



Registration of a Charge

Company name: **RAINIER DEVELOPMENTS (COPTHORNE) LIMITED**

Company number: **12091192**



X93506B4

Received for Electronic Filing: **17/04/2020**

Details of Charge

Date of creation: **16/04/2020**

Charge code: **1209 1192 0001**

Persons entitled: **ERIC GROVE**

Brief description: **LAND ON THE SOUTH EAST SIDE OF CHAPEL LANE COPTHORNE
WORTH REGISTERED UNDER TITLE NUMBER WSX9468**

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: **ALAN SINNETT**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12091192

Charge code: 1209 1192 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th April 2020 and created by RAINIER DEVELOPMENTS (COPTHORNE) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th April 2020 .

Given at Companies House, Cardiff on 20th April 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

Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

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.

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.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with 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.

1	Title number(s) of the property: WSX9468
2	Property: Land on the South East Side of Chapel Lane Copthorne Worth
3	Date: 16 th April 2020
4	<p>Borrower:</p> <p>Rainier Developments (Copthorne) Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 12091192</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
5	<p>Lender for entry in the register:</p> <p>Eric Grove</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Lender's intended address(es) for service for entry in the register:</p> <p>62 High Street Henley in Arden B95 5AN</p>

Place 'X' in any box that applies.

Add any modifications.

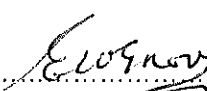

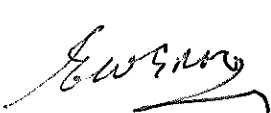
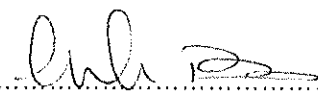
Place 'X' in the appropriate box(es).

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.

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

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.

7	<p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9</p>
8	<p><input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:</p> <p>No disposition of the registered estate (other than a charge) 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 16th April 2020 in favour of Eric Grove referred to in the charges register or their conveyancer</p>
9	<p>Additional provisions</p> <p>The Borrower covenants with the Lender to repay to the Lender the sum of Two Hundred Thousand Pounds (£200,000.00) on demand at the Lender's absolute discretion and not later than five years from the date of this Legal Charge</p> <p>The Borrower will also on demand pay the Lender interest of 3% per annum compounded and payable at the sole discretion of the Lender</p>
10	<p>Execution</p> <p>Signed as a deed by</p> <p>RAINIER DEVELOPMENT (COPTHORNE) LIMITED</p> <p>acting by</p> <p>Signature..... </p> <p>Director</p> <p>Signature..... </p> <p>Director/Secretary</p> <p>SIGNED as a Deed by the said ERIC GROVE </p> <p>in the presence of:-</p> <p>Signature of Witness..... </p> <p>Name (in Block Capitals)..... <u>JULIE DIXON</u></p> <p>Address <u>61, Skelecher Road</u> <u>SW14 4, B90 2EY,</u></p>

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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