



Registration of a Charge

Company Name: **NORDIC KOLEKTIVE INVESTMENT LIMITED**

Company Number: **12354117**



Received for filing in Electronic Format on the: **21/01/2022**

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Details of Charge

Date of creation: **20/01/2022**

Charge code: **1235 4117 0001**

Persons entitled: **MARTYN PETER WARDEN
JEW HOLDINGS LIMITED**

Brief description:

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: **WE CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **GLAISYERS SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12354117

Charge code: 1235 4117 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th January 2022 and created by NORDIC KOLEKTIVE INVESTMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st January 2022 .

Given at Companies House, Cardiff on 24th January 2022

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**

DATE 20th JANUARY 2022

Nordic Kolektive Investment Limited

to

Martyn Peter Warden and JEW Holdings Limited

Charge over Shares in
Defend-London Limited



Glaisyers Solicitors LLP
One St James's Square
Manchester
Manchester M2 6DN
Ref : WP/146974-1

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This Charge over shares is made as a deed on the 20th day of January 2022

BY

- (1) **NORDIC KOLEKTIVE INVESTMENT LIMITED** incorporated and registered in England and Wales with company number 12354117 whose registered office is at 50 Woodgate, Leicester, United Kingdom, LE3 5GF, email address for service: (the **Buyer**);

AND

- (2) **MARTYN WARDEN** of 1 Navigation Court, Rodley, Leeds LS13 1NY, email address for service: martyn@defendlondon.co.uk ("Mr Warden") and **JEW HOLDINGS LIMITED** incorporated and registered in England and Wales with company number 12357148 whose registered office is at 4 The Mews, Charlton House, Ardwick Green North, Manchester, England, M12 (together the '**Sellers**' and individually a '**Seller**').

WHEREAS

- (A) The Sellers have agreed to sell all the shares in the Company to the Buyer on the terms of the SPA.
- (B) Under the SPA the Buyer is due to pay part of the consideration at dates after Completion.
- (C) The Buyer has agreed to provide the Sellers with security for the payment of the Deferred Consideration on the terms of this Deed.

NOW THIS DEED WITNESSES:

1. Definitions and interpretation

1.1 Definitions

Terms defined in the SPA shall, unless otherwise defined in this Deed, have the same meaning in this Deed. In addition, the following definitions apply in this Deed:

Company: DEFEND-LONDON LIMITED a company incorporated and registered in England and Wales with company number: 09418461 whose registered office is at 4 The Mews Tanzaro House, Ardwick Green North, Manchester, England, M12 6FZ.

Delegate: any person appointed by the Sellers or any Receiver pursuant to clause 13, and any person appointed as attorney of the Sellers, Receiver or Delegate.

Event of Default: means :-

- a) any delay or failure to pay the Deferred Consideration to the Sellers in accordance with the terms of the SPA;

- b) any attempt by the Buyer to sell, transfer, assign, redeem, lend, lease, charge or settle the Sale Shares or to procure the issue of new shares in the Company;
- c) any attempt to change the Articles of Association of the Company;
- d) any Event of Insolvency in respect of the Buyer.

Event of Insolvency : in relation to a company any action, proceedings, procedure or step is taken for:

- a) the suspension of payments, a moratorium in respect of any indebtedness, winding up, dissolution, administration or reorganisation (by voluntary arrangement, scheme of arrangement or otherwise); or
- b) the composition, compromise, assignment or arrangement with any creditor; or
- c) the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of it or any of its assets; or
- d) any enforcement of any security over any of its assets.

Financial Collateral: has the meaning given to that expression in the Financial Collateral Regulations.

Financial Collateral Regulations: the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003/3226).

LPA 1925: the Law of Property Act 1925.

Receiver: a receiver or receiver and manager appointed by the Sellers under clause 11.

Related Rights: any:

- a) dividend, interest or other distribution paid or payable in relation to any Share; and
- b) right, money or property accruing, offered or issued at any time in relation to any Share by way of redemption, substitution, exchange, conversion, bonus, preference or otherwise, under option rights or otherwise.

Secured Assets: the Sale Shares and all Related Rights.

Secured Liabilities: the obligations of the Buyer to pay the Deferred Consideration under the SPA and all present and future obligations and liabilities of the Buyer to the Sellers, whether actual or contingent and whether owed jointly or severally, as principal or surety or in any other capacity, under or in connection with this Deed (including, without limitation, those arising under clause 15), together with all interest (including, without limitation, default interest) accruing in respect of those obligations or liabilities.

Security Financial Collateral Arrangement: has the meaning given to that expression in the Financial Collateral Regulations.

Security: any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect.

Security Period: the period starting on the date of this Deed and ending on the date on which the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are outstanding.

Sale Shares: all the shares in the share capital of the Company.

SPA: an agreement of even date under which the Sellers agree to sell to the Buyer all the Sale Shares.

