

MR01

Particulars of a charge

001153/416



Go online to file this information
www.gov.uk/companieshouse

A fee is payable with this form
Please see 'How to pay' on the last page.

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☐ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument. Use form MR08.

For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If the form is delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form, scan it and place it on the public record. **Do not send the original**



AC11KT8Z

A06

08/04/2023

#11

COMPANIES HOUSE

SATURDAY

1 Company details

Company number 04033911
Company name in full CORONA INVESTMENTS LIMITED

For official use
→ **Filling in this form**
Please complete in typescript or in
bold black capitals.
All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 29/03/2023

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name GURPREET SINGH TAGGAR

Name

Name


Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

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| | | | |
|----------|---------------------------------------|---|--|
| 4 | Brief description | <p>Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.</p> | <p>Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".</p> <p>Please limit the description to the available space.</p> |
| | Brief description | CERTIFIED LEGAL CHARGE IN RESPECT OF WEST THURROCK WORKING MEN'S CLUB FLINT STREET GRAYS ESSEX RM20 3HA | |
| 5 | Other charge or fixed security | <p>Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> | |
| 6 | Floating charge | <p>Is the instrument expressed to contain a floating charge? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes Continue</p> <p><input checked="" type="checkbox"/> No Go to Section 7</p> <p>Is the floating charge expressed to cover all the property and undertaking of the company?</p> <p><input type="checkbox"/> Yes</p> | |
| 7 | Negative Pledge | <p>Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> | |
| 8 | Trustee statement ^① | <p>You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.</p> <p><input type="checkbox"/> N/A</p> | <p>^①This statement may be filed after the registration of the charge (use form MR06).</p> |
| 9 | Signature | <p>Please sign the form here.</p> <p>Signature</p> <p>X  X</p> <p>This form must be signed by a person with an interest in the charge.</p> | |

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Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name
Eamonn Forsdike

Company name
PCS Legal W

Address
5 STATION COURT
STATION APPROACH

Post town
WICKFORD

County/Region
ESSEX

Postcode
S S 1 1 7 A T

Country

DX

Telephone
01268 760380



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4033911

Charge code: 0403 3911 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th March 2023 and created by CORONA INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th April 2023.

9

Given at Companies House, Cardiff on 18th April 2023



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: EX532537 |
| 2 | Property: West Thurrock Working Men's Club, Flint Street, Grays, Essex, RM20 3HA |
| 3 | Date: 29 MARCH 2023 |
| 4 | <p>Borrower:</p> <p>Corona Investments Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 04033911</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation:</p> <p>(b) Overseas entity ID issued by Companies House, including any prefix:</p> <p>(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:</p> |

WITNESSED BY
THE OFFICIALS OF
THE LAND REGISTRY
FOR ENGLAND

SIGNED

PRINT

P.C.S. hegal
06.04.23

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.

5 Lender for entry in the register:

Gurpreet Singh Taggar

For UK incorporated companies/LLPs

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

For overseas companies

(a) Territory of incorporation:

(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:

6 Lender's intended address(es) for service for entry in the register:

19-20 Bourne Court, Southend Road, Woodford Green, Essex, IG8 8HD

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 2023
In favour of Gurpreet Singh Taggar of 19-20 Bourne Court, Southend Road, Woodford Green, Essex, IG8 8HD

Insert details of the sums to be paid
(amount and dates) and so on.

9

Additional provisions

The Guarantor shall be Jason Whitmore of Unit 11D Askew Farm Lane, Grays, Essex, RM17 5XR

The loan value is in an amount of Seven Hundred and Fifty Thousand Pounds (£750,000.00) representing the purchase consideration to be paid by the Borrower to the Lender in respect of the Lender's shareholding in the issued share capital in the Company known as Corona Investments Limited, Incorporation Number 04033911 to be paid by the Borrower to the Lender upon the Borrower within 365 days of the Borrower receiving outline planning permission in respect of construction works to be undertaken at the property known as West Thurrock Working Men's Club, Flint Street, Grays, RM20 3HA registered with the title absolute at HM Land Registry under the title number EX532537

Amount of Loan : £750,000.00

Term of Loan : 365 days from the date on which the Borrower shall receive planning permission in respect of construction works to be undertaken at the property hereby Charged.

Date of Advance Made : The Date hereof

Instalments Due: All monies due by way of redemption as hereinbefore referred to

Fixed or Variable
Interest Rate : Fixed

Instalment interest only or
Loan amount and interest : 0% interest

Additional Interest on
early repayment: 0

Interest : 0

Further lending terms as annexed hereto.

1. Loan

At the request of the borrower the lender agrees to postpone payment of the loan amount for 365 days from the borrower receiving planning consent as hereinbefore provided.

