

ANNULMENT EVIDENCE SUMMARY

Why the bankruptcy order of 24 February 2026 ought not to have been made
Section 282(1)(a) Insolvency Act 1986 — County Court at Luton, Insolvency No. 0102 of 2024

Bankruptcy reference	BKT7280867
Court / number	County Court at Luton — Insolvency No. 0102 of 2024
Applicant / debtor	Ravi Kumar Bose
Petitioning creditor	Flexspace No.2 LLP (Freeths LLP — Martin Cork)
Underlying claim	Watford K00WD700 — summary judgment / personal liability disputed
Order under challenge	Bankruptcy order 24 February 2026
Crime reference (stolen gold)	01/7876502/26 — PC Ahmed Wed 26 Aug 2026 19:16 (D1 / A6 / A6b)
Evidenced timeline	https://legal.bosecom.org.uk (Exhibit E0)
Contact	r.k.bose@proton.me · 07501008789
Bundle date	7 October 2026

THREE LINKED GROUNDS — READ IN THIS ORDER

GROUND 1 — Unfair personal judgment founding the petition

Lease “Guarantor: NONE”; landlord disrepair and double lock-out; rent accepted after alleged forfeiture then refunded; Bosecom vacated ~5 July 2023 then sued the same day for possession/trespass including personally against the Applicant; Hunt path ignored; summary judgment with solicitor absent.

GROUND 2 — Ability to clear / service the debt at the material time

When the Applicant could still challenge and clear the debt, means existed: gold at his mother’s home valued in excess of £100,000, a large portion of which was his. That gold was stolen in June — crime **01/7876502/26** (PC Ahmed, Wednesday 26 August 2026 at 19:16 — investigation sent for closure). It is not a present asset.

GROUND 3 — No effective notice of the 24 February 2026 bankruptcy hearing

Fearnley adjournment when neither side attended; listing emailed to unused admin@ then compromised MSN; Applicant learned of the order only on 29 June 2026.

Status key: ● **CORROBORATED** exhibited document · ● **STATEMENT** Applicant’s account · ● **CONTEXT** supporting background.
Full sealed PDFs and exhibits follow after this summary in the same email attachment. Further documents:
<https://legal.bosecom.org.uk>.

PAGE 2 — WHY THE ORDER OUGHT NOT TO HAVE BEEN MADE (AT A GLANCE)

Gr.	Point	Detail	Status
G1	No guarantor — personal liability wrongly founded	Lease: Guarantor: NONE . Judgment / petition pursued against the director personally.	● CORROBORATED — lease B1
G1	Vacated — then sued for trespass	Bosecom left ~5 July 2023 after lock-outs/disrepair. Claim issued 5 July 2023 for possession/trespass personally despite Guarantor NONE (Exhibits B4 / B4b).	● CORROBORATED
G1	Rent accepted then refunded; double lock-out	Landlord took rent after alleged forfeiture, later refunded (June £3,403.02; then Apr/May £6,896.40). Lock-outs 26 Apr & 10–11 Jun 2023.	● CONTEXT — site + B5
G1	Hunt path then SJ without lawyer	2 Oct 2023: not in possession; perfected defence / trial path. 8 May 2024 SJ: solicitor absent; LiP vs counsel; evidence not properly examined.	● STATEMENT + Hunt B0
G2	Could have cleared the debt — gold later stolen	Gold > £100k at mother's; large portion Applicant's. Stolen June — crime 01/7876502/26 . PC Ahmed Wed 26 Aug 2026 19:16 (Exhibit A6b). Not held now.	● STATEMENT ● CORROBORATED — A6b
G3	Bankruptcy hearing notice failed	Neither side at Fearnley listing → 24 Feb 2026. Notice to unused admin@ then compromised MSN. Knew of order only 29 Jun 2026.	● CORROBORATED + ● STATEMENT

ONE-SENTENCE CASE

The petition rested on an unfair personal summary judgment (no guarantor; unproven trespass; Hunt's "not in premises" / trial directions ignored; no solicitor at SJ); at the time I could have cleared the debt I had means (gold later stolen — 01/7876502/26); and I never had effective notice of the 24 February 2026 hearing at which I was made bankrupt.

This is the **first** reason the bankruptcy order ought not to have been made. The petitioning debt is a personal judgment that should never have been entered against the Applicant on a company lease with no guarantor, after an unfair summary judgment process.

1.1 No personal guarantee

The Flexspace lease summary states **Guarantor: NONE** (Exhibit B1). There was no contractual basis to hold the Applicant personally liable as guarantor. Personal judgment on that lease was wrong in principle.

1.2 Landlord cascade — then trespass claim after exit

The evidenced timeline at <https://legal.bosecom.org.uk> (Exhibit E0) shows the petition debt sits at the end of Flexspace's own breaches: roof/electrical disrepair (Clauses 5.1 / 5.3); lock-outs on **26 April 2023** and **10–11 June 2023** (police: no legal notices); rent taken after alleged forfeiture then refunded (June refund £3,403.02, then April/May £6,896.40). Bosecom vacated around **5 July 2023** because the unit was unusable. The sealed claim for possession/trespass was issued **5 July 2023** — after exit — naming the Applicant personally despite Guarantor: NONE (Exhibits B4 / B4b; lock-out material B5).

1.3 Judge Hunt — not in the premises; defence recognised

At the preliminary hearing before DDJ Hunt on **2 October 2023**, the Applicant confirmed he was **no longer in possession of the premises**. Hunt recognised issues requiring a proper defence path and directed a **perfected defence** / trial path. That undercut a trespass narrative against him personally. It was disregarded at summary judgment. Hunt order(s): Exhibit B0.

1.4 Summary judgment without a lawyer; evidence not looked at

The Applicant's solicitor did not attend the summary judgment hearing (8 May 2024). He was left as a litigant in person against counsel. He assumed Judge Gaunt would examine the evidence and legal arguments as Hunt's path had indicated. Summary judgment was entered without properly considering no guarantor, the post-exit trespass theory, rent accepted/refunded, and Hunt's confirmation. That is not a fair foundation for a later bankruptcy petition. Further CPR / set-aside material is on <https://legal.bosecom.org.uk> and can be provided on request.

GROUND 1 — CONCLUSION

The petition debt rests on an unjust personal judgment. A bankruptcy order founded on that debt **ought not to have been made** (s.282(1)(a)), especially when read with Grounds 2 and 3. Further supporting papers can be provided on request.