1.2 Interpretation

In this Deed:

- (a) clause headings shall not affect the interpretation of this Deed;
- (b) a **person** includes an individual, firm, company, corporation, partnership, unincorporated body of persons, government, state or agency of a state or any association, trust, joint venture or consortium (whether or not having separate legal personality) and that person's personal representatives and successors, permitted assigns and permitted transferees;
- (c) unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- (d) unless the context otherwise requires, a reference to or implying one gender shall include a reference or implication to the other genders;
- (e) a reference to a party shall include that party's successors, permitted assigns and permitted transferees and this Deed shall be binding on, and enure to the benefit of, the parties to this Deed and their respective personal representatives, successors, permitted assigns and permitted transferees;
- (f) a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- (g) a reference to a statute or statutory provision shall include all subordinate legislation made under that statute or statutory provision;
- (h) a reference to **writing** or **written** includes email but not fax;
- (i) an obligation on a party not to do something includes an obligation not to allow that thing to be done;
- (j) a reference to **this Deed** (or any provision of it) or to any other agreement or document referred to in this Deed is a reference to this Deed, that provision or such other agreement or document as amended (in each case, other than in breach of the provisions of this Deed) from time to time;

- (k) unless the context otherwise requires, a reference to a clause is to a clause of this Deed;
- (l) any words following the terms **including, include, in particular, for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms;
- (m) a reference to an **amendment** includes a novation, supplement or variation (and **amend** and **amended** shall be construed accordingly);
- (n) a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- (o) a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration or resolution;
- (p) a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it; and
- (q) a reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation.

1.3 Clawback

If the Sellers consider that an amount paid by the Buyer in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the liquidation or administration of the Buyer or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed.

2. Covenant to pay

The Buyer shall pay to the Sellers and discharge the Secured Liabilities as and when they become due.

3. Grant of security

3.1 Fixed charge

As a continuing security for the payment and discharge of the Secured Liabilities, the Buyer with full title guarantee charges to the Sellers by way of a first fixed charge:

- (a) all the Sale Shares and all its right and interest in the Sale Shares; and
- (b) all Related Rights.

4. Liability of the Buyer

4.1 Liability not discharged

The Buyer's liability in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:

- (a) any security, guarantee, indemnity, remedy or other right held by, or available to, the Sellers or such security, guarantee, indemnity, remedy or other right being or becoming wholly or partially illegal, void or unenforceable on any ground;
- (b) the Sellers renewing, determining, varying or increasing any arrangements for payments of the Deferred Consideration or any part of it in any manner or concurring in, accepting or varying any compromise, arrangement or settlement, or omitting to claim or enforce payment from any other person; or
- (c) any other act or omission, which might, but for this clause 4.1, have discharged, or otherwise prejudiced or affected, the liability of the Buyer.

4.2 Immediate recourse

The Buyer waives any right it may have to require the Sellers to enforce any security or other right, or claim any payment from, or otherwise proceed against, any other person before enforcing this Deed against the Buyer.

5. Representations and warranties

5.1 Times for making representations and warranties

The Buyer makes the representations and warranties set out in this clause 5 to the Sellers on the date of this Deed and they are deemed to be repeated on each day of the Security Period with reference to the facts and circumstances existing at the time of repetition.

5.2 Shares

- (a) The Sale Shares are not subject to any option to purchase or similar rights.
- (b) The Sale Shares represent the whole of the issued share capital of the Company and no person has any option, warrant or other similar right to subscribe for any shares of the Company.
- (c) The Buyer is the sole beneficial owner of the Sale Shares and, following the stamping and registration of the stock transfer forms signed by the Sellers on the date hereof pursuant to the SPA, will be the unencumbered sole legal owner of the Sale Shares.
- (d) The constitutional documents of the Company do not:
 - (i) restrict or inhibit any transfer of the Sale Shares on creation or enforcement of the security constituted by this Deed; or

- (ii) contain any rights of pre-emption.
- (e) The Buyer has complied with all notices relating to all or any of the Sale Shares received by it pursuant to sections 790D and 790E of the Companies Act 2006.
- (f) No warning notice has been issued under paragraph 1(2) of Schedule 1B of the Companies Act 2006, and no restrictions notice has been issued under paragraph 1(3) of Schedule 1B of the Companies Act 2006, in respect of all or any of the Sale Shares.

5.3 No Security

The Secured Assets are free from any Security other than the Security created by this Deed.

5.4 No adverse claims

The Buyer has not received, or acknowledged notice of, any adverse claim by any person in respect of the Secured Assets or any interest in them.

5.5 No adverse covenants

There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever, that materially and adversely affect the Secured Assets.

5.6 No breach of laws

There is no breach of any law or regulation which materially and adversely affects the Secured Assets.

5.7 Avoidance of security

No Security expressed to be created under this Deed is liable to be avoided, or otherwise set aside, on the liquidation or administration of the Buyer or otherwise.

5.8 Enforceable security

This Deed constitutes and will constitute the legal, valid, binding and enforceable obligations of the Buyer, and is and will continue to be effective security over all and every part of the Secured Assets in accordance with its terms.