2. Repayments

The borrower must make repayments of the loan if applicable on the dates set out in the summary and must pay the balance remaining on or before the date of repayment set out in the summary.

3. Fixed interest

If the summary specifies this is a fixed interest loan, interest shall be calculated by applying the rates specified in the summary to the loan balance.

4. Advance repayment of loan balance

In addition to making payments of the amount of the loan and interest as provided for in this deed the borrower may pay multiples of the amount shown in the summary in reduction of the

loan balance on any due day for payment of an instalment of interest.

5. Guarantee

The guarantor warrants that before execution of this deed the guarantor sought such advice as the guarantor considered necessary to fully understand this guarantee and in particular the financial consequences for the guarantor of default by the borrower. The guarantor has satisfied itself as to the financial position of the borrower and the borrower's capacity to service this loan and comply with the borrower's obligations under this deed.

The guarantor hereby guarantees to the lender the due and punctual performance of all the obligations of the borrower contained or implied in this deed and hereby indemnifies the lender against all losses, expenditure, costs and expenses of whatever nature suffered or incurred directly or indirectly by the lender in recovering the amount of the loan, interest and all other amounts that may become due under this deed.

If the summary specifies a limit to the guarantee, then this guarantee is limited to that amount.

The guarantee and indemnity is continuing and irrevocable and the obligations of the guarantor are absolute and unconditional in all circumstances and must continue notwithstanding that there is any change to the constitution, membership or board of the borrower.

This guarantee continues despite the payment of any part of the amount owing and despite any time or other concession or compromise extended by the lender to the borrower or any other person.

The guarantor hereby consents to any variation of this deed by extension of the period for repayment of the amount owing.

This guarantee and indemnity is a principal obligation and is not to be treated as ancillary or collateral to any obligation to the intent that this guarantee and indemnity will be enforceable notwithstanding that any of the deeds and other obligations arising between the lender and the borrower are in whole or part unenforceable for any reason.

This guarantee will not be affected by the neglect or omission of the lender to enforce any of its rights or if the borrower dies or becomes of unsound mind or bankrupt or being a company goes into liquidation or any other obligation for any reason becoming enforceable in whole or in part.

6. Further advances

From time to time the borrower and the lender may agree in writing to the making of further advances on such terms as to interest and repayments as are agreed. Such writing shall form part of this deed and all rights and obligations relating to such further advances shall be the same as those contained in this deed.

7. Trusts

The borrower is personally liable for the obligations in this deed and its liability is not limited due to the borrower acting as a trustee.

Nothing shall prejudice, affect or in any way limit the personal liability of the borrower under this deed.

8. Default

In the event of one or more of the default events set out below shall occur, the Lender may by notice in writing to the borrower require the borrower to immediately repay the amount of the loan and accrued interest if any and/or to provide vacant possession of the property for the purposes of sale by the lender as mortgagee in possession. for the purposes of this clause the following events are default :

- (a) Failure by the borrower to comply with any of the covenants express or implied in this deed;
- (b) Failure by the borrower in the due and punctual payment of any money as payment falls due under this deed;
- (c) Being a trustee the borrower without the prior consent of the lender ceases to be the trustee;
- (d) The borrower becoming bankrupt or being a corporation going into liquidation;
- (e) If the borrower is a company, a change in the ownership of Shares attaching more than 50% of the voting rights.

9. Interest following judgment

The borrower agrees as an independent obligation which will not merge in any judgment to pay interest on any judgment or order for the payment of all or any part of the money secured at either the rate payable under the judgment or at the higher rate specified in the summary, whichever is the greater.

10. Invalidity by operation of law

If any provision of this deed is invalid due to the operation of any statute or rule of law, then such provision is severed from this deed.

11. Indemnity

The borrower indemnifies the lender against all liabilities arising out of the lender's exercise of its powers under this deed and against any actions or proceedings against the lender in respect of any action or omission by the lender whilst exercising the lender's powers. Any money received by the lender may be used to give effect to this indemnity.

12. Loss

The lender will not be liable for any loss arising out of the exercise of any of the lender's powers.

13. Costs

All costs, fees and expenses including legal expenses on a full indemnity basis in connection with the negotiation, preparation, execution and stamping of this deed and the exercise of the powers of the lender on default are payable by the borrower to the lender on demand.

14. Independent financial and legal advice

The borrower agrees that they have sought such financial and legal advice as they considered appropriate for an understanding of this deed before entering into it.

15. Notices

A notice or other communication to a party must be in writing and delivered to that party in one of the following ways;

- (a) Delivered personally; or
- (b) posted to the address specified in the summary, when it will

be treated as having been received on the second business day after posting; or

- (c) Faxed to the facsimile number specified in the summary, when it will be treated as received when it is transmitted; or
- (d) Sent by email to the email address specified in the summary, when it enters the recipient's information system.