Ability to pay is material. Bankruptcy is not appropriate where, at the time the Applicant could still challenge and clear the debt, he had the means to do so — and would have done so.

APPLICANT'S ACCOUNT — MEANS AT THE MATERIAL TIME

- At the time I was able to challenge and could have cleared the petition debt, I had the means.
- My mother held **gold at home valued in excess of £100,000. A large portion of that gold was mine.**
- I would have used that means to pay or secure the Flexspace / petition debt and avoid bankruptcy, had the underlying process been fair and had I known of the 24 February 2026 hearing in time to act.
- That gold was **stolen in June**. Crime reference: **01/7876502/26**.
- Police update from **PC Ahmed on Wednesday 26 August 2026 at 19:16**: investigation sent for closure after CCTV / witness / forensic / systems enquiries; no suspect identified; may be re-opened if further evidence arises (Exhibit A6b screenshot).
- I do **not** now hold that gold. It is **not** an undisclosed present asset.
- Further detail and documents can be provided on request — Exhibits D1, A6 and A6b.

Why this matters to annulment

Had effective notice of the bankruptcy hearing been given, or had the personal judgment been properly contested with evidence examined, the Applicant would have deployed family-held means (including his share of the gold) to clear or secure the debt. The later theft does not erase that he was able to service the debt when it still mattered. Combined with Ground 1 (debt ought not personally to have stood) and Ground 3 (no hearing notice), the order ought not to have been made.

Service / notice of the **bankruptcy hearing that made the order** is a separate and independent ground. It is not the only ground — but it is fully corroborated on the documents.

Date	Event	Status
12 Jun 2025	Attended and contested petition. No fixed next date that day.	● STATEMENT
1 Aug 2025	Fearnley: neither side attended ; adjourned to 24 Feb 2026 15:00 Luton.	● CORROBORATED — A1
4 Sep 2025	Cork emailed order to administrator@bosecom.uk only (unused).	● CORROBORATED — A2
Nov 2025	MSN compromised; no usable access until after 29 Jun 2026.	● STATEMENT
12 Dec 2025	Cork → MSN with 24 Feb 2026 date — not read (compromise).	● CORROBORATED send
24 Feb 2026	Bankruptcy order made in Applicant's absence.	● CORROBORATED
19 Jun 2026	Insolvency Service order notice → compromised MSN.	● CORROBORATED — A6
29 Jun 2026	Found letter at mother's; proton email 11:25; first effective knowledge.	● CORROBORATED / ● STATEMENT

Fearnley required opposition under rule 10.18 IR 2016 at least 5 business days before the hearing. Without effective notice, the Applicant could not oppose or attend — nor deploy the means in Ground 2.

Address: 50 Beresford Avenue = mother's post address, not home (left ~Jan 2025 after father's death 22 Nov 2024). Greenhill Crescent = former Bosecom trading address.

Section 282(1)(a) — order ought not to have been made

The Court is asked to annul because, looking at the case as a whole:

- (a) the petition debt was an unjust personal summary judgment (Ground 1);
- (b) the Applicant could have cleared / serviced that debt at the material time (Ground 2); and
- (c) he had no effective notice of the hearing at which he was made bankrupt (Ground 3).

Any one ground is serious; together they show the order ought not to have been made.

Section 282(1)(b) — alternative if funds later available

Present personal position: personal bank about £0; no savings; gold stolen (not available now). If debts/expenses can later be paid or secured as the rules require, (1)(b) may also arise.

RELIEF SOUGHT

- Annulment of the bankruptcy order dated 24 February 2026.
- Directions as to the petition, costs, and any rehearing as the Court thinks fit.
- Correspondence at **r.k.bose@proton.me** only (not MSN).

Points of clarity

- Ground 1 explains why the petition debt is an unjust foundation for bankruptcy. Further Watford papers can be provided on request.
- The gold figure is stated as in excess of £100,000 with a large portion belonging to the Applicant. A fuller breakdown and supporting material can be provided on request. Crime reference **01/7876502/26** relates to the theft; the gold is not currently held.
- The Applicant was handed the petition and attended on 12 June 2025. Ground 3 concerns effective notice of the **24 February 2026** hearing and of the order made that day.

PAGE 7 — EVIDENCE MATRIX

Ex.	Gr.	Fact	Status	Bundle
E0	—	https://legal.bosecom.org.uk evidenced timeline	● CORROBORATED	Source note
B0	G1	Hunt order(s) 2 Oct 2023 / directions path	● CORROBORATED	Sealed PDF
B1	G1	Lease — Guarantor NONE	● CORROBORATED	Lease PDF
B4	G1	Sealed claim 05.07.2023 — trespass after exit	● CORROBORATED	Claim extract
B5	G1	Defence Ex 10 — Flexspace breaks own lease	● CORROBORATED	PDF
B2	G1	Possession order 20 May 2024	● CORROBORATED	Sealed PDF
B3	G1	Gaunt 29 Jan 2025 set-aside dismissed	● CORROBORATED	Order extract
D1	G2	Ability to pay — gold > £100k; stolen June	● STATEMENT	D1 statement
A6b	G2	PC Ahmed 26 Aug 2026 19:16 — crime closure email	● CORROBORATED	Screenshot PDF
A6	G2	Crime / Insolvency Service mailbox extracts	● CORROBORATED	Mailbox extract
A1	G3	Fearnley order — neither side; 24 Feb 2026	● CORROBORATED	Sealed PDF
A2	G3	Cork 4 Sep 2025 → administrator@ only	● CORROBORATED	Headers + letters
A3	G3	Cork 12 Dec 2025 → MSN (24 Feb date)	● CORROBORATED	Mailbox extract
A4	G3	Bankruptcy petition RB14	● CORROBORATED	Petition PDF
A5	G3	French order — MSN correspondence address	● CORROBORATED	Court PDF
A6	G3	19 Jun 2026 order notice → MSN	● CORROBORATED	Mailbox extract
C1–C2	—	Signed insolvency forms after 29 Jun 2026	● CORROBORATED	Signed PDFs

Declared snapshot now: personal 59702860 / 30-84-58 £0; no savings; NLCRC Revolut company funds separate; wish to resign LiveUXI / NLCRC directorships; Bosecom in company insolvency.

Fearnley (1 Aug 2025) — Exhibit A1**Sealed**

"Upon there being no attendance from either the Petitioner or Debtor... adjourned to... **15:00 on 24 February 2026**... Debtor... oppose... rule 10.18... 5 business days before..."