6. Covenants

6.1 Negative pledge and disposal restrictions

The Buyer shall not at any time, except with the prior written consent of the Sellers:

- (a) Make any amendment to the articles of association of the Company;
- (b) create, purport to create or permit to subsist any Security on, or in relation to, any Secured Asset other than any Security created by this Deed;

- (c) sell, assign, transfer, part with possession of or otherwise dispose of in any manner (or purport to do so) all or any part of, or any interest in, the Secured Assets; or
- (d) create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party.

6.2 Preservation of Secured Assets

Neither the Buyer nor the Sellers shall do, or permit to be done, any act or thing that would or might depreciate, jeopardise or otherwise prejudice the security held by the Sellers, or diminish the value of any of the Secured Assets or the effectiveness of the security created by this Deed.

6.3 Compliance with laws and regulations

The Buyer shall comply with the requirements of any law or regulation relating to or affecting the Secured Assets or the use of them or any part of them.

6.4 Enforcement of rights

The Buyer shall use all its reasonable endeavours to enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets which the Sellers may require from time to time.

6.5 Notice of misrepresentations and breaches

The Buyer shall, promptly on becoming aware of any of the same, notify the Sellers in writing of:

- (a) any representation or warranty set out in this Deed that is incorrect or misleading in any material respect when made or deemed to be repeated; and
- (b) any breach of any covenant set out in this Deed.

6.6 Title to Secured Assets

The Buyer shall on the execution of this Deed, deposit with the Sellers:

- (a) all share certificates and other documents of title or evidence of ownership of the Secured Assets;
- (b) all stock transfer forms relating to the Secured Assets duly completed and executed by or on behalf of the Buyer but with the name of the transferee, the consideration and the date left blank; and
- (c) any other documents (in each case duly completed and executed by or on behalf of the Buyer) that the Sellers may request to enable it, or any of its nominees, or any purchaser or transferee, to be registered as the owner of, or otherwise obtain legal title to, or to perfect its security interest in any of the Secured Assets,

so that the Sellers may, at any time and without notice to the Buyer, complete and present those stock transfer forms and other documents to the Company for registration. The Sellers shall promptly notify the Buyer of taking this step.

6.7 Nominations

- (a) The Buyer shall immediately terminate all nominations it may have made in respect of any Secured Asset and, pending such termination, procure that any person so nominated:
 - (i) does not exercise any rights in respect of any Secured Asset without the prior written approval of the Sellers; and
 - (ii) immediately upon receipt by it, forward to the Sellers all communications or other information received by it in respect of any Secured Asset for which it has been so nominated.
- (b) The Buyer shall not at any time during the Security Period exercise the right to nominate any person other than the Sellers to enjoy or exercise any right relating to any of the Secured Assets.

6.8 Pre-emption rights and restrictions on transfer

The Buyer shall, simultaneously with entering into the SPA:

- (a) obtain all consents, waivers, approvals and permissions that are necessary, under the articles of association (or otherwise) of the Company, for the transfer of the Secured Assets to the Sellers or its nominee, or to a purchaser on enforcement of the security constituted by this Deed; and
- (b) procure the amendment of the share transfer provisions (including, but not limited to, deletion of any pre-emption provisions) under the articles of association, other constitutional document or otherwise of the Company in any manner that the Sellers may require in order to permit the transfer of the Secured Assets to the Sellers or its nominee, or to a purchaser on enforcement of the security constituted by this Deed.

6.9 Calls and other obligations

- (a) Notwithstanding the security created by this Deed, the Buyer shall promptly pay all calls, instalments and other payments that may be or become due and payable in respect of all or any part of the Secured Assets.
- (b) If the Buyer fails to do so, the Sellers may, at their discretion but without obligation, pay the calls, instalments or other payments on behalf of the Buyer.
- (c) The Buyer shall, immediately on request by the Sellers, reimburse the Sellers for any payment made by it under this clause 6.9.

- (d) The Buyer shall comply with, and shall remain liable to perform, all of the other conditions and obligations assumed by it in respect of all or any part of the Secured Assets.

6.10 Changes to rights

- (a) The Buyer shall not take, or allow the taking of, any action on its behalf which may result in the rights attaching to, or conferred by, all or any of the Secured Assets being altered.
- (b) The Buyer shall not cause or permit:
 - (i) any of the Secured Assets to be consolidated, sub-divided or converted; or
 - (ii) any shares in the Company to be re-organised, exchanged or repaid; or
 - (iii) any further shares in the share capital of the Company to be issued.

6.11 Compliance with requests for information

The Buyer shall promptly send a copy to the Sellers of, and comply with, all reasonable requests for information which is within its knowledge and which are made under any law or regulation or any similar provision in any articles of association or other constitutional document, or by any listing or other authority, relating to any of the Secured Assets. If it fails to do so, the Sellers may elect to provide such information as it may have on behalf of the Buyer.

6.12 Information

The Buyer shall:

- (a) promptly following receipt, send to the Sellers copies of any notice, circular, statutory accounts and any other document received by it that relates to the Company; and
- (b) promptly notify the Sellers in writing of any action, claim, notice or demand made by or against it in connection with all or any part of a Company or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim, notice or demand, together with, in each case, the Buyer's proposals for settling, liquidating, compounding or contesting any such action, claim, notice or demand.

