



Registration of a Charge

Company Name: **RAAM LIMITED**

Company Number: **12994762**



XCG0B5S8

Received for filing in Electronic Format on the: **10/11/2023**

Details of Charge

Date of creation: **25/10/2023**

Charge code: **1299 4762 0007**

Persons entitled: **CYNERGY BANK LIMITED (04728421)**

Brief description: **ALL RIGHTS, TITLE, INTEREST AND BENEFIT IN THE PART OF THE FREEHOLD PROPERTY KNOWN AS 145 HEDGE LANE, LONDON, N13 5BY AS EDGE BLUE ON THE ATTACHED PLAN REGISTERED AT THE LAND REGISTRY WITH TITLE NUMBER TO BE ALLOCATED OUT OF TITLE NUMBER AGL414620 ALL OTHER INTERESTS AND ESTATES IN FREEHOLD, LEASEHOLD AND COMMONHOLD PROPERTY TOGETHER WITH ALL BUILDINGS AND FIXTURES (INCLUDING TRADE FIXTURES) AND FIXED PLANT AND MACHINERY AT ANY TIME THEREON. ALL RIGHTS AND CLAIMS AGAINST ALL LESSEES, SUB-LESSEES, LICENSEES OR OCCUPIERS OF THE PROPERTY AND ALL GUARANTORS AND SURETIES FOR THE OBLIGATIONS OF ANY SUCH PERSON OR OTHER THIRD PARTIES IN RELATION TO THE PROPERTY NOW OR IN THE FUTURE EXISTING AND CAPABLE OF BEING SATISFIED BY THE PAYMENT OF MONEY; AND ALL PLANT AND MACHINERY, FITTINGS, EQUIPMENT, IMPLEMENTS, UTENSILS, FURNITURE, FURNISHINGS, CHATTELS AND/OR OTHER EQUIPMENT FROM TIME TO TIME ON THE PROPERTY AND ANY PLANT, MACHINERY, IMPLEMENTS, FITTINGS, EQUIPMENT IN WHICH THE COMPANY IS LEGALLY, BENEFICIALLY OR OTHERWISE INTERESTED AND THE FULL BENEFIT OF ALL WARRANTIES AND MAINTENANCE CONTRACTS FOR ANY OF THE SAME AND THE COMPANIES RIGHTS UNDER ANY LEASE, HIRE, HIRE PURCHASE OR CONDITIONAL SALE AGREEMENT AND ANY REFUNDS OF PAYMENTS AND OTHER CAPITAL SUMS DUE TO THE COMPANY UNDER THE SAME FOR FURTHER INFORMATION PLEASE SEE THE CHARGING INSTRUMENT.**

Contains fixed charge(s).

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **BETH TOMLINSON TLT LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12994762

Charge code: 1299 4762 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th October 2023 and created by RAAM LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th November 2023 .

Given at Companies House, Cardiff on 13th November 2023

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**

Legal Charge

| | |
|--|--|
| Date | 25 October 2023 |
| The Mortgagee ("we/our/us") | Cynergy Bank Limited (Company Registration Number 04728421), of 4th Floor, One New Change, London EC4M 9AF. |
| The Chargor ("you/your") (Name(s) and Address(es)) | RAAM Limited (CRN: 12994762) whose registered office is at 5 Braemore Court, Cockfosters Road, Barnet, England EA4 0AE |
| The Borrower (Name(s) and Address(es)) | RAAM Limited (CRN: 12994762) whose registered office is at 5 Braemore Court, Cockfosters Road, Barnet, England EA4 0AE |
| The Property | Part of the freehold property known as 145 Hedge Lane, London N13 5BY as edged blue on the attached plan |
| Title number(s) (if applicable) | to be allocated out of title number AGL414620 |

1. You charge the Property to us by way of legal mortgage and the other Charged Assets as defined in the Mortgage Conditions (defined below) to us in accordance with Condition 3 of the Mortgage Conditions as continuing security for the Liabilities (as defined in the Mortgage Conditions).
2. Our All Monies Legal Charge (Mortgage Conditions December 2018) (the "Mortgage Conditions") form part of this legal charge and should be read as if they were set out in full in this Legal Charge. You confirm that you have read and understood the Mortgage Conditions.
3. You and we apply to the Chief Land Registrar for the following restriction to be entered on the title or titles:

"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 [●] in favour of Cynergy Bank Limited referred to in the charges register."