Cork → admin@ (4 Sep 2025) — Exhibit A2**Channel**

To: **administrator@bosecom.uk** only — attached sealed order for 24 February 2026 hearing + letters Beresford / Greenhill.

Cork → MSN (12 Dec 2025) — Exhibit A3**Relisting**

"bankruptcy hearing... relisted to **24 February 2026**" — To: R.K.BOSE@msn.com

Ability to pay / crime — Exhibits D1 & A6**Means then; stolen June**

Gold at mother's home in excess of £100,000; large portion the Applicant's; would have cleared debt; stolen June; crime **01/7876502/26**; PC Ahmed **Wednesday 26 August 2026 at 19:16** (investigation sent for closure — Exhibit A6b); not held now. Fuller detail available on request.

END OF SUMMARY — GROUNDS 1 + 2 + 3 TOGETHER: ORDER OUGHT NOT TO HAVE BEEN MADE

If any further information or original documents are needed, please contact **r.k.bose@proton.me** or 07501008789 and they will be provided.

GENUINE EVIDENCE — EXHIBIT INDEX

Three grounds: (1) unfair personal summary judgment; (2) ability to clear the debt (gold later stolen); (3) no effective notice of 24 February 2026 hearing.

Ex.	Ground	Document	Type
E0	—	https://legal.bosecom.org.uk — public evidenced timeline	Source note
B1	G1	ACTUAL LEASE — Bosecom Ltd — Guarantor: NONE (full PDF)	Lease PDF
B1b	G1	Full Flexspace lease pack (RB6) — same lease	Lease PDF
B4	G1	Sealed claim / particulars 05.07.2023 (after exit)	Claim extract
B4b	G1	Notice of Issue 05.07.2023	Court PDF
B5	G1	Defence Ex 10 — Flexspace breaks own lease	PDF
B0	G1	DDJ Hunt order 2 Oct 2023 — directions / case path	Sealed PDF
B2	G1	Order for possession 20 May 2024	Sealed PDF
B3	G1	Gaunt 29 Jan 2025 — set-aside dismissed	Order extract
D1	G2	Ability to pay — gold > £100k; stolen June	Applicant statement
A6b	G2	PC Ahmed Wed 26 Aug 2026 19:16 — crime closure email	Screenshot PDF
A6	G2/G3	Crime 01/7876502/26 + 19 Jun 2026 order notice to MSN	Mailbox extract
A1	G3	Fearnley 1 Aug 2025 — neither side; adjourn to 24 Feb 2026	Sealed PDF
A2	G3	Cork 4 Sep 2025 → administrator@bosecom.uk + letters	Mailbox + letters
A3	G3	Cork 12 Dec 2025 → MSN (24 Feb date)	Mailbox extract
A4	G3	Bankruptcy petition RB14	Court PDF
A5	G3	French order — MSN correspondence address	Court PDF
C1	—	Signed insolvency documents after learning of order	Signed PDF
C2	—	Signed BPRCT	Signed PDF

Physical order below: **actual lease first (B1 / B1b — Guarantor NONE)**, then other Ground 1 docs, Ground 2 (D1), notice exhibits A1–A6, then signed forms C1–C2.

EXHIBIT B1 — ACTUAL LEASE

LEASE SUMMARY SHEET — KEY LINE

Flexspace No.2 LLP v Bosecom Limited / Ravi Kumar Bose

Unit 6, Park House, Greenhill Crescent, Watford — term 1 Oct 2019 to 30 Sep 2024

Guarantor

NONE

Taken from the Lease Summary Sheet of the actual Bosecom Limited lease. There is **no personal guarantor**.
The full lease PDF follows immediately.

What follows:

- **B1** — Actual lease PDF (BOSECOM LIMITED Lease 01.10.2019–30.09.2024) — Lease Summary Sheet shows field **Guarantor** completed as **NONE**.
- **B1b** — Full Flexspace lease pack (RB6) used in the set-aside / winding-up evidence (same lease; complete copy).

This is Ground 1 evidence: personal bankruptcy petition debt rests on personal judgment despite no guarantor on the lease.

EXHIBIT B1

GROUND 1 — ACTUAL LEASE — Guarantor: NONE

GENUINE EVIDENCE — next page(s)

Source file: B1-BOSECOM-LIMITED-Lease-01.10.2019-30.09.2024.pdf

BOSECOM LIMITED Lease 01.10.2019 to 30.09.2024. Lease Summary Sheet: field **Guarantor** = **NONE**. Tenant: Bosecom Limited. No personal guarantor.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

FLEXSPACE LEASE**1. Lease Summary Sheet**

Date of this Lease	
Estate	Known as:- PARK HOUSE, 15-23 Greenhill Crescent, Watford WD18 8PH
Premises	The premises (at and forming part of the Estate) known as Unit 6 (outlined in red on attached plan – for identification purposes only)
Approximate internal area	The Premises measures approximately 2157 sq ft (200 sqm)
Landlord	FLEXSPACE NO 2 LLP (Company Registration Number OC402987) whose registered office is at 38 Seymour Street, London W1H 7BP but whose address for service of notices in the UK is c/o Flexspace Management Ltd, Unit 112 Culley Court, Peterborough PE2 6WA or such other address notified to the Tenant in writing
Tenant	Bosecom Limited (Registered co. no. 09467259) Address: 50 Beresford Avenue, Hanwell, Middlesex, United Kingdom, W7 3AL Contact name: Dr Ravi Kumar Bose Email address: email: Accounts@bosecom.org.uk Telephone Number: 07845311950 / 02033933925 (ext 3 for accounts)
Guarantor	NONE
Term	A term of [5] years commencing on 1st October 2019 (the “ Term Commencement Date ”) and expiring on 30th September 2024
Payment Days	[1st day of each calendar month]
Rent	Year 1 of the Term - £17,400 per annum plus VAT Year 2 of the Term - £17,928 per annum plus VAT Year 3 of the Term - £18,468 per annum plus VAT Year 4 of the Term - £19,032 per annum plus VAT Year 5 of the Term - £19,608 per annum plus VAT