7. Voting rights and dividends

7.1 Voting rights and dividends - before enforcement

- (a) Until the security constituted by this Deed becomes enforceable, the Buyer may exercise all voting and other rights and powers in respect of the Secured Assets or, if any of the same are exercisable by the Sellers or any of its nominees, direct in writing the exercise of those voting and other rights and powers provided that:

- (i) it shall not do so in any way that would breach any provision of the SPA or this Deed or for any purpose inconsistent with the SPA or this Deed; and
 - (ii) the exercise of, or failure to exercise, those voting rights or other rights and powers would not, in the Sellers's opinion, have an adverse effect on the value of any of the Secured Assets or otherwise prejudice the Sellers's security under this Deed.
- (b) Until the security constituted by this Deed becomes enforceable, the Buyer may retain and apply for its own use all dividends, interest and other monies paid or payable in respect of the Secured Assets and, if any are paid or payable to the Sellers or any of its nominees, the Sellers will hold all those dividends, interest and other monies received by it for the Buyer and will pay them to the Buyer promptly on request.
- (c) The Buyer shall indemnify the Sellers against any loss or liability incurred by the Sellers (or their nominee) as a consequence of the Sellers (or their nominee) acting in respect of the Secured Assets at the direction of the Buyer.
- (d) The Sellers shall not, by exercising or not exercising any voting rights or otherwise, be construed as permitting or agreeing to any variation or other change in the rights attaching to or conferred by any of the Secured Assets which the Sellers considers prejudicial to, or impairing the value of, the security created by this Deed.

7.2 Voting rights and dividends - following an Event of Default

After the security constituted by this Deed has become enforceable, the Sellers may at their discretion (in the name of the Buyer and without any further consent or authority from the Buyer and irrespective of any direction given by the Buyer):

- (a) exercise or refrain from exercising (or direct its nominee to exercise or refrain from exercising) all voting rights and any other powers or rights in respect of the Secured Assets, and the Buyer shall comply, or procure compliance, with any directions the Sellers may give, in its absolute discretion, in respect of the exercise of those voting and other rights and powers;
- (b) apply all dividends, interest or other monies paid or payable in respect of the Secured Assets in accordance with clause 14 and, if any such dividends, interest or other monies are received by or on behalf of the Buyer, the Buyer shall hold all such dividends, interest and other monies on trust for the Sellers and shall immediately pay them to the Sellers or as they may direct;
- (c) complete all instruments of transfer held by it in relation to the Secured Assets in favour of itself or such other person as it may select and have the Secured Assets transferred into its name or the name of its nominee or, as applicable, into an account in its own name or the name of its nominee; and

- (d) in addition to any other power created under this Deed, exercise or refrain from exercising (or direct its nominee to exercise or refrain from exercising) all the powers and rights conferred on or exercisable by the legal or beneficial owner of the Secured Assets.

8. Powers of the Sellers

8.1 Power to remedy

- (a) The Sellers shall be entitled (but shall not be obliged) to remedy, at any time, a breach by the Buyer of any of its obligations contained in this Deed.
- (b) The Buyer irrevocably authorises the Sellers and its agents to do all things that are necessary or desirable for that purpose.
- (c) The Buyer shall reimburse the Sellers, on a full indemnity basis, for any monies the Sellers expends in remedying a breach by the Buyer of its obligations contained in this Deed, and such monies shall carry interest in accordance with clause 15.1.

8.2 Exercise of rights

- (a) The rights of the Sellers under clause 8.1 are without prejudice to any other rights of the Sellers under this Deed.
- (b) The exercise of any rights of the Sellers under this Deed shall not make the Sellers liable to account as a mortgagee in possession.

8.3 Sellers has Receiver's powers

To the extent permitted by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) or by law on a Receiver may, after the security constituted by this Deed has become enforceable, be exercised by the Sellers in relation to any of the Secured Assets whether or not it has taken possession of any Secured Assets and without first appointing a Receiver or notwithstanding the appointment of a Receiver.

8.4 No duties

The Sellers shall not, in respect of any of the Secured Assets, have any duty or incur any liability for:

- (a) ascertaining or taking action in respect of any calls, instalments, conversions, exchanges, maturities, tenders or other matters relating to any Secured Assets or the nature or sufficiency of any payment whether or not the Sellers has or is deemed to have knowledge of such matters; or
- (b) taking any necessary steps to preserve rights against prior parties or any other rights relating to any of the Secured Assets.

8.5 Indulgence

The Sellers may, at its discretion, grant time or other indulgence or make any other arrangement, variation or release with any person not being a party to this Deed (whether or not such person is jointly liable with the Buyer) in respect of any of the Secured Liabilities or of any other security for them without prejudice either to this Deed or to the liability of the Buyer for the Secured Liabilities.

9. When security becomes enforceable

9.1 Event of Default

The security constituted by this Deed shall become immediately enforceable if an Event of Default occurs.

