

# MR01

## Particulars of a charge



Companies House



Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

A fee is payable with this form  
Please see 'How to pay' on the last page.

☒ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument.

☒ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument. Use form MR08

For further information, please  
refer to our guidance at:  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

This form **must be delivered to the Registrar for registration**  
**21 days** beginning with the day after the date of creation of the  
delivered outside of the 21 days it will be rejected unless it is accompanied by a  
court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form  
scanned and placed on the public record. **Do not send the original**



\*ABB3UFA0\*

A17

24/08/2022

#12

COMPANIES HOUSE

WEDNESDAY

### 1 Company details

Company number 1 3 1 1 8 8 8 0

Company name in full SS PROPERTY CONSULTANCY LIMITED

For official use

#### → Filling in this form

Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

### 2 Charge creation date

Charge creation date d 2 d 5 m 0 m 6 y 2 y 0 y 2 y 1

### 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees  
entitled to the charge.

Name SAFFRON BUILDING SOCIETY

Name

Name

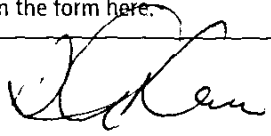
Name

If there are more than four names, please supply any four of these names then  
tick the statement below.

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge.


MR01


Particulars of a charge


<b>4</b>	<b>Brief description</b> Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.  Brief description 32 HYDE GROVE DARTFORD KENT DA1 5GE	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".  Please limit the description to the available space.
<b>5</b>	<b>Other charge or fixed security</b> Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>6</b>	<b>Floating charge</b> Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to <b>Section 7</b> Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes	
<b>7</b>	<b>Negative Pledge</b> Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>8</b>	<b>Trustee statement <sup>①</sup></b> You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge. <input type="checkbox"/>	<b>①</b> This statement may be filed after the registration of the charge (use form MR06).
<b>9</b>	<b>Signature</b> Please sign the form here. Signature X  X  This form must be signed by a person with an interest in the charge.	

# MR01

## Particulars of a charge


 <b>Presenter information</b>	
You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.	
Contact name	LAURA MARTIN-GINNS
Company name	RG LAW
Address	
3rd FLOOR STAMFORD HOUSE	
PICCADILLY	
Post town	
YORK	
County/Region	
NORTH YORKSHIRE	
Postcode	Y O 1 9 P P
Country	UK
DX	
Telephone	01904 310333


 <b>Certificate</b>
We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.


 <b>Checklist</b>
<b>We may return forms completed incorrectly or with information missing.</b>

**Please make sure you have remembered the following:**

- ☒ The company name and number match the information held on the public Register.
- ☒ You have included a certified copy of the instrument with this form.
- ☒ You have entered the date on which the charge was created.
- ☒ You have shown the names of persons entitled to the charge.
- ☒ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☒ You have given a description in Section 4, if appropriate.
- ☒ You have signed the form.
- ☒ You have enclosed the correct fee.
- ☒ Please do not send the original instrument; it must be a certified copy.

 <b>Important information</b>
Please note that all information on this form will appear on the public record.

 <b>How to pay</b>
<b>A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.</b>
Make cheques or postal orders payable to 'Companies House.'

 <b>Where to send</b>
<b>You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:</b>

**For companies registered in England and Wales:**  
The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**For companies registered in Scotland:**  
The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post).

**For companies registered in Northern Ireland:**  
The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG.  
DX 481 N.R. Belfast 1.

 <b>Further information</b>
For further information, please see the guidance notes on the website at <a href="http://www.gov.uk/companieshouse">www.gov.uk/companieshouse</a> or email <a href="mailto:enquiries@companieshouse.gov.uk">enquiries@companieshouse.gov.uk</a>

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**

**IN THE COUNTY COURT AT CENTRAL LONDON**

**Claim no. 1060/2022**

**BUSINESS AND PROPERTY WORK**

**DISTRICT JUDGE WILKINSON**

**DATE: 16<sup>TH</sup> August 2022**

**IN THE MATTER OF SS Property Consultancy Limited**

**And**

**IN THE MATTER OF THE COMPANIES ACT 2006**

**UPON** the application by Claim issued on 21<sup>st</sup> June 2022 of the above –named (“the Claimant”)

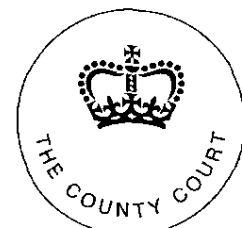
**AND UPON** the court directing a paper determination pursuant to CPR 8 PD 6.3

