

Our ref: RU00085
Your ref:



Opus Restructuring & Insolvency

1 Radian Court
Knowlhill
Milton Keynes
Buckinghamshire
MK5 8PJ

22 June 2021

URGENT ATTENTION REQUIRED

Mr Andrew Parissis-David
Flat 14 35 Bryanston Square
London
W1H 2DZ

+44 (0) 1908 087 220

✉ miltonkeynes@opusllp.com

Dear Mr Parissis-David,

Property: Flat D 8 Ennismore Gardens, London SW7 1NL (Title No: NGL886480)
Mortgagor: Rubin Holdings Limited
Law of Property Act Receivership

Please be aware that Trevor John Binyon and I were appointed Joint Law of Property Act Receivers of the above property with effect from 21st June 2021. Please find enclosed a copy of the deed of appointment for your records.

My primary role is to ensure that Together Commercial Finance Limited receive repayment of the loan in full plus costs and we will therefore be taking steps to realise the above property, subject to the security under which I was appointed.

Our appointment as Joint LPA Receivers to the charged property does not affect your statutory duties and responsibilities as Director(s) of the above company. You should ensure that the company and you as Director(s) comply with all the necessary statutory regulations and submit any and all statutory returns.

Again we strongly recommend that you show this letter to your financial and/or legal advisers and seek their advice as to the steps you should be taking in relation to the business and its creditors generally following this appointment.

I would be grateful if you could contact Milly Ord, either by email on milly.ord@opusllp.com or by telephone on 01908 752 949 as a matter of urgency to discuss the appointment and co-operate with providing any any information which may be required to assist with the sale of the property.

Yours sincerely,

A handwritten signature in black ink, appearing to read "T. Dolder", written over a horizontal line.

Timothy John Edward Dolder
Joint Law of Property Act Receiver

The Joint Receivers act as agent for the mortgagor without personal liability

London • Milton Keynes • Birmingham • Bristol • Croydon • Glasgow
Leeds • Liverpool • Maidstone • Newcastle • Nottingham

APPOINTMENT OF LAW OF PROPERTY ACT RECEIVERS

By a legal charge (the “Legal Charge”) made on **27 February 2020** between **RUBIN HOLDINGS LIMITED** (the “Borrower”) and **TOGETHER COMMERCIAL FINANCE LIMITED** (Co. Regn. No. 2058813) (“the Lender”) the borrower charged inter alia, in favour of the Lender, the (freehold or leasehold) property known as **Flat D, 8 Ennismore Gardens, London (SW7 1NL)** registered at HM Land Registry under Title Number(s) **NGL886480** (“the Property”).

Pursuant to the powers conferred on it by the Legal Charge and of every power enabling the Lender to do so, the Lender hereby appoints **Timothy John Edward Dolder & Trevor John Binyon of Opus Restructuring LLP, 1 Radian Court, Knowlhill, Milton Keynes, MK5 8PJ** (“the Receivers”) to be Receivers and managers of the Property with all the powers conferred by the Legal Charge and by the Law of Property Act 1925 and so that such Receivers and Managers may exercise any such powers independently of the other.

On appointment it will become the Receiver’s responsibility to confirm insurance cover and carry out inspections of the above stated Property in accordance with the terms and conditions specified within their Insurance Policy

Signed by: Diane Moore
A duly authorised signatory for Together Commercial Finance Limited

*Lake View
Lakeside
Cheadle
SK8 3GW*

Diane Moore

Dated: 21 June 2021