10. Enforcement of security

10.1 General

- (a) For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this Deed.
- (b) The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this Deed) shall be immediately exercisable at any time after the security constituted by this Deed has become enforceable under clause 9.1.
- (c) Section 103 of the LPA 1925 (restricting the power of sale) does not apply to the security constituted by this Deed.

10.2 Redemption of prior Security

- (a) At any time after the security constituted by this Deed has become enforceable, or after any powers conferred by any Security having priority to this Deed shall have become exercisable, the Sellers may:
 - (i) redeem any prior Security over any Secured Asset;
 - (ii) procure the transfer of that Security to itself; and
 - (iii) settle and pass the accounts of the holder of any prior Security (and any accounts so settled and passed shall, in the absence of any manifest error, be conclusive and binding on the Buyer).
- (b) The Buyer shall pay to the Sellers immediately on demand all principal, interest, costs, charges and expenses of, and incidental to, any such redemption or transfer, and such amounts shall be secured by this Deed as part of the Secured Liabilities.

10.3 Protection of third parties

No purchaser, mortgagee or other person dealing with the Sellers, any Receiver or any Delegate shall be concerned to enquire:

- (a) whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;
- (b) whether any power the Sellers, a Receiver or Delegate is purporting to exercise has become exercisable or is being properly exercised; or
- (c) how any money paid to the Sellers, any Receiver or any Delegate is to be applied.

10.4 Privileges

Each Receiver and the Sellers is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers.

10.5 Exclusion of liability

Neither the Sellers, nor any Receiver or Delegate, shall be liable to the Buyer or any other person:

- (a) (by reason of entering into possession of a Secured Asset, or for any other reason) to account as mortgagee in possession in respect of all or any of the Secured Assets;
- (b) for any loss on realisation, or for any act, default or omission for which a mortgagee in possession might be liable; or
- (c) for any expense, loss or liability:
 - (i) relating to the enforcement of, or any failure to enforce or delay in enforcing, any security constituted by or pursuant to this Deed;
 - (ii) relating to an exercise of rights, or by any failure to exercise or delay in exercising, rights under this Deed; or
 - (iii) arising in any other way in connection with this Deed,

except that this does not exempt the Sellers or any Receiver or Delegate from liability for losses caused by the gross negligence, fraud or wilful misconduct of the Sellers or the relevant Receiver or Delegate.

10.6 Conclusive discharge to purchasers

The receipt of the Sellers or any Receiver or Delegate shall be a conclusive discharge to a purchaser and, in making any sale or other disposal of any of the Secured Assets or in making any acquisition in the exercise of their respective powers, the Sellers, and every Receiver and Delegate may do so for any consideration, in any manner and on any terms that it thinks fit.

10.7 Right of appropriation

- (a) To the extent that:
 - (i) the Secured Assets constitute Financial Collateral; and

- (ii) this Deed and the obligations of the Buyer under it constitute a Security Financial Collateral Arrangement,

the Sellers shall have the right, at any time after the security constituted by this Deed has become enforceable, to appropriate all or any of those Secured Assets in or towards the payment and discharge of the Secured Liabilities in any order that the Sellers, in its absolute discretion, may from time to time determine.

- (b) The value of any Secured Assets appropriated in accordance with this clause 10.7 shall be determined by any method that the Sellers may select, including independent valuation.
- (c) The Buyer agrees that the method of valuation provided for in this clause 10.7 is commercially reasonable for the purposes of the Financial Collateral Regulations.

10.8 Transferring the Sale Shares

- (a) At any time after the security constituted by this Deed has become enforceable, the Sellers may, in their absolute discretion, enforce all or any part of that security at the times, in the manner and on the terms it thinks fit, including without limitation take possession of and hold or dispose of all or any part of the Secured Assets.
- (b) Without prejudice to the generality of sub-clause (a) above, the Sellers may execute and/or date stock transfer forms transferring all or any of the Sale Shares to itself or to any other person and, if share certificates in respect of the Sale Shares are not in their possession or are not delivered to the Sellers, may execute missing share certificate indemnities on behalf of the Buyer in respect of all or some of the Sale Shares and may thereafter submit the stock transfer forms and corresponding share certificates or missing share certificate indemnities to the Company for registration which shall be effected immediately and the names of the Sellers or the transferees of the Sale Shares under the stock transfer forms if different shall immediately be entered in the register of members of the Company.

11. Receiver

11.1 Appointment

At any time after the security constituted by this Deed has become enforceable, or at the request of the Buyer, the Sellers may, without further notice, appoint by way of deed, or otherwise in writing, any one or more persons to be a Receiver of all or any part of the Secured Assets.

11.2 Removal

The Sellers may, without further notice, from time to time, by way of deed, or otherwise in writing, remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

11.3 Remuneration

The Sellers may fix the remuneration of any Receiver appointed by it without the restrictions contained in section 109 of the LPA 1925, and the remuneration of the Receiver shall be a debt secured by this Deed, to the extent not otherwise discharged.