	business rates,	☐ Included in Site Charge
	electricity	☐ Included in Site Charge
	gas	☐ Included in Site Charge
	water	☐ Included in Site Charge
	IT	☐
	Telecommunications	☐
	Standing charges	☐
	Broadband	☐
	Waste Disposal	☐
	[any other costs]	☐
Any of the above items not ticked as being expressly included in the Rent are payable in addition to the Rent pursuant to clause 4.8, or may be charged as Additional Payment specified below. Such rent payable by equal payments in advance on the Payment Days from the Rent Commencement Date. The first payment due on completion of this Lease may be a pro-rata amount from the Rent Commencement Date to the next relevant Payment Day [The Rent is subject to review in accordance Clause 12 below and the "Relevant Percentage" for the purpose of Clause 12 is 3% per annum]		
Rent Commencement Date	1st October 2019	
Service Charge	£14,136 plus VAT per annum payable monthly (or part thereof) in advance on the Payment Days from the Term Commencement Date representing at the date of this Lease the Landlord's estimate of the Tenant's proportion (such proportion to be determined by the Landlord (acting reasonably)) of the Service Costs (as defined below) for the Estate (subject to review in accordance Clause 4.2 below)	
Insurance Charge	Such sum (subject to Clause 4.3) as the Landlord shall reasonably allocate in relation to the costs incurred by the Landlord in insuring the Estate and the Premises in accordance with Clause 6 and such sum of £864 + VAT per annum shall be payable monthly (or part thereof) on demand by equal payments in advance on the Payment Days from the Rent Commencement Date. The first payment due on completion of this Lease may be a pro-rata amount from the Rent Commencement Date to the next relevant Payment Day monthly in advance.	
Additional Payments	The Additional Payments of: £ [each] payable monthly in advance on the Payment Days from the Term Commencement Date. The first payment due on completion of this Lease	

	may be a pro-rata amount from the Term Commencement Date to the next relevant Payment Day.
Security Deposit	£3,625
Permitted Use	Use classes B1 and B2 as defined under the Town & Country Planning (Use Classes) Order 1987 (as amended) Retail sale of computers, peripheral units and software in specialised stores Repair of computers and peripheral equipment
Tenant's Break Right	NONE [No Tenant's break right included in this Lease]
Landlord's Break Right	NONE [No Landlord's break right included in this Lease]
Parking	The Tenant may park a maximum of 4 private motor cars during the Term on a first come first serve basis with no guarantee of availability in such areas as may be allocated by the Landlord from time to time according to the site car park rules and procedures.
Tenant – Exclusion of security of tenure provisions of the Landlord and Tenant Act 1954 (as amended)	The Tenant confirms that before the date of this Lease the Landlord served on the Tenant a notice dated 11/09/2019 in relation to the tenancy created by this Lease (The Notice) in a form complying with Schedule 1 of the Regulatory Reform (Business Tenancies) (England and Wales) 2003 Order The Tenant or person duly authorised by the Tenant in relation to the notice made a statutory declaration (the Declaration) dated in a form complying with the requirements of Schedule 2 of the 2003 Order The Tenant confirms where the Declaration was made by a person other than the Tenant, that party had authority and legal capacity to act on behalf of the Tenant Having complied with the requirements, the Landlord and Tenant agree that the provisions of S24 to 28 inclusive of the 1954 Landlord and Tenant Act shall not apply and are excluded in relation to this Lease

2. Definitions and Interpretations

- 2.1. The Lease Summary Sheet set out in Section 1 of this Lease shall form part of this Lease and the words and expressions specified in the Lease Summary Sheet shall have the meanings set out against them
- 2.2. References to the Landlord or the Tenant shall include their successors in title. The Tenant acknowledges that it has not relied on any statement or representation
- 2.3. For the purposes of this Lease the following definitions shall apply;
 - 2.3.1. **"the Estate"** shall mean all that centre or site referred to and in the ownership of the Landlord
 - 2.3.2. **"the Common Parts"** shall mean the entrances, estate roadways and pathways of the Estate and all other areas ways and amenities in the Estate provided or designated from time to time by the Landlord for common use by the tenants of the Estate
 - 2.3.3. **"the Premises"** shall include all internal and external doors shutters and windows (including frames glass locks and handles), floors (but not the structural elements supporting the floors) and floor coverings, ceilings

(including suspended ceilings) within the boundary of the Premises, the inner surface of any external walls and roofs, the inner half of all internal party walls delineating the boundary of the Premises but excluding such structural parts or load-bearing walls which form part of the common structure of the Estate), lighting and sanitary ware together with all appliances alarms media services wires pipes conduits plant and machinery within or exclusively serving the Premises

- 2.3.4. **"Landlord's Services"** shall mean the services referred to in Clause 5 below
- 2.3.5. **"the Loss of Rent Period"** means a period of 3 years from the date of damage or destruction
- 2.3.6. **"the Tenancy"** means the tenancy granted by this Lease
- 2.3.7. **"the Guarantor"** means the party guaranteeing the performance of the Tenant's obligations in this Lease
- 2.3.8. **"Planning Acts"** means as defined in section 336 of the Town and Country Planning Act 1990 all statutes containing provisions relating to town and country planning from time to time in force and all other statutes statutory instruments regulations rules orders and directions
- 2.3.9. **"the Surveyor"** means such person or company as the Landlord may from time to time nominate as the Landlord's surveyor or managing agent in respect of matters relating to the Estate or Premises (who may be a person employed by or otherwise connected with the Landlord)
- 2.3.10. **"Service Costs"** means the expenditure incurred by the Landlord in providing the Landlord's Services for the Estate
- 2.3.11. **"Service Media"** means any ducts, flues, gutters, pipes, drains, sewers, cables, conduits, wires or other media for conducting water, soil, gas, electricity and telecommunications
- 2.4. Words importing one gender shall be construed as importing any other gender
- 2.5. Words importing the singular shall be construed as importing the plural and vice versa
- 2.6. Where the Landlord or the Tenant comprises more than one person the obligations and liabilities of that party under this Lease shall be joint and several obligations and liabilities of those persons
- 2.7. The clause headings do not form part of this Lease and shall not be taken into account in its construction or interpretation
- 3. Term
 - 3.1. The Landlord lets and the Tenant takes the Premises at the Rent and additional rents (subject to any variation there may be recorded in this Lease) for the Term specified in the Lease Summary Sheet in accordance with the provisions of this Lease
- 4. Rent and Other Sums
 - 4.1. The Tenant shall pay the Rent specified in the Lease Summary Sheet by direct debit (or such other means as the Landlord reasonably requires) from the Rent Commencement Date as provided for in the Lease Summary Sheet (subject to any relevant increases in accordance with Clause 12 below)
 - 4.2. The Tenant shall also pay by way of additional rent by direct debit (or such other means as the Landlord so requires) the Service Charge and the Additional Payments (if any) specified in the Lease Summary Sheet from the Term Commencement Date.