**AND UPON** the court being satisfied that the omission to deliver to the Registrar of Companies pursuant to section 859A of the Companies Act 2006 (the “Act”) the Legal Charge hereinafter mentioned together with the prescribed particulars thereof was accidental or due to inadvertence or some other sufficient cause and/or that it is just and equitable to grant relief

**IT IS ORDERED THAT:**

1. Pursuant to Section **859F** of the Act that the time for registration in the manner required by Section **859A** of the said Act of a Legal Charge dated 25<sup>th</sup> June 2021 and made between SS Property Consultancy Limited of the one part and Saffron Building Society of the other part of certain land and property known as 32 Hyde Grove, Dartford, Kent, DA1 5GE to secure repayment of the sum of £150,000 and the interest thereon be extended to 6<sup>th</sup> September 2022
2. The Claimant do deliver a sealed copy of this Order to the Registrar of Companies.
3. This Order is without prejudice to the rights of any person acquired during the period between the date of the creation of the said Legal Charge and the date of tis/their actual registration.

**DATED: 16<sup>TH</sup> AUGUST 2022**





**FILE COPY**

## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 13118880

Charge code: 1311 8880 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th June 2021 and created by SS PROPERTY CONSULTANCY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th August 2022.

P

Given at Companies House, Cardiff on 7th September 2022



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**



In branch  
0800 072 1100  
saffronbs.co.uk

We hereby certify this  
to be a true copy of  
the original  
9.06.22 *RG*  
RG Law

Saffron House  
1a Market Street  
Saffron Walden  
Essex  
CB10 1HX

### Mortgage Deed (Limited Company BTL)

Mortgage Application	M1002351250
Date	25/06/2021
The Society	Saffron Building Society and its successors, transferees and assigns
Mortgage Conditions	Saffron Building Society Commercial Mortgage (Investment) Terms and Conditions 2019
Company Name(s) "You"	SS Property Consultancy Limited
Your Registered Number	13118880
Property	32 Hyde Grove, Dartford, Kent, DA1 5GE
Title Number	K937825

This Charge Incorporates the Mortgage Conditions. You acknowledge you have received these.

You hereby charge the Property by way of first legal mortgage with full title guarantee in favour of the Society as a continuing security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions).

This Charge secures additional borrowing but the Society is not obliged to agree to additional borrowing.

You agree to pay the secured liabilities in accordance with their terms and to comply with the Mortgage Conditions.

You hereby apply to the Registrar to enter the following restriction against the title(s) referred to above:  
"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 (this charge) in favour of Saffron Building Society referred to in the Charges Register".

executed as a deed by you acting by:

Director: Name: Signature:	Director/Secretary Name: SIVAPRASAD SINGHAMOLLI Signature: <i>S. Sivaprasad</i> <i>SUNEETHA POTTURI</i> <i>Suneetha</i>
In the presence of: Witness signature Name (in block capitals) Address	<i>M. V. R.</i> VENUGOPALA RAO MYNENI 10 RAGLAN CLOSE, HOUNSLOW TW4 5EP

Form of Mortgage Deed filed at the Land Registry under reference MD1041K

**IMPORTANT: THIS IS AN IMPORTANT LEGAL DOCUMENT. SIGNING THIS DOCUMENT WILL MEAN THAT YOU MIGHT BECOME LIABLE TO US INSTEAD OF, OR AS WELL AS, THE BORROWER(S). YOU SHOULD TAKE YOUR OWN INDEPENDENT LEGAL ADVICE BEFORE SIGNING IT.**

This guarantee is given by:-

Mr Sivaprasad Singhakolli, Mrs Suneelha Potturi of SS Property Consultancy Ltd ("you"); in favour of Saffron Building Society whose chief office is at Saffron House, 1A Market Street, Saffron Walden, Essex CB10 1HX ("us", "we")

We have agreed to lend £150,000 (the "loan") to SS Property Consultancy Ltd (Co Reg No 13118880) of registered address 87 Meadway, Twickenham, TW2 6PL United Kingdom (the "borrowers")

By signing this guarantee you agree to be bound by the terms and conditions set out in it.