11.4 Power of appointment additional to statutory powers

The power to appoint a Receiver conferred by this Deed shall be in addition to all statutory and other powers of the Sellers under the Insolvency Act 1986, the LPA 1925 or otherwise, and shall be exercisable without the restrictions contained in sections 103 and 109 of the LPA 1925 or otherwise.

11.5 Power of appointment exercisable despite prior appointments

The power to appoint a Receiver (whether conferred by this Deed or by statute) shall be, and remain, exercisable by the Sellers despite any prior appointment in respect of all or any part of the Secured Assets.

11.6 Agent of the Buyer

Any Receiver appointed by the Sellers under this Deed shall be the agent of the Buyer and the Buyer shall be solely responsible for the contracts, engagements, acts, omissions, defaults, losses and remuneration of that Receiver and for liabilities incurred by that Receiver. The agency of each Receiver shall continue until the Buyer goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Sellers.

12. Powers of Receiver

12.1 General

- (a) Any Receiver appointed by the Sellers under this Deed shall, in addition to the powers conferred on it by statute, have the rights, powers and discretions set out in clause 12.2 to clause 12.14.
- (b) A Receiver has all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the LPA 1925, and shall have those rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986 whether it is an administrative receiver or not.
- (c) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing it states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.
- (d) Any exercise by a Receiver of any of the powers given by clause 12 may be on behalf of the Buyer, the directors of the Buyer or itself.

12.2 Employ personnel and advisers

- (a) A Receiver may provide services and employ, or engage any managers, officers, servants, contractors, workmen, agents, other personnel and professional advisers on any terms, and subject to any conditions, that it thinks fit.
- (b) A Receiver may discharge any such person or any such person appointed by the Buyer.

12.3 Remuneration

A Receiver may charge and receive any sum by way of remuneration (in addition to all costs, charges and expenses incurred by it) that the Sellers may prescribe or agree with it.

12.4 Possession

A Receiver may take immediate possession of, get in and realise any Secured Asset.

12.5 Dispose of Secured Assets

A Receiver may sell, exchange, convert into money and realise all or any of the Secured Assets in respect of which it is appointed in any manner (including, without limitation, by public auction or private sale) and generally on any terms and conditions as it thinks fit. Any sale may be for any consideration that the Receiver thinks fit and a Receiver may promote, or concur in promoting, a company to purchase the Secured Assets to be sold.

12.6 Valid receipts

A Receiver may give a valid receipt for all monies and execute all assurances and things that may be proper or desirable for realising any of the Secured Assets.

12.7 Make settlements

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claim, account, dispute, question or demand with or by any person who claims to be a creditor of the Buyer or relating in any way to any Secured Asset.

12.8 Legal action

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any of the Secured Assets as it thinks fit.

12.9 Subsidiaries

A Receiver may form a subsidiary of the Buyer and transfer to that subsidiary any Secured Asset.

12.10 Borrow

A Receiver may, for whatever purpose it thinks fit, raise and borrow money either unsecured or on the security of all or any of the Secured Assets in respect of which it is appointed on any terms that it thinks fit (including, if the Sellers consents, terms under which that security ranks in priority to this Deed).

12.11 Redeem prior Security

A Receiver may redeem any prior Security and settle and pass the accounts to which the Security relates. Any accounts so settled and passed shall be, in the absence of any manifest error, conclusive and binding on the Buyer, and the monies so paid shall be deemed to be an expense properly incurred by the Receiver.

12.12 Delegation

A Receiver may delegate its powers in accordance with this Deed.

12.13 Absolute beneficial owner

A Receiver may, in relation to any of the Secured Assets, exercise all powers, authorisations and rights it would be capable of exercising as, and do all those acts and things, an absolute beneficial owner could exercise or do, in the ownership and management of the Secured Assets or any part of the Secured Assets.

12.14 Incidental powers

A Receiver may do any other acts and things that it:

- (a) may consider desirable or necessary for realising any of the Secured Assets;
- (b) may consider incidental or conducive to any of the rights or powers conferred on a Receiver under or by virtue of this Deed or law; or
- (c) lawfully may or can do as agent for the Buyer.

13. Delegation

13.1 Delegation

The Sellers or any Receiver may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this Deed (including the power of attorney granted under clause 17.1).

13.2 Terms

The Sellers and each Receiver may delegate on any terms and conditions (including the power to sub-delegate) that it thinks fit.

13.3 Liability

Neither the Sellers nor any Receiver shall be in any way liable or responsible to the Buyer for any loss or liability of any nature arising from any act, default, omission or misconduct on the part of any Delegate.

14. Application of proceeds

14.1 Order of application of proceeds

All monies received or recovered by the Sellers, a Receiver or a Delegate under this Deed or in connection with the realisation or enforcement of all or part of the security constituted by this Deed, shall (subject to the claims of any person having prior rights and by way of variation of the LPA 1925) be applied in the following order of priority (but without prejudice to the Sellers's right to recover any shortfall from the Buyer):

- (a) in or towards payment of all costs, liabilities, charges and expenses incurred by or on behalf of the Sellers (and any Receiver, Delegate, attorney or agent appointed by them) under or in connection with this Deed, and of all remuneration due to any Receiver under or in connection with this Deed;
- (b) in or towards payment of the Secured Liabilities in any order and manner that the Sellers determines; and
- (c) in payment of the surplus (if any) to the Buyer or other person entitled to it.

