



**Registration of a Charge**

Company name: **AB INITIO INVESTMENTS LIMITED**

Company number: **09820241**



X9KC30AZ

Received for Electronic Filing: **21/12/2020**

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**Details of Charge**

Date of creation: **17/12/2020**

Charge code: **0982 0241 0005**

Persons entitled: **CYNERGY BANK LIMITED**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 151 LAVENDER HILL LONDON SW11 5QJ REGISTERED AT HM LAND REGISTRY UNDER TITLE NUMBER LN214266**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **INGRAM WINTER GREEN LLP**



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

Company number: 9820241

Charge code: 0982 0241 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th December 2020 and created by AB INITIO INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st December 2020 .

Given at Companies House, Cardiff on 21st December 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**

**Legal Charge**

|                                                       |                                                                                                                                                  |  |  |  |  |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| Date                                                  | 17/11 December 2020                                                                                                                              |  |  |  |  |
| The Mortgagee<br>("we/our/us")                        | Cynergy Bank Limited (Company Registration Number 04728421),<br>of 27-31 Charlotte Street, London, W1T 1RP.                                      |  |  |  |  |
| The Chargor ("you/your")<br>(Name(s) and Address(es)) | Ab Initio Investments Limited (CRN 09820241) registered<br>office address : First Floor 32-33 Upper Street Islington,<br>London, England, N1 0PN |  |  |  |  |
| The Borrower<br>(Name(s) and Address(es))             | Ab Initio Investments Limited (CRN 09820241) registered<br>office address : First Floor 32-33 Upper Street Islington,<br>London, England, N1 0PN |  |  |  |  |
| The Property                                          | The freehold property known as 151 Lavender Hill, London<br>SW11 5QJ                                                                             |  |  |  |  |
| Title number(s)<br>(if applicable)                    | LN214266                                                                                                                                         |  |  |  |  |

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 [●] 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**

SIGNED as a DEED

by

in the presence of:

)

)

)

Print name: .....

Signature of witness

Print name (in BLOCK

CAPITALS):

Address:

Occupation:

SIGNED as a DEED

by

in the presence of:

)

)

)

Print name: .....

Signature of witness

Print name (in BLOCK

CAPITALS):

Address:

Occupation:

SIGNED as a DEED

by  
in the presence of:

)  
)  
)  
)

Print name: .....

Signature of witness  
Print name (in BLOCK  
CAPITALS):

Address:

Occupation:

SIGNED as a DEED

by  
in the presence of:

)  
)  
)  
)

Print name: .....

Signature of witness  
Print name (in BLOCK  
CAPITALS):

Address:

Occupation:

OR

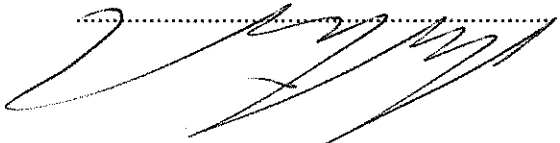
EXECUTED as a DEED

by AB INITIO INVESTMENTS LIMITED )

)

Director

Print name: PAUL DINGLIS



Signature of witness

Print name (in BLOCK CAPITALS):

Address:

FLAT 1, CENTRAL HOUSE  
3 LAMPION ROAD  
IW3 1HY  
COMPANY DIRECTOR

Occupation:

OR

EXECUTED as a DEED

by

acting by a member in the presence of: )

)

[Member/duly authorised by [name of corporate member] to sign on its behalf as a Member]

Print name: .....

Signature of witness

Print name (in BLOCK CAPITALS):

Address:

Occupation:

OR

SIGNED as a DEED

by

)

)

[General] partner /duly authorised by  
[name of partnership] to sign on its  
behalf as a [General] partner

acting by its [general] partner in the

)

Print name: .....

Signature of witness

.....

Print name (in BLOCK  
CAPITALS):

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Address:

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Occupation:

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