In the event that the Landlord undertakes a reassessment of the Service Costs or the Additional Payments for the Estate during the Term and the Service Charge or Additional Payments are identified as insufficient, the Landlord shall upon 1 month's

prior written notice increase such charge in line with the expected annual Service Costs or Additional Payments.

Where the Landlord undertakes an annual reconciliation (but without any obligation on the Landlord to do so) of the Service Costs of the Estate the Tenant's proportion (such proportion to be determined by the Landlord (acting reasonably)) of such annual reconciled expenditure shall be calculated on the basis of the ratio that the net internal area of the Premises bears to the net internal area of the tenantable parts of the Estate and any shortfall shall be recoverable and invoiced as additional rent or in the event of overpayment credit made to the Tenant's account. Where the expenditure relates wholly or in part to an outlay by the Landlord relating exclusively to the Premises, the Landlord shall be entitled to directly recover and the Tenant shall pay to the Landlord on demand the whole or a fair proportion (as appropriate) of such expense from the Tenant.

- 4.3. The Tenant shall pay by way of additional rent in advance by direct debit (or such other means as the Landlord so requires) the Insurance Charge specified in the Lease Summary Sheet from the Term Commencement Date.
- 4.4. The Tenant shall also pay by way of additional rent by direct debit (or such other means as the Landlord shall reasonably require) the following charges:
 - 4.4.1. Interest on any arrears of rent or any other payment due from the Tenant to the Landlord which remain outstanding 7 days after the due date hereunder at the rate of 4% per annum over the base of the Barclays Bank Plc (or such other replacement bank as the Landlord shall require) from the due date on which such payment shall have fallen due until the date that the Landlord receives the funds
 - 4.4.2. A management charge of £175.00 (in addition to costs payable to bailiffs or others instructed by the Landlord) on each occasion the Landlord recovers or attempts to recover the said rents or other properly invoiced money
- 4.5. The Tenant shall pay to the Landlord on an indemnity basis all costs fees charges disbursements and expenses (including without prejudice to the generality of the above those payable to counsel solicitors and surveyors) properly incurred by the Landlord in relation to, incidental to or in connection with
 - 4.5.1. every application made by the Tenant for a consent or licence required by the provisions of this Lease
 - 4.5.2. the preparation and/or service of a notice under Section 146 of the 1925 Act or incurred in proceedings under Section 146 or 147 of that Act notwithstanding that forfeiture is avoided otherwise than by relief granted by the court
 - 4.5.3. serving any notice in connection with this Lease under Section 17 of the Landlord and Tenant (Covenants) Act 1995
 - 4.5.4. the recovery or attempted recovery of arrears of the Rent or other sums properly due from the Tenant or the enforcement of the covenants to be observed and performed by the Tenant
 - 4.5.5. the preparation service negotiation and settlement of a schedule of dilapidations during or within six months after the end of the Term relating to dilapidations which arise before or at the end of the Term and any negotiation or settlement relating to such schedule
- 4.6. All amounts are payable exclusive of VAT or such other taxes as may be applicable and the Tenant shall pay VAT or such other taxes as may be applicable in respect of all taxable supplies made to it in connection with this Lease on the date for making payment or if earlier the date on which that supply is made for VAT purposes. The Landlord is to provide to the Tenant a VAT invoice in respect of any VAT payable by the Tenant under this Lease

- 4.7. All sums payable under this Lease are payable in the manner set out in this Lease without any deduction set-off or counterclaim
 - 4.8. (To the extent that either the Rent is not stated in the Lease Summary Sheet to be inclusive of any of the costs mentioned below or the Additional Payments are not stated expressly to cover such items) or the Additional Payments are not stated expressly the Tenant shall pay/repay on demand and indemnify the Landlord against all of the following:
 - 4.8.1. all rates taxes assessments duties charges impositions and outgoings which are now or during the Term charged assessed or imposed upon the Premises exclusively or upon the owner or occupier of them (except any payable by the Landlord occasioned by any disposition or dealing with or ownership of the reversion of this Lease) or where they are assessed upon the Premises and any other property a proportion (to be determined by the Landlord (acting reasonably) of such rates taxes assessments duties charges impositions and outgoings
 - 4.8.2. all charges for all gas water electricity telephone installations foul and surface water drainage and information services facilities and other services consumed or used at or in relation to the Premises (including apparatus and/or meter rents)
 - 4.9. The Tenant shall pay the following outgoings in respect of the Premises which items are expressly excluded from the Landlord's Services:
 - 4.9.1. The cost of providing fire and intruder alarms and other security features
 - 4.9.2. Taxes assessments duties or statutory charges which should be paid by the Tenant
5. Landlord's Services
- Subject to the Tenant paying the Service Charge the Landlord shall use reasonable endeavours to:
- 5.1. (Where necessary) maintain and keep in repair and decorate and (where necessary) renew, replace where appropriate the Common Parts of the Estate including the structure of the building of which the Premises forms part and Service Media (but excluding any areas or items which fall within the liabilities of a tenant) and anything used by or for the Estate in common with other premises in a reasonable standard of repair
 - 5.2. Manage the Estate whether by engaging managing agents or by the Landlord's own staff or the staff of an associated company employing or engaging staff (whether by the Landlord or by agents or others) or independent contractors in connection with the management and security of the Estate and the provision of the Landlord's Services
 - 5.3. Provide install operate maintain inspect test repair and replace all plant machinery electrical systems security systems fire detection fire fighting and emergency lighting equipment solely serving the Common Parts
 - 5.4. Clean and light the Common Parts maintain and cultivate any landscaped areas and provide and maintain estate signage
 - 5.5. (Subject to the Tenant providing access to the Landlord to do so) comply with such statutory or regulatory requirements affecting the parts of the Estate which are not demised to any tenant
 - 5.6. Pay rates and water rates other than those for which the tenants are responsible
 - 5.7. Provide such other service or services which the Landlord may in its reasonable discretion provide in the interest of good estate management
 - 5.8. Use reasonable endeavours to provide the Landlord's Services within normal business hours 09.00 to 17.00 Monday to Friday (excluding bank holidays) but will not be

responsible for any loss or damage caused by their inability (howsoever caused) to provide such services

- 5.9. The Landlord will provide the services set out in this clause 5 acting reasonably and in its reasonable discretion, having regard to the age and nature of the Estate and may utilise all or part of the Service Charge in complying with its obligations in this clause 5