14.2 Appropriation

Neither the Sellers, any Receiver nor any Delegate shall be bound (whether by virtue of section 109(8) of the LPA 1925, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order between any of the Secured Liabilities.

14.3 Suspense account

All monies received by the Sellers, a Receiver or a Delegate under this Deed:

- (a) may, at the discretion of the Sellers, Receiver or Delegate, be credited to any suspense or securities realised account;
- (b) shall bear interest, if any, at the rate agreed in writing between the Sellers and the Buyer; and
- (c) may be held in that account for so long as the Sellers, Receiver or Delegate thinks fit.

15. Costs and indemnity

15.1 Costs

The Buyer shall, promptly on demand, pay to, or reimburse, the Sellers and any Receiver, on a full indemnity basis, all reasonably incurred costs, charges, expenses, taxes and

liabilities of any kind (including, without limitation, legal, printing and out-of-pocket expenses) incurred by the Sellers, any Receiver or any Delegate in connection with:

- (a) the Secured Assets;
- (b) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Sellers's, a Receiver's or a Delegate's rights under this Deed;
- (c) any amendment, extension, waiver, consent or suspension of rights (or any proposal for any of these) under or in connection with this Deed;
- (d) any release of any security constituted by this Deed; or
- (e) taking proceedings for, or recovering, any of the Secured Liabilities,

together with interest, which shall accrue and be payable (without the need for any demand for payment being made) from the date on which the relevant cost, charge, expense, tax or liability arose until full discharge of that cost, charge, expense, tax or liability (whether before or after judgment) at the rate and in the manner specified in the SPA.

15.2 Indemnity

- (a) The Buyer shall, promptly on demand, indemnify the Sellers, each Receiver and each Delegate, and their respective employees and agents against all liabilities, costs, expenses, damages and losses (including but not limited to any direct, indirect or consequential losses, loss of profit, loss of reputation and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other professional costs and expenses) suffered or incurred by any of them arising out of or in connection with:
 - (i) the exercise or purported exercise of any of the rights, powers, authorities or discretions vested in them under this Deed or by law in respect of the Secured Assets;
 - (ii) taking, holding, protecting, perfecting, preserving, releasing or enforcing (or attempting to do so) the security constituted by this Deed; or
 - (iii) any default or delay by the Buyer in performing any of its obligations under this Deed.
- (b) Any past or present employee or agent may enforce the terms of this clause 15.2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

16. Further assurance

The Buyer shall promptly, at its own expense, take whatever action the Sellers or any Receiver may reasonably require for:

- (a) creating, perfecting or protecting the security created or intended to be created by this Deed;
- (b) facilitating the realisation of any of the Secured Assets; or
- (c) facilitating the exercise of any right, power, authority or discretion exercisable by the Sellers or any Receiver in respect of any of the Secured Assets,

including, without limitation, the execution of any mortgage, transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to form part of) the Secured Assets (whether to the Sellers or to its nominee) and the giving of any notice, order or direction and the making of any filing or registration which, in any such case, the Sellers may consider necessary or desirable.

17. Power of attorney

17.1 Appointment of attorneys

By way of security, the Buyer irrevocably appoints the Sellers, every Receiver and every Delegate separately to be the attorney of the Buyer and, in its name, on its behalf and as its act and deed, to execute any documents and do any acts and things that:

- (a) the Buyer is required to execute and do under this Deed; or
- (b) any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this Deed or by law on the Sellers, any Receiver or any Delegate.

17.2 Ratification of acts of attorneys

The Buyer ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise, or purported exercise, of all or any of the rights, powers, authorities and discretions referred to in clause 17.1.

18. Release

Subject to clause 24.3, at the end of the Security Period, the Sellers shall, at the request and cost of the Buyer, take whatever action is necessary to release the Secured Assets from the security constituted by this Deed.

19. Assignments and transfers

Neither party may assign any of its rights, or transfer purport to transfer any of its rights or obligations, under this Deed or enter into any transaction which would result in any of those rights or obligations passing to another person.

20. Amendments, waivers and consents

20.1 Amendments

No amendment of this Deed shall be effective unless it is in writing and signed by, or on behalf of, each party (or its authorised representative).

20.2 Waivers and consents

- (a) A waiver of any right or remedy under this Deed or by law, or any consent given under this Deed, is only effective if given in writing by the waiving or consenting party and shall not be deemed a waiver of any subsequent right or remedy. It only applies to the circumstances in relation to which it is given and shall not prevent the party giving it from subsequently relying on the relevant provision.
- (b) A failure by the Sellers to exercise or delay by it in exercising any right or remedy provided under this Deed or by law shall not constitute a waiver of that or any other right or remedy, prevent or restrict any further exercise of that or any other right or remedy or constitute an election to affirm this Deed. No single or partial exercise of any right or remedy provided under this Deed or by law shall prevent or restrict the further exercise of that or any other right or remedy. No election to affirm this Deed by the Sellers shall be effective unless it is in writing.