**THE MAXIMUM AMOUNT WHICH YOU ARE LIABLE TO PAY UNDER THIS GUARANTEE IS £150,000.00 (the "maximum amount") PLUS ANY OTHER FEES, INTEREST AND AMOUNTS SET OUT IN CLAUSE 3.**

#### **TERMS AND CONDITIONS**

##### **1. INTERPRETATION**

In this Guarantee ("guarantee"):-

- 1.1 references to this guarantee shall include all the indemnities and other provisions of this document;
- 1.2 references to this guarantee shall include the guarantee as may be amended, novated, supplemented, extended or restated from time to time;
- 1.3 references in this guarantee to the mortgage shall include the mortgage as may be amended, novated, supplemented, extended or restated from time to time;
- 1.4 the singular includes the plural and vice versa;
- 1.5 references to a person shall include an individual, company, society, corporation or firm;
- 1.6 references to "we" or "us" include any successor in business or other person to which we transfer our rights under this guarantee;
- 1.7 words and phrases that appear in bold have the special meaning given to them in our Saffron Building Society Commercial Mortgage (Investment) Terms and Conditions 2019.
- 1.8 We shall always exercise our rights under this guarantee in a reasonable way. Each of these clauses shall be read "as if" it said that we will exercise any rights that we have in the clause reasonably even if it does not expressly say that.

##### **2. GUARANTEE AND INDEMNITY**

- 2.1 In return for our lending the loan to the borrower you agree to accept the obligations and liabilities set out below. These liabilities and obligations are irrevocable and unconditional and you cannot withdraw from them.
- 2.2 You guarantee jointly and severally that the mortgage debt owing to us by the borrower will be paid and satisfied when due. This includes money and liabilities which the borrower owes us now, or comes to owe us at any time in the future, including any money or liabilities which:-

- 2.2.1 the borrower owes us jointly with another person or other persons;
  - 2.2.2 the borrower owes us as surety or guarantor for another person or other persons;
  - 2.2.3 depend on events which may or may not happen;
  - 2.2.4 arise from interest, expenses and other charges the borrower owes us.
- 2.3 Any amount claimed under this guarantee is payable by you immediately on demand by us. You must pay in the currency in which the borrower's liabilities are payable. If any payment is made in a different currency, you must indemnify us immediately on demand against any cost, loss or other liability arising out of or as a result of the conversion to the required currency.
- 2.4 As a primary and separate obligation, you agree to make good any losses, liabilities or expenses which we may incur if the borrower fails to pay any money owed to us, or fails to carry out any other liabilities to us, or if we are unable to enforce any of the borrower's obligations to us or they are not legally binding on the borrower (whatever the reason).
- 2.5 You will also make good any losses or expenses which we may incur if we take steps to enforce this guarantee or if we try to do so.
- 2.6 We may take action against or release or compromise the liability of one of you, without affecting the liability of the other.

### 3. LIMIT ON THE GUARANTEE

This guarantee covers all the liabilities of the borrower to us under their mortgage with us. However, you will not be liable for more than:-

- 3.1 the maximum amount; plus
- 3.2 any interest payable by you under Clause 7; plus
- 3.3 any amounts payable by you under Clause 2.5 and/or Clause 14.

### 4. REPRESENTATIONS

You represent to us, that:

- 4.1 you have the capacity to execute, deliver and perform your obligations under this guarantee and the transactions contemplated by it;
- 4.1 the court has not made an order or appointed a deputy under section 16 of the Mental Capacity Act 2005 in respect of you;
- 4.2 no litigation, arbitration or other proceedings are taking place, pending or to your knowledge (having made all due and proper enquiries), threatened against you or any of your assets which are likely to be adversely determined (or have been so determined);
- 4.3 the obligations expressed to be assumed by you under this guarantee are legal and valid obligations and are binding and enforceable in accordance with their terms;
- 4.4 you have not taken any action nor have any other steps been taken or legal proceedings been started or (to the best of your knowledge and belief having made all proper enquiries) threatened against you for your bankruptcy or for the appointment of a trustee or similar officer of any or all of your assets which have not been withdrawn, struck out or otherwise dismissed.

