



Registration of a Charge

Company name: **PRODIGIOUS PROPERTIES LIMITED**

Company number: **11963945**



X8F33C7C

Received for Electronic Filing: **30/09/2019**

Details of Charge

Date of creation: **27/09/2019**

Charge code: **1196 3945 0001**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **FREEHOLD PROPERTY KNOWN AS 22-23 CECIL SQUARE, MARGATE, KENT CT9 1AA BEING ALL OF THE LAND AND BUILDINGS IN TITLE K681862 INCLUDING ALL BUILDINGS, FIXTURES AND FITTINGS, THE RELATED RIGHTS AND THE GOODWILL.**

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:

PURE LAW LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11963945

Charge code: 1196 3945 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th September 2019 and created by PRODIGIOUS PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th September 2019 .

Given at Companies House, Cardiff on 1st October 2019

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

Charge given by a corporate (England and Wales) - Full recourse

Borrower: Prodigious Properties Limited - 11963645 - 2 Fossil Bank Terrace
, 77 Felixstowe Road , London, SE2 9QQ

Mortgagor: Prodigious Properties Limited - 11963645 - 2 Fossil Bank Terrace
, 77 Felixstowe Road , London, SE2 9QQ

Lender: Shawbrook Bank Limited
Lutea House
Warley Hill Business Park
The Drive
Brentwood
Essex CM13 3BE
(registered in England and Wales number: 388466)

The Property: (1) 22-23 Cecil Square, Margate, Kent, CT9 1AA and as more
particularly described at the Land Registry: 22-23 Cecil Square,
Margate, CT9 1AA

Title Number: The whole of the following Title Number(s)
(1) K681862

Class of Title: (1) Freehold Title Absolute

1. **By THIS DEED of LEGAL CHARGE**, dated 21 September 2019

The Mortgagor charges with full title guarantee and as a continuing security:-

- (a) the Property described above by way of legal mortgage; and
- (b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,

with the payment and discharge of:

- (i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and
 - (ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.
2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).
3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.

4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of Shawbrook Bank Limited referred to in the charges register".

5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (05/04/2018) ("**Terms and Conditions**") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions.

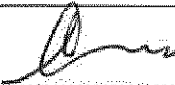
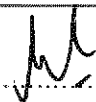
THIS CHARGE has been executed as a deed on the date written on the first page of this Charge.

EXECUTION PAGE


WARNING:

THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

Mortgagor
EXECUTED AS A DEED by
Prodigious Properties Limited acting by
two directors or a director and its secretary

Director	 (signature)
Full Name: (IN BLOCK CAPITALS)	TERENCE ENG KAI CHUA
Director/Company Secretary	 (signature)
Full Name: (IN BLOCK CAPITALS)	SU BING KWOK

Lender
Signed by
Shawbrook Bank Limited
acting by its attorney


Pure Law LLP
Jubilee House, 3 The Drive,
Great Warley, Brentwood,
Essex, CM13 3FR

