



Registration of a Charge

Company name: **THE PENCHERITA LIMITED**

Company number: **10498584**



X7J99KQH

Received for Electronic Filing: **22/11/2018**

Details of Charge

Date of creation: **13/11/2018**

Charge code: **1049 8584 0001**

Persons entitled: **AMICUS FINANCE PLC**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 17-19 CASTLE MEADOW,
NORWICH, NR1 3DH.**

Contains fixed charge(s).

**Contains floating charge(s) (floating charge covers all the property or
undertaking of the company).**

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:

LESTER ALDRIDGE LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10498584

Charge code: 1049 8584 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th November 2018 and created by THE PENCHERITA LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd November 2018 .

Given at Companies House, Cardiff on 26th November 2018

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

DEBENTURE

Account Number: 00000057

Date: ~~31/10/2018~~ 13 November 2018

Lender: Amicus Finance PLC (and its transferees as described in the Mortgage Conditions) whose registered office is at 7 Air Street, London, W1B 5AD registered in England No. 06994954 ("we / us")

Mortgage Conditions: The Amicus Finance PLC Commercial Mortgage Conditions 2017 ("the Mortgage Conditions")

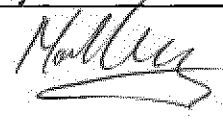
Full Name(s) of Chargor(s) ("you"): The Pencherita Limited, Company No (10498584) Whose Registered Address is North East Suffolk Business Centre C/O DMG Accountants, Pinbush Road, Lowestoft, England, NR33 7NQ

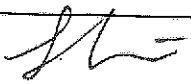


Property ("the Property"): 17-19 CASTLE MEADOW, NORWICH, NR1 3DH

Title No: NK34496

1. This charge incorporates the Mortgage Conditions, receipt of which you acknowledge.
2. As continuing security for the payment and discharge of the Secured Liabilities you: -
 - 2.1 with full title guarantee by way of first legal mortgage charge the Property to us;
 - 2.2 charge to us by way of fixed charge: -
 - (a) Other Property now or at any time hereafter vested in you;
 - (b) all your uncalled capital for the time being and all your Intellectual Property Rights and all other freehold and leasehold property now or in the future in which you have or acquire any legal or beneficial interest;
 - (c) any legal or beneficial interest which you have (whether now or in the future) in all and any Securities;
 - (d) your Stock in Trade and Plant so far as it is not charged in conditions 2.1 and 2.2 (a) to (c) above
 - (e) all your Land Interests not effectively charged by 2.1, 2.2 (a) - (d) above and 2.3 below.
 - (f) your Book Debts;
 - 2.3 so far as you are able (but subject to redemption) assign to us your Real Property and declare it in trust for us;
 - 2.4 charge all your Undertaking (other than anything effectively charged or assigned in conditions 2.1- 2.3 above inclusive) by way of floating charge including (without limitation) any immovable property and any Assets falling within any of the types mentioned in conditions 2.1 - 2.3 inclusive situate in Scotland not hereinbefore effectively charged by way of fixed charge pursuant to this Debenture.
 - 2.5. by way of floating charge, charge all your Undertaking and all your Real Property and Assets not charged by way of fixed charge pursuant to this Debenture.
3. As legal owner and with full title guarantee as security for the payment and discharge of the Secured Liabilities (as defined in the Mortgage Conditions) you assign to us the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Acts) subject to redemption upon payment of the secured amount.
4. Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created under this debenture. This means that, at any time we seek to enforce this debenture, we may appoint an administrator of the debenture under the Insolvency Act 1986 (and any subsequent amendments or re-enactments thereof).
5. This debenture secures further advances and re-advances but we are not obliged to make further advances.
6. You agree to pay the Secured Liabilities (as defined in the Mortgage Conditions) in accordance with and to comply with the Mortgage Conditions.
7. You hereby apply to the Registrar to enter the following restriction against the title(s) above referred to:
 "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 [this charge] in favour of Amicus Finance PLC referred to in the charges register".
8. You irrevocably authorise us or our solicitors in your name and on your behalf to make a search for your name in the index of proprietors' names at the Land Registry. We will only do this if you fail to pay all or any part of the Secured Liabilities when due.

This Debenture is made as a Deed and you authorise its delivery to us. Executed for and on your behalf by:

Director 	Director/Secretary
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Witness signature 	
Name <u>Teo Ser Lin</u>	
Address <u>835 Yishun Street 81 #04-398 Singapore 760835</u>	
You are a company incorporated in <u>UK</u> and this Deed is signed and delivered on your behalf	
by <u>MARK COLBRIDGE</u>	and
being [a] person[s] who in accordance with the laws of that territory [is][are] duly authorised by you.	
Authorised Signatory 	Authorised Signatory
Signed as a Deed by 	on our behalf in the presence of

Form of Mortgage Deed filed at HM Land Registry under reference MD1503F

WITNESS SIGNATURE :



Name : Teo Ser Lin

Address : 835 Yishun Street 81 #04-398 Singapore 760835