Form of charge filed at HM Land Registry under reference MD1353K

Warning: If you sign this Legal Charge you will be legally bound by its terms. If more than one person is named above as Chargor or Borrower you will each be responsible for the others' debts or commitments as well as your own.

EXECUTION PAGE

SIGNED as a DEED)
by)
in the presence of:)
) Print name:

Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:

SIGNED as a DEED)
by)
in the presence of:)
) Print name:

Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:

SIGNED as a DEED)
by)
in the presence of:)
) Print name:

Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:

SIGNED as a DEED)
by)
in the presence of:)
) Print name:

Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:

OR

EXECUTED as a DEED

by RAAM Limited

)

)

)

Director

acting by a director in the presence of:)

Print name:

PRATI MA RAMBOJUN

Signature of witness

Print name (in BLOCK
CAPITALS):

CATHERINE MARGARET CHARLES

Address:

4TH FLOOR 75 WELLS STREET
LONDON W1T 3QH

Occupation:

CHARTERED LEGAL EXECUTIVE

OR

EXECUTED as a DEED

by

)

)

)

[Member/duly authorised by [name of
corporate member] to sign on its behalf
as a Member]

acting by a member in the presence
of:)

Print name:

Signature of witness

Print name (in BLOCK
CAPITALS):

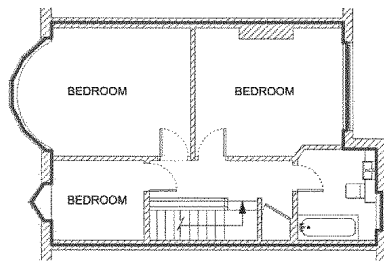
Address:

Occupation:

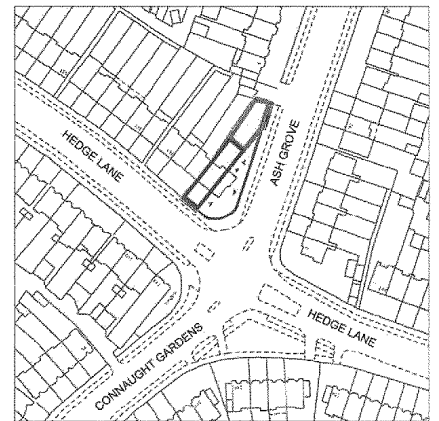
OR

SIGNED as a DEED)
by)
) [General] partner /duly authorised by
acting by its [general] partner in the) [name of partnership] to sign on its
presence of:) behalf as a [General] partner
Print name:

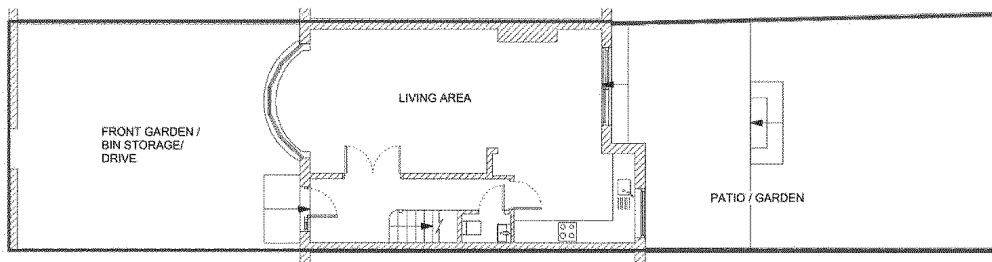
Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:



First Floor Plan Scale 1:100 @ A3



Site Plan Scale 1:1250 @ A3



Ground Floor Plan Scale 1:100 @ A3

Key

Property of 145 Hedge Lane

Land at rear of 145 Hedge Lane

Transfer of Part
145 Hedge Lane, London, N13 5BY

Date
October 2023

Drawn by
Justine Oldham