16. Interpretation

This deed is governed by the laws of England and Wales and the parties submit to the jurisdiction of their courts.

In the interpretation of this deed:

- (a) Words denoting the singular include the plural and vice versa, words denoting individuals or persons include bodies corporate and vice versa, words denoting one gender include all genders and references to documents or agreements also mean those documents or agreements as changed, novated or replaced;
- (b) Grammatical forms of defined words or phrases have corresponding meanings;
- (c) Parties must perform their obligations on the dates and times Fixed by reference to the City of London;
- (d) Reference to an amount of money is a reference to the amount in the lawful currency of the United Kingdom;
- (e) If the day on or by which anything is to be done is a Saturday a Sunday or a bank holiday in the place in which it is to be done, then it must be done on the next business day;
- (f) References to a party are intended to bind their heirs, executors, administrators, successors and assigns;
- (g) Obligations affecting more than one party bind them jointly and each of them severally;
- (h) Reference to the advance or the debt or money secured or money owing means the advance, interest, further advances and all other money payable from time to time by the borrower to the lender.

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 guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

10 Execution

Executed as a Deed by

Corona Investments Limited

Acting By

A Director Jason Whitmore

In the presence of :

Witness Signature.....

Witness Name (in BLOCK CAPITALS).....

Witness Address.....

TITE BARNACLES
EAST END ROAD
BRADWELL-ON-SEA
ESSEX
CM0 7PX

Executed as a Deed by

Gurpreet Singh Taggar.....

In the presence of : -

Witness Signature.....

Witness Name (IN BLOCK CAPITALS).....

Witness Address.....

Executed as a Deed by

Jason Whitmore.....

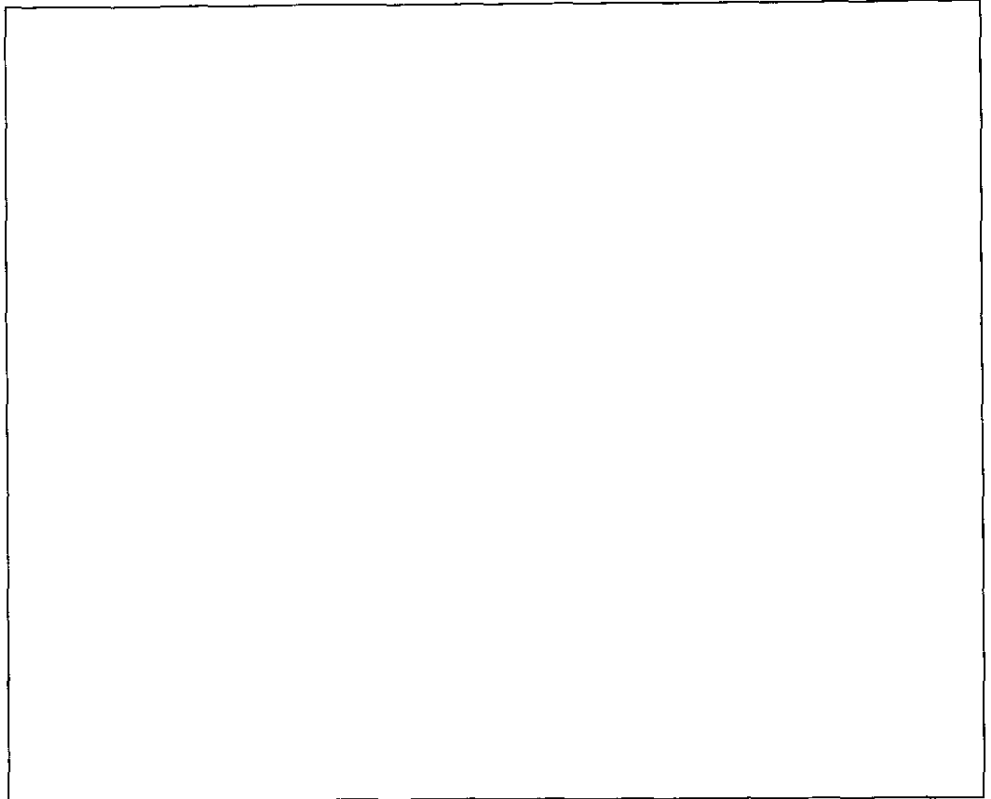
In the presence of:-

Witness Signature.....

Witness Name (IN BLOCK CAPITALS).....

Witness Address.....

KEELY BUSH
TITE BARNACLES
EAST END ROAD
BRADWELL-ON-SEA
ESSEX CM0 7PX



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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