



Registration of a Charge

Company name: **KINGSMAN DEVELOPMENTS LTD**

Company number: **12986895**



XA2VDAJS

Received for Electronic Filing: **21/04/2021**

Details of Charge

Date of creation: **06/04/2021**

Charge code: **1298 6895 0001**

Persons entitled: **GARY LAMBERT
LYNN LAMBERT**

Brief description: **FOREST VIEW, CHURCH PATH, LONDON, E11 2SS, TITLE NUMBER
EX13790**

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: **GEORGIA KELLY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12986895

Charge code: 1298 6895 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th April 2021 and created by KINGSMAN DEVELOPMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st April 2021 .

Given at Companies House, Cardiff on 22nd April 2021

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

HM Land Registry

Legal charge of a registered estate

CH1

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

Any parts of the form that are not typed should be completed in black ink and in block capitals.

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.

For information on how HM Land Registry processes your personal information, see our Personal Information Charter.

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 HM 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.

1	Title number(s) of the property: EX13790
2	Property: Forest View, Church Path, London, E11 2SS
3	Date: 6 April 2021
4	Borrower: KINGSMAN DEVELOPMENTS LTD <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 12986895 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: GARY LAMBERT and LYNN LAMBERT <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

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.

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.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

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.

6 Lender's intended address(es) for service for entry in the register:
15 Queens Road, Buckhurst Hill, Essex, IG9 5BZ

7 The borrower with
☒ full title guarantee
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

8 ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register
☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:

Form P

9 Additional provisions
see continuation sheet

10 Execution

Signed as a deed by: KINGSMAN DEVELOPMENTS LTD

Signature [Signature]
acting by a Director

in the presence of:

Signature of witness [Signature]

Name (in BLOCK CAPITALS) Alan Pugh
Address Unit 7 - 97-101 Peregrine Road
Hainault Essex E96 3XH
Builder

Signed as a deed by: GARY LAMBERT

Signature [Signature]

in the presence of:

Signature of witness [Signature]

Name (in BLOCK CAPITALS) ALAN PUGH
Address Unit 7 - 97-101 Peregrine Road Hainault
Essex E96 3XH
Builder

HM Land Registry

Continuation sheet for use with application and disposition forms

CS

Any parts of the form that are not typed should be completed in black ink and in block capitals.
For information on how HM Land Registry processes your personal information, see our Personal Information Charter.

Before each continuation, state panel to be continued, for example 'Panel 12 continued'.

1 Continued from Form: CH1 Title number(s): EX13790

2 PANEL 10 CONTINUED

Signed as a deed by: LYNN LAMBERT

Signature: L Lambert

in the presence of:

Signature of witness: AP

Name (in BLOCK CAPITALS) ALAN PUGH

Address Unit 7 97-101 peregrine Road
Hainault
Essex
IG6 3XH
Builder

WARNING

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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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Before each continuation, state panel
to be continued, for example 'Panel
12 continued'

1 Continued from Form: Title number(s): EX13790
CH1

2 In this Agreement:

"Arrangement Fee" means 1% of the total of the Principal which is lent by the Lender to the Borrower

"Enforcement Event" means any one or more of the following:

(a) the Borrower defaults in the payment of any sum due when falling due from time to time under this Agreement;

(b) the Borrower fails to comply with any of the terms of this Agreement;

(c) any judgment or order made against the Borrower by any court is not complied with immediately upon becoming due;

(d) any property of the Borrower becomes subject to any forfeiture or execution, distress, sequestration or other form of process;

(e) a mortgagee takes possession of or exercises or seeks to exercise any power of sale over the Property;

(f) on the appointment of a receiver, administrative receiver, administrator, trustee or similar officer of the Borrower.

"Interest" means interest payable on the amount of the Principal lent by the Lender to the Borrower at the Interest Rate which is payable on the Redemption Date

"Interest Rate" means the rate of 3 per cent per annum which is payable on the Redemption Date

"the Principal" means the sum of Two Million Pounds (£2,000,000.00), of which One Million Three Hundred and Seventy Nine Thousand and Thirty Four Pounds Eighty Five Pence (£1,379,034.85) is paid on the date of this agreement and the balance at the sole discretion of the Lender during the course of the development of the Property by the Borrower.

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Before each continuation, state panel to be continued, for example 'Panel 12 continued'.

1 Continued from Form: Title number(s): EX13790
CH1

"Redemption Date" means the earlier of:
(1) the sale of the Property; or
(2) the 5th day of April 2022

"Repayment Sum" means the Principal and the Interest and the Arrangement Fee

"Secured Liabilities" means the Repayment Sum that is due under the terms of the Agreement.

3. Agreement for Principal
The Lender agrees with the Borrower to lend the Principal to the Borrower upon the terms, conditions and provisions of the Loan Agreement.

4 Repayment of Repayment Sum
The Borrower covenants with the Lender to pay the Repayment Sum to the Lender on the earlier of:
(a) the Redemption Date; or
(b) immediately on demand if there is an Enforcement Event

5. Legal Charge
5.1 The Borrower charges to the Lender with full title guarantee as continuing security for the payment and discharge of the Secured Liabilities by way of legal mortgage, the Property.
5.2 The security created by this charge shall constitute a fixed charge.

6. Discharge
The Lender covenants with the Borrower that on receipt of the repayment of the Secured Liabilities it will at the request of the Borrower provide a signed Form RX4 and/or DS1 or whatever Land Registry form shall replace the same and duly discharge the security and remove the restriction from the title.