### 5. OUR PROTECTION

- 5.1 None of your obligations and/or liabilities under this guarantee will be affected if any of the following happen:-



- 5.1.1 we vary, extend, discharge, compromise, review or otherwise deal with any rights we have or may in the future have against the borrower, or any other person in respect of the borrower's obligations and/or liabilities;
  - 5.1.2 we take, vary, release or otherwise deal with any security or guarantee in respect of the borrower's liabilities;
  - 5.1.3 any incapacity or lack of power, authority or legal personality of or dissolution or status of the borrower or any other person;
  - 5.1.4 we enforce, fail to enforce or release any rights under any security or guarantee;
  - 5.1.5 any other guarantee or arrangements intended or expected to secure the borrower's liabilities to us are never put in place;
  - 5.1.6 we terminate or vary any contract, relationship or arrangement with the borrower or enter into any new contract, relationship or arrangement;
  - 5.1.7 we give the borrower (or any other person) time to pay or any other waiver or concession;
  - 5.1.8 any insolvency, bankruptcy, liquidation, administration, winding up, incapacity, limitation, death, disability, the discharge by operation of law or inability to pay its debts of the borrower or any other person;
  - 5.1.9 any obligation of the borrower is or becomes invalid or unenforceable;
  - 5.1.10 any claim or enforcement of payment is made against the borrower or any other person;
  - 5.1.11 there are any changes to the borrower's name;
  - 5.1.12 you die or become mentally ill;
  - 5.1.13 we do or fail to do anything else.
  - 5.2 Your obligations and liabilities under this guarantee are those of principal. We will not be obliged to make any demand on, or take any steps against, the borrower or any other person before enforcing this guarantee and you waive any right you may have of first requiring us to proceed against or enforce any other rights or security or demand payment from the borrower or any other person before claiming from you under this guarantee. This waiver applies irrespective of any law.
  - 5.3 Until all the borrower's liabilities to us are paid in full, you agree that, whether or not you have made any payment under this guarantee, you will not:-
    - 5.3.1 share in any security we hold or any money we receive;
    - 5.3.2 take or receive any security from the borrower or any other person in connection with this guarantee;
    - 5.3.3 enforce any right or pursue any claim against the borrower or any other person in respect of the borrower's liabilities to us;
    - 5.3.4 make any claim in the bankruptcy of the borrower or any such person which would compete with our claim.
- If, in breach of the above, you do receive any security, rights or money then you will deposit them in an interest bearing suspense account and hold them on trust for us and transfer them to us on demand.
- 5.4 This guarantee will not be affected by any other security or right held by us in respect of the liabilities of the borrower.

**6. THE PERIOD OF THIS GUARANTEE**

- 6.1 This guarantee is a continuing security, which means it will continue in force indefinitely until released by us in writing. It will not be ended automatically for any reason, even if, for example, the borrower's accounts with us are, for the time being, in credit or closed and cannot be ended by providing notice of termination.
- 6.2 You expressly confirm that you intend that this guarantee shall extend to any (however fundamental) variation, increase, extension or addition of or to any of the borrowers liabilities and/or obligations or any amount made available to the borrowers under the mortgage.

**7. INTEREST**

- 7.1 You agree to pay us interest at the same interest rate that applies to the mortgage on all sums demanded under this guarantee from the date of demand (or, if earlier, the date on which the relevant loss or expense arose) until the date of payment. If we obtain a court order against you, interest will continue at this rate after the date of the order. Any such interest shall accrue on a day to day basis.

**8. SUSPENSE ACCOUNT**

Any amount which we receive under this guarantee we may hold in a suspense account, in order to protect the full amount of our claims against the borrower and any other person. We may use any money in this account in reduction of the liabilities the subject of this guarantee when, and in the order, we may decide.

**9. APPROPRIATION**

You will not be entitled to direct us how or when to apply any money we receive under this guarantee.

**10. NEW ACCOUNTS**

If, for any reason the continuing nature of this guarantee comes to an end we may open a new account or accounts in the borrower's name, and if we do not do so we shall nevertheless be treated as if we had done. After that time, any payments made to us by (or on behalf of) the borrower will be credited to the new account and will not operate to reduce the amount for which this guarantee is available or your liability under it.

