	
BY SENIOR CASE HANDLER as authorised signatory for Lloyds Bank plc in the presence of (signature of witness)	} Per Pro Lloyds Bank plc STAGELI MANAGEMENT
 Wobaston Rd, Woburnhampton NN9 5LV	