6. Insurance

- 6.1. The Landlord will during the Term keep the Estate (specifically excluding the matters referred to in Clause 6.4 below) insured with a reputable insurer against such perils as the Landlord shall determine (subject to the provisions referred to below)
- 6.2. The Landlord will insure the Estate against standard commercial risks (subject to the availability of cover and acceptable rates)
- 6.3. If the Premises are damaged or destroyed by a risk against which the Landlord has insured:
- 6.3.1. so as to be unfit for occupation and use (except as a consequence of the Tenant's default or negligence) then the Rent reserved by this Lease (or a proper proportion according to the extent of the damage) shall from the date of such damage or destruction and until the Premises shall have been reinstated for occupation and use or until the end of the Loss of Rent Period, whichever is the earlier cease to be payable
- 6.3.2. and the Premises have not been rebuilt or reinstated so as to be ready for the Tenant to occupy and use by the end of the Loss of Rent Period (or sooner by mutual agreement) the Landlord or Tenant shall on or after the end of the Loss of Rent Period be able to serve 3 prior written months' notice terminating this Lease but without prejudice to any claim breach or action either party may have against the other under this Lease for any prior breach. On determination under this clause all unused insurance monies shall belong to the Landlord absolutely and the Landlord shall have no further duty to reinstate.
- 6.4. The Landlord may arrange cover for such other risks to be insured which in the Landlord's absolute discretion are commercially prudent, but shall not be liable to the Tenant nor shall insure for any loss incurred by the Tenant for glass locks contents stock loss of trade or business interruption
- 6.5. If and whenever the Premises or any part of them are damaged or destroyed by a risk insured by the Landlord:
- 6.5.1. The Tenant shall to pay to the Landlord on demand a sum equal to any excess relating to such damage or destruction.
- 6.5.2. And the insurance money under the policy of insurance effected by the Landlord is by reason of any act or default of the Tenant or anyone at the Premises expressly or by implication with the Tenant's authority wholly or partially irrecoverable immediately in every such case to pay to the Landlord on demand the amount of such insurance money so irrecoverable in which event following payment in full of all such proper sums the provisions of Clause 6.3 shall apply

7. Rights

- 7.1. Provided the Tenant pays the Rent and complies with the Tenant's covenants and other obligations under this Lease, the Tenant shall benefit from quiet enjoyment of the Premises during the Term without interference by the Landlord
- 7.2. The Tenant is granted with others the shared use of the Common Parts giving access to the Premises and the non-exclusive benefit of Service Media which serve the Premises and which may serve other tenantable parts of the Estate but must use them

in a reasonable and proper manner in accordance with any regulations imposed by the Landlord

- 7.3. The Landlord reserves the right to alter or close any Common Parts subject to providing (except in the case of emergency) reasonably suitable alternative access or amenities and reserves the right to use (and repair, alter or renew) any service media in the Premises which serve the Estate
- 7.4. The Landlord also reserves the right to enter the Premises for the purpose and on terms set out elsewhere in this Lease
- 7.5. The Landlord retains the right to serve upon the Tenant a notice of repair, such repairs to be completed within 2 months of service of the notice (or earlier if reasonable). In the event that such repairs are not undertaken within this period, the Landlord reserves the right to effect such works on their behalf at the Tenant's sole expense together with the cost of any professional or ancillary fees incurred

8. The Tenant's Obligations

The Tenant agrees with the Landlord:

- 8.1. **Rent** – To pay the Rent, the additional rents and the other sums specified in Clause 4 in accordance with Clause 4
- 8.2. **Repair** – To put and keep at all times the whole of the Premises (including all glass and lighting) suitably cleaned and in good substantial condition and repair and to maintain and regularly service by suitably qualified personnel the Service Media within or serving the Premises and to repair and replace as necessary and deliver up serviced and in good substantial condition and repair all the Landlord's fixtures and fittings including plant and equipment and any telephone and IT equipment and to decorate the interior and exterior of the Premises including all doors windows or previously decorated surfaces of the Premises with one undercoat and two top coats of gloss every 3 years and in the last year of the Term in a colour previously designated by the Landlord and in the last year of the term to replace all floor coverings to the satisfaction of the Landlord or the Surveyor
- 8.3.
 - 8.3.1. **Laws and Regulations** - To comply with all Acts of Parliament, orders, regulations, bye-laws, rules (including those of the Landlord or his agents) and any other legislation applicable to the Premises and the Tenant's use thereof and to carry out any works required in order to do so; not do anything which may result in a statutory requirement for work to be carried out on the Premises or any other premises of the Landlord on the Estate
 - 8.3.2. **Compliance** – To comply with all requests made by the Landlord in order to fulfil its own compliance and record keeping requirements. This may include, but is not limited to, the provision of (i) ID documents such as a passport or driving licence and (ii) a utility bill, bank statement or council tax bill. To respond to any such request promptly
- 8.4. **Assignment and subletting** - Not to assign, sublet, charge or part with possession of or share the occupation of any part of the Premises or permit another to occupy or use, or share occupation or use of, the whole or any part of the Premises nor hold the Lease on trust for any person for all or any part of the Term.
- 8.5. **Alterations** - Not to make any structural or service media alterations or additions whatsoever to the Premises. The Tenant may make non-structural alterations subject to obtaining the Landlord's prior written consent. Unless otherwise requested by the Landlord (whether in relation to the whole or part of such alterations or additions) at the end of the Term, the Tenant shall reinstate any alterations or additions to the Premises at the expense of the Tenant and to the satisfaction of the Landlord acting reasonably. The Tenant shall not carry out any alteration to the Premises which would, or may reasonably be expected to, have an adverse effect on the asset rating in any Energy Performance Certificate commissioned in respect of the Premises

