



Registration of a Charge

Company Name: **EIGHTH WONDER HOLDINGS LTD**

Company Number: **13078217**



XCWHXFQA

Received for filing in Electronic Format on the: **09/02/2024**

Details of Charge

Date of creation: **02/02/2024**

Charge code: **1307 8217 0002**

Persons entitled: **CAPITAL HOME LOANS LIMITED**

Brief description: **BY WAY OF LEGAL CHARGE OVER THE PROPERTY KNOWN AS 26A ALMORAH ROAD, LONDON, N1 3EU AS THE SAME IS MORE PARTICULARLY DESCRIBED IN AND DEMISED BY A LEASE EXTENSION DATED 2 FEBRUARY 2024 AND MADE BETWEEN (1) EIGHTH WONDER HOLDINGS LTD AND EMMA LYDIA DAISY DUCKWORTH AND (2) EIGHTH WONDER HOLDINGS LTD (FOR FURTHER DETAILS, PLEASE REFER TO INSTRUMENT)**

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 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:

WOMBLE BOND DICKINSON (UK) LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13078217

Charge code: 1307 8217 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd February 2024 and created by EIGHTH WONDER HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th February 2024 .

Given at Companies House, Cardiff on 13th February 2024

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**

DEED OF SUBSTITUTION



This Deed of Substitution is made on the 2 day of February 2024

Between:

- (1) **Eighth Wonder Holdings Ltd** (Company number 13078217) of 71-75 Shelton Street, London, WC2H 9JQ (the "**Customer**")
- (2) **Capital Home Loans Limited** (Company number 2174236) whose registered office is at Admiral House Harlington Way Fleet Hants GU51 4YA (the "**Lender**")

Whereas:

- A. This deed is supplemental to a legal charge dated 22 June 2022 and made between the Customer and the Lender (the "**Principal Deed**") under which the property described in the First Schedule hereto (the "**Original Property**") was charged by the Customer to the Lender as security for the monies therein covenanted to be paid
- B. The Lender and the Customer have agreed that the Original Property shall be released from the security created by the Principal Deed and instead the property described in the Second Schedule hereto (the "**Substituted Property**") shall be charged to Lender in substitution for the Original Property as security for the said monies on the terms of this deed

Now this deed witnesses as follows:-

1. In consideration of the charge contained below the Lender hereby surrenders and releases to the Customer the Original Property from the charge contained in the Principal Deed to hold the same unto the Customer free from the principal monies interest and other monies secured by and from all claims arising in respect of the Original Property under or in relation to the Principal Deed
2. In consideration of the release contained in clause 1 above the Customer with full title guarantee hereby charges by way of legal mortgage the Substituted Property with the payment of the principal sum interest and all other monies in the Principal Deed covenanted to be paid
3. The parties agree that save as varied by the substitution of the Substituted Property for the Original Property the Principal Deed shall remain in full force and effect and all the covenants provisions and agreements contained in the Principal Deed shall be incorporated herein as if the same were set out in full and as from the date hereof the Principal Deed shall be read and construed as if the Substituted Property had been the property included in the Principal Deed.
4. The parties hereby apply to the Chief Land Registrar at the Land Registry for a restriction to be entered on the registers of title of the Substituted Property in the following terms:-
"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 the Lender referred to in the charges register"

Form of deed filed at HM Land Registry under reference MD029L.

In witness whereof the parties have executed this instrument as their deed the day and year first before written.

First Schedule

The Original Property

The property known as 26A Almorah Road, London, N1 3EU registered at the Land Registry under title number NGL529216.

Second Schedule

The Substituted Property

The property known as 26A Almorah Road, London, N1 3EU as the same is more particularly described in and demised by a Lease Extension dated 2 FEBRUARY 2024 and made between (1) Eighth Wonder Holdings Ltd And Emma Lydia Daisy Duckworth and (2) Eighth Wonder Holdings Ltd

Executed as a deed by
Eighth Wonder Holdings Ltd
acting by **Mabelle Abi Ramia**, a
director, and **Alberto Challita**, a
director



Director



Director

Executed as a deed but not
Delivered until the date hereof by
Capital Home Loans Limited
acting by its attorney in the presence of:

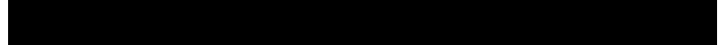


CATHERINE ANNE GILL
(Under POA)



Witness signature:
Name:
Address:
Occupation:

Caitlin Hamlyn



Paralegal.