20.3 Rights and remedies

The rights and remedies provided under this Deed are cumulative and are in addition to, and not exclusive of, any rights and remedies provided by law.

21. Partial invalidity

If, at any time, any provision of this Deed is or becomes invalid, illegal or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

22. Counterparts

- (a) This Deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.
- (b) No counterpart shall be effective until each party has executed and delivered at least one counterpart.

23. Third party rights

- (a) Except as expressly provided in this Deed, if at all, a person who is not a party to this Deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce, or enjoy the benefit of, any term of this Deed.
- (b) Notwithstanding any term of this Deed, the consent of any person who is not a party to this Deed is not required to rescind or vary this Deed at any time.

24. Independent security

24.1 Independent Security

This Deed shall be in addition to, and independent of, any other security or guarantee that the Sellers may hold for any of the Secured Liabilities at any time. No prior security held by the Sellers over the whole or any part of the Secured Assets shall merge in the security created by this Deed.

24.2 Continuing security

This Deed shall remain in full force and effect as a continuing security for the Secured Liabilities, despite any settlement of account, or intermediate payment, or other matter or thing, unless and until the Sellers discharge this Deed in writing.

24.3 Discharge conditional

Any release, discharge or settlement between the Buyer and the Sellers shall be conditional on no payment or security received by the Sellers in respect of the Secured Liabilities being avoided, reduced, set aside or ordered to be refunded under any law relating to insolvency, bankruptcy, winding up, administration, receivership or for any other reason. Despite any such release, discharge or settlement:

- (a) the Sellers or its nominee may retain this Deed and the security created by or under it, including all certificates and documents relating to the whole or any part of the Secured Assets, for any period that the Sellers deems necessary to provide the Sellers with security against any such avoidance, reduction or order for refund; and
- (b) the Sellers may recover the value or amount of such security or payment from the Buyer subsequently as if the release, discharge or settlement had not occurred.

24.4 Certificates

Any certification or determination by the Sellers of any rate or amount under this Deed is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

24.5 SPA

Nothing in this deed reduces or varies the Sellers' obligations under the SPA.

24.6 Consolidation

The restriction on the right of consolidation contained in section 93 of the LPA 1925 shall not apply to this Deed.

25. Notices

25.1 Delivery

Any notice or other communication given to a party under or in connection with this Deed shall be:

- (a) in writing;
 - (b) delivered by hand, by pre-paid first-class post or other next working day delivery service; and
 - (c) sent to:
 - (i) the Buyer at its registered office from time to time
 - (ii) the Sellers at the address of Mr Warden stated above.
- or to any other address as is notified in writing by one party to the other from time to time.

25.2 Receipt by Buyer

Any notice or other communication that the Sellers gives to the Buyer shall be deemed to have been received:

- (a) if delivered by hand, at the time it is left at the relevant address;
- (b) if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting; and
- (c) if sent by email, when received in legible form.

A notice or other communication given as described in clause 25.2(a) or clause 25.2(c) on a day which is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day.

25.3 Receipt by Sellers

Any notice or other communication given to the Sellers shall be deemed to have been received only on actual receipt.

25.4 Service of proceedings

This clause 25 does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

25.5 No notice by email

A notice or other communication given under or in connection with this Deed is not valid if sent by email, except to the extent acknowledged.

26. Governing law and jurisdiction

26.1 Governing law

This Deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

26.2 Jurisdiction

Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this Deed or its subject matter or formation. Nothing in this clause shall limit the right of the Sellers to take proceedings against the Buyer in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

26.3 Other service

The Buyer irrevocably consents to any process in any legal action or proceedings under clause 26.2 being served on it in accordance with the provisions of this Deed relating to service of notices. Nothing contained in this Deed shall affect the right to serve process in any other manner permitted by law.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a Deed by NORDIC KOLEKTIVE)
INVESTMENT LIMITED acting by ,)
a director, in the presence of :-)



Bharat Arya



Witness signature

Manoj Jhanji
No. 9, Waterwoods, Varthur
Main Road, Whitefield,
Bangalore - 560066, India

Witness name

.....

Witness address

Business

Witness occupation

Executed as a Deed by Martyn Peter
Warden in the presence of :-

) M. Warden

M. Davies Witness signature

MEGAN DAVIES Witness name

GLAISYERS SOLICITORS LLP
ONE ST JAMES'S SQUARE
MANCHESTER
M2 6DN Witness address

TRAINEE SOLICITOR Witness occupation

Executed as a Deed by JEW Holdings
Limited acting by
a director, in the presence of :-

) M. Warden
,)
)

M. Davies Witness signature

MEGAN DAVIES Witness name

GLAISYERS SOLICITORS LLP
ONE ST JAMES'S SQUARE
MANCHESTER
M2 6DN Witness address

TRAINEE SOLICITOR Witness occupation