- 8.6. **Permitted Use** - Not to use the Premises or any part of the Premises otherwise than for the Permitted Use (as may be allowed by law) and for the sake of clarity in no event is the Tenant to allow anyone to reside in or bring animals (except a guide dog) into the Premises or use the Premises for a public auction or meeting place. The Tenant acknowledges that nothing in this Lease nor any approval or consent given by the Landlord now or at any time during the Term implies represents or warrants that the Premises may be lawfully used for any particular use under the Planning Acts or any other statute
- 8.7. **Nuisance** – Neither to carry out any acts at the Premises which are noisy, noxious, dangerous, or offensive, nor to cause any nuisance, damage, inconvenience or annoyance to the Landlord or to any owners or occupiers of any adjoining or neighbouring property or the neighbourhood
- 8.8. **Insurance** - Not to do anything which may cause an increase in premium or invalidate any insurance or policy relating to the Premises or the Estate. In the event that the nature of the Tenant's business incurs the payment of additional premiums, the Tenant agrees to fully reimburse the Landlord for such additional premiums
- 8.9. **Hazardous Materials** - Not to permit any toxic, contaminative, hazardous, combustible, explosive or dangerous substances or materials to be on or to escape or be discharged from the Premises and the Tenant shall be liable for and indemnify the Landlord against any costs or liabilities arising from any breach of this obligation
- 8.10. **Contents** –to arrange contents insurance for their own fittings trade goods stock or possessions and business interruption cover
- 8.11. **Letting Boards** – 6 months prior to the Term coming to an end to permit the Landlord to erect boards externally for the purposes of re-letting the Premises and to show prospective tenants the Premises
- 8.12. **Security** – To ensure the windows and doors within the Premises remain fully locked whilst the Tenant is not in occupation
- 8.13. **Waste** - Neither to deposit or dump hazardous materials trade refuse or goods nor to store goods external to the Premises, and to remove all its waste from the Estate, failing which the Landlord reserves the right to arrange its removal and charge the Tenant accordingly, and to place only general waste in any communal waste bins, if such facilities are provided by the Landlord
- 8.14. **Floors/Services** - Not to overload floors or services or the Service Media
- 8.15. **Damage** - To notify the Landlord of any damage or destruction to the Premises as soon as possible but at the latest within 48 hours of the event.
- 8.16. **Indemnify the Landlord** - to indemnify and keep indemnified the Landlord from and against all actions proceedings claims demands losses costs expenses damages and liability in respect of any injury to any person or damage to any property by reason of or arising directly or indirectly out of the non-compliance by the Tenant with the Tenant's covenants or other obligations contained in this Lease
- 8.17. **Entry by Landlord** - To allow the Landlord and all persons authorised by the Landlord to enter the Premises at any time upon reasonable prior notice during normal business hours for the purpose of:
- 8.17.1. ascertaining whether the terms of this Lease have been complied with
- 8.17.2. carrying out the Landlord's Services
- 8.17.3. carrying out any repairs remove and make good any unauthorised alterations or execute any works which the Tenant has failed to carry out pursuant to its obligations under this Lease
- 8.18. **Yield Up** – At the expiration or earlier determination of the Term:

- 8.18.1. to peaceably to yield up the Premises free of third party rights in such state of repair and condition as shall be in accordance with the terms of this Lease
- 8.18.2. to give up all keys to the Premises to the Landlord
- 8.18.3. to remove from the Premises and Estate his goods fixtures and fittings including signs and make good all damage caused to the Premises by their removal. In the event that the Tenant fails to remove all such items prior to vacating the Premises the Landlord further reserves the right to dispose of those items in whatsoever way as the Landlord shall see fit
- 8.19. **Loading/Unloading** – Not to load or unload or block the Common Parts access ways or areas
- 8.20. **Release of the Landlord** –upon the written request of the Landlord to release the Landlord from any further liability under this contract in the event of a sale or disposal of their interest in the Estate
- 8.21. **Site Usage** – To comply with site security out of normal business hours and otherwise to comply with such reasonable rules as the Landlord may make from time to time governing the management use and occupation of the Estate
- 8.22. **EPC** – to co-operate with the Landlord so far as is reasonably necessary to allow the Landlord to obtain an Energy Performance Certificate and Recommendation Report for the Property or the Estate including providing the Landlord with copies of any plans or other information held by the Tenant that would assist in obtaining an Energy Performance Certificate. The Tenant will allow such access to any Energy Assessor appointed by the Landlord as is reasonably necessary to inspect the Property for the purposes of preparing an Energy Performance Certificate and/or Recommendation Report for the Property or the Building

9. Forfeiture

- 9.1. If:
 - 9.1.1. the Rent, the additional rents or any other sums payable under this Lease is outstanding for ten days after becoming due whether formally demanded or not; or
 - 9.1.2. if any of the obligations on the part of the Tenant shall not be observed and performed; or
 - 9.1.3. where the Tenant is an individual:
 - 9.1.3.1. *any step is taken in connection with any voluntary arrangement or any other compromise or arrangement for the benefit of any creditors of the Tenant;*
 - 9.1.3.2. *a bankruptcy order is made against the Tenant*
 - 9.1.4. where the Tenant is a company:
 - 9.1.4.1. *any step is taken in connection with any voluntary arrangement or any other compromise or arrangement for the benefit of any creditors of the Tenant;*
 - 9.1.4.2. *an administration order is made in relation to the Tenant;*
 - 9.1.4.3. *the appointment of an administrator;*
 - 9.1.4.4. *a receiver or manager is appointed in relation to any property or income of the Tenant;*
 - 9.1.4.5. *a liquidator is appointed in respect of the Tenant;*

- 9.1.4.6. *a voluntary winding-up of the Tenant is commenced, except a winding-up for the purpose of amalgamation or reconstruction of a solvent company in respect of which a statutory declaration of solvency has been filed with the Registrar of Companies;*
- 9.1.4.7. *the Tenant is struck-off from the Register of Companies;*
- 9.1.4.8. *the Tenant ceases to exist or carry on its business at the Premises*

then and in any such case the Landlord may re-enter the Premises (or any part of them in the name of the whole) at any time (and even if any previous right of re-entry has been waived) and then the Term will absolutely cease but without prejudice to any rights or remedies which may have accrued to either party against the other in respect of any breach of covenant or other term of this Lease (including the breach in respect of which the re-entry is made)

10. Security Deposit

10.1. In this Clause 10:

10.1.1. **"Default"** means any failure by the Tenant to:

- 10.1.1.1. pay the whole or any part of the rents, interest, outgoings and any other sums due to, or recoverable by, the Landlord under this Lease, whether or not reserved by way of rent and whether formally demanded or not or pay any sums due to a third party in respect of services provided to the Tenant at the Premises (including but not limited to telephone and internet and other information technology services);
- 10.1.1.2. observe and perform any tenant covenants and conditions contained or referred to in this Lease;

10.1.2. **"Expenses"** means all losses arising as a consequence of (or which it is reasonably foreseeable that the Landlord will have to incur as a result of) the forfeiture or disclaimer of this Lease