**11. PRESERVING OUR RIGHTS**

- 11.1 If we receive any payment or security from you, the borrower or any other person which is later ordered, under insolvency laws or for any other reason, to be refunded or released, then you will be liable as if we had never received the payment or security.
- 11.2 If any such claim for refund or release is made against us, we may agree or settle the claim on any terms we decide. We do not need your agreement to do so. If we do agree or settle the claim, you will be liable under this guarantee as if a court order had been made containing the terms we have agreed.
- 11.3 You will also be responsible for all costs incurred by us in defending such a claim.

**12. PAYMENTS**

All sums payable by you under this guarantee must be paid without any deduction, set-off or counterclaim.

**13. DEMANDS**

Except where we have made an obvious mistake a certificate signed by one of our officers as to the amount for the time being owed by you to us under this guarantee shall be conclusive evidence for all purposes of the amount you owe to us. We may make a number of demands under this guarantee.

**14. COSTS**

You will pay all legal and other costs (including out-of-pocket expenses and VAT) incurred by us in preparing this guarantee, and in connection with any actual or proposed enforcement, release or variation of it.

**15. SET-OFF**

We may (but are not obliged to) use any credit balance which we may hold for your account towards payment of any money payable by you under this guarantee. We may do this without prior notice to you. This right is in addition to any of our other rights.

**16. SERVING DEMANDS AND NOTICES**

16.1 A demand or notice by us under this guarantee may be made or given by a letter addressed to you and sent to the last correspondence address given by you to us.

16.2 A demand addressed to a guarantor who has died will be a sufficient demand to his or her personal representatives.

16.3 A demand or notice will be treated as properly served on you when it is left at the relevant address (if delivered by hand) or (if posted) on the day after posting, even if not actually delivered.

**17. TRANSFERS**

17.1 We may transfer and/or assign the benefit of this guarantee at any time, whether by selling it or otherwise disposing of it to a third party without the need to obtain your permission.

17.2 You agree that if we do transfer and/or assign this guarantee to another person your obligations under this guarantee will be owed to that other person in the same way as they are currently owed to us. If this guarantee is transferred and/or assigned you agree that we will no longer have any further obligations to you under this guarantee. Equally the person to whom we transfer the guarantee will be able to exercise all of the rights that we have under the guarantee.

17.3 If we transfer this guarantee, or as part of the negotiations prior to any such transfer, you agree that we may provide your details, including the amounts that you owe to us under the guarantee, to the person we are considering transferring this guarantee to. If we do so we shall take all reasonable steps to ensure that your details will be treated as securely as we treat them.

17.4 You may not transfer any of your obligations under this guarantee.

**18. GENERAL**

18.1 If we do not take action in response to any breach by you of the mortgage and/or the guarantee this will not prevent us from taking action against other breaches of the mortgage and/or the guarantee even if they are the same or similar to the breach we have previously taken no action in response to.

18.2 Neither we or you intend any third party to have any rights under this guarantee and the Contracts (Rights of Third Parties) Act 1999 therefore will not apply.

18.3 This guarantee may be executed in a number of counterparts and this has the same effect as if the signatures on the counterparts were on a single copy of this guarantee.

18.4 The terms and conditions of this guarantee and any non-contractual obligations in connection with it will be subject to English law and any disputes or claims must be brought in the English courts.

**SIGNED AND WITNESSED AS A DEED ON THE DATE SET OUT AT THE BEGINNING OF THIS GUARANTEE**

IMPORTANT: THIS IS AN IMPORTANT LEGAL DOCUMENT. SIGNING THIS DOCUMENT WILL MEAN THAT YOU MIGHT BECOME LIABLE TO US INSTEAD OF, OR AS WELL AS, THE BORROWER(S). WE STRONGLY RECOMMEND THAT YOU TAKE YOUR OWN LEGAL ADVICE BEFORE SIGNING IT.

SIGNED as a Deed by

In the presence of:

) S-Sivaprasad  
) Mr Sivaprasad Sighakolli

Suneetha P  
Mrs Suneetha Potturi

M.V.R. M.V.R.  
VENUGOPALA RAO MYNENI VENUGOPALA RAO  
MYNENI

Witness

Signature

Name

Address

M.V.R.  
VENUGOPALA RAO MYNENI  
10 RAGLAN CLOSE  
HOUNSLOW, TW4 5EP

SIGNED for and on behalf of

SAFFRON

BUILDING SOCIETY

by:

..... Duly Authorised Officer