



**Registration of a Charge**

Company name: **HOLLY 1 LTD**

Company number: **07718238**

Received for Electronic Filing: **16/06/2020**



X97BYDPE

---

**Details of Charge**

Date of creation: **02/06/2020**

Charge code: **0771 8238 0009**

Persons entitled: **CYNERGY BANK LIMITED**

Brief description: **BY WAY OF LEGAL MORTGAGE THE LEASEHOLD LAND BEING 118B DAWES STREET, LONDON SE17 2EG, REGISTERED AT HMLR WITH TITLE NUMBER TGL355347**

**Contains fixed charge(s).**

**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: **PENNINGTONS MANCHES COOPER LLP**



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

Company number: 7718238

Charge code: 0771 8238 0009

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd June 2020 and created by HOLLY 1 LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th June 2020 .

Given at Companies House, Cardiff on 17th June 2020

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**



# Cynergy Bank

## LEGAL CHARGE

|  |   |
|--|---|
| Date   | 02 June 2020  |
| The Mortgagee ("we/or/us")                         | <b>Cynergy Bank Limited (Company Registration Number 04728421), of 27-31 Charlotte Street, London W1T 1RP</b>                     |
| The Chargor ("you/your") (Name(s) and Address(es)) | Holly 1 Limited, registered with company number 07718238, whose registered office is at 52 Cedar Drive, Pinner, Middlesex HA5 4DE |
| The Borrower (Name(s) and Address(es))             | Holly 1 Limited, registered with company number 07718238, whose registered office is at 52 Cedar Drive, Pinner, Middlesex HA5 4DE |
| The Property                                       | The Leasehold land being 118b Dawes Street, London, SE17 2EG  |
| Title number(s) (if applicable)                    | TGL355347   |

1. You charge the Property to us by way of legal mortgage and the other Charged Assets as defined in the Mortgage Conditions (defined below) to us in accordance with Condition 3 of the Mortgage Conditions as continuing security for the Liabilities (as defined in the Mortgage Conditions).
2. Our All Monies Legal Charge (Mortgage Conditions December 2018) (the "Mortgage Conditions") form part of this legal charge and should be read as if they were set out in full in this Legal Charge. You confirm that you have read and understood the Mortgage Conditions.
3. You and we apply to the Chief Land Registrar for the following restriction to be entered on the title or titles:

*"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 02 June 2020 in favour of Cynergy Bank Limited referred to in the charges register."*

Form of charge filed at HM Land Registry under reference MD1353K

**Warning:** If you sign this Legal Charge you will be legally bound by its terms. If more than one person is named above as Chargor or Borrower you will each be responsible for the others' debts or commitments as well as your own.

EXECUTION PAGE

LEGAL CHARGE

Executed as a Deed by  
HOLLY 1 LTD  
acting by a director in the presence of:

sign here:

Director  
print name:



MARTIN BAYNTON

Witness signature:

Witness sign here:



Witness name:

print name:

ALEX WITTER

Witness address:

insert address here:

178 KENNINGTON PARK RD

THE LONDON, SE11 4BT

Witness occupation:

insert occupation here:

PROPERTY MANAGER

**Executed as a Deed by CYNERGY  
BANK LIMITED acting by:**

)  
)  
)

sign here:

---

**Director**  
print name:

---

sign here:

---

**Director/Secretary**  
print name:

---