- 10.2. Subject to clearance of funds the Tenant has paid the Security Deposit set out in the Lease Summary Sheet to the Landlord.
- 10.3. The Landlord will repay the Security Deposit to the Tenant once the Tenant has vacated the Premises at the end of the Term (howsoever it may end) but less deductions properly made by the Landlord to cover any unpaid rent and the actual or anticipated cost of remedying any Default
- 10.4. Following any Default, the Landlord shall be entitled to withdraw from the Security Deposit such proportion of the Security Deposit as may be reasonably necessary to make good any such Default
- 10.5. If this Lease is forfeited, surrendered or otherwise terminated early or the liability of the Tenant under this Lease is disclaimed, then as compensation for the Expenses, the Landlord shall be entitled to withdraw from the Security Deposit such sums as may be reasonably necessary to satisfy the all losses arising as a consequence of (or which it is reasonably foreseeable that the Landlord will have to incur as a result of) the forfeiture or disclaimer of this Lease
- 10.6. Within ten Working Days after the date of every occasion upon which the Landlord serves notice in writing on the Tenant that the Landlord has made a withdrawal from the Security Deposit the Tenant shall pay to the Landlord such sum or sums as shall be necessary to ensure that the Security Deposit is equal to the amount specified in the Lease Summary Sheet

- 10.7. The Tenant warrants that the Security Deposit is free from any charge or encumbrance and with full title guarantee charges to the Landlord the amount for the time being constituting the Security Deposit as security for the performance of the Tenant's obligations under this Lease and the cost of enforcing those obligations
11. No Agreement for Lease
- 11.1. It is certified that there is no agreement for lease to which this Lease gives effect
12. Fixed Increases in the Rent – ***this provision only applies if the Lease Summary Sheet confirms that the Rent is to be subject to review otherwise this provision is to be ignored***
- 12.1. On every anniversary of the Term Commencement Date the Rent specified in the Lease Summary Sheet will be increased by the Relevant Percentage (as specified in the Lease Summary Sheet).
- 12.2. The first increase will take place on the first anniversary of the Term Commencement Date and thereafter on each subsequent anniversary of the Term Commencement Date
- 12.3. The Landlord shall as soon as practicable after each anniversary of the Term Commencement Date give notice to the Tenant of the increased Rent that is due
13. Tenant's Break Option – ***this provision only applies if the Lease Summary Sheet confirms that this Lease is intended to have a Tenant's break right otherwise this provision is to be ignored***
- 13.1. The Tenant may determine this Lease on the Tenant's Break Date by serving not less than the Tenant's Notice Period prior written notice on the Landlord subject to:-
- 13.1.1. the Tenant having paid the Rent and all sums due and demanded under this Lease up to the Tenant's Break Date;
- 13.1.2. the Tenant paying to the Landlord at least 7 days prior to the Tenant's Break Date the Break Payment (if any) specified in the Lease Summary Sheet);
- 13.1.3. the Tenant yielding up the Premises with vacant possession and complying with the covenants in this Lease;
- 13.1.4. following which this Lease shall terminate upon the Tenant's Break Date but without prejudice to any claim either party may have in respect of a prior breach of any lease covenant
14. Landlord's Break Option – ***this provision only applies if the Lease Summary Sheet confirms that this Lease is intended to have a Landlord's break right otherwise this provision is to be ignored***
- 14.1. The Landlord may determine this Lease on the Landlord's Break Date subject to the service of not less than the Landlord's Notice Period prior written notice upon the Tenant. The term will terminate on the date of expiry of the Landlord's notice but without prejudice to any rights of action which either party may have for breach of any prior breach of any lease covenant
15. Guarantor – ***this provision only applies if details of a Guarantor are provided in the Lease Summary Sheet otherwise this provision is to be ignored***
- 15.1. The Guarantor guarantees to the Landlord that the Tenant shall pay the rents reserved by this Lease and observe and perform the tenant covenants of this Lease and that if the Tenant fails to pay any of those rents or to observe or perform any of those tenant covenants, the Guarantor shall pay or observe and perform them
- 15.2. The Guarantor covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under paragraph 15.1 to indemnify and keep indemnified the Landlord against any failure by the Tenant to pay any of the rents reserved by this Lease or any failure to observe or perform any of the tenant covenants of this Lease

- 15.3. The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by:
- 15.3.1. any time or indulgence granted by the Landlord to the Tenant; or
 - 15.3.2. any delay or forbearance by the Landlord in enforcing the payment of any of the rents or the observance or performance of any of the tenant covenants of this Lease or in making any demand in respect of any of them; or
 - 15.3.3. any refusal by the Landlord to accept any rent or other payment due under this Lease where the Landlord believes that the acceptance of such rent or payment may prejudice its ability to re-enter the Property; or
 - 15.3.4. the Landlord exercising any right or remedy against the Tenant for any failure to pay the rents reserved by this Lease or to observe or perform the tenant covenants of this Lease; or
 - 15.3.5. the Landlord taking any action or refraining from taking any action in connection with any other security held by the Landlord in respect of the Tenant's liability to pay the rents reserved by this Lease or observe and perform the tenant covenants of the lease including the release of any such security; or
 - 15.3.6. any legal limitation or disability on the Tenant or any invalidity or irregularity of any of the tenant covenants of the lease or any unenforceability of any of them against the Tenant; or
 - 15.3.7. the Tenant being dissolved, or being struck off the register of companies or otherwise ceasing to exist, or, if the Tenant is an individual, by the Tenant dying or becoming incapable of managing its affairs; or
 - 15.3.8. without prejudice to Clause 15.4, the disclaimer of the Tenant's liability under this Lease or the forfeiture of this Lease; or
 - 15.3.9. the surrender of the lease in respect of part only of the Property, except that the Guarantor shall not be under any liability in relation to the surrendered part in respect of any period after the surrender; or
 - 15.3.10. by any other act or omission except an express written release by deed of the Guarantor by the Landlord.
- 15.4. If this Lease is forfeited or the liability of the Tenant under this Lease is disclaimed and the Landlord gives the Guarantor notice not later than six months after the forfeiture or the Landlord having received notice of the disclaimer, the Guarantor shall enter into a new lease of the Property on the terms set out in this Lease for the remainder of the Term had there been no forfeiture or disclaimer

This Lease is governed by English law

This Lease has been executed and delivered as a deed on the date written above

Landlord signs here

EXECUTED as a **DEED** by **FLEXSPACE NO 2**
LLP by a member in the presence of:

.....
Witness Signature

.....
Member

.....
Witness Name

.....
Address

.....

.....

(Additional signature blocks to be included if there is more than one Tenant)

Tenant signs here where it is a company

Signed as a deed (but not delivered until dated)

By the **Tenant**

(acting by two directors or a director
and secretary or authorised signatory)

.....
Director

.....
Secretary/Director

Guarantor signs here where it is a company

Signed as a deed (but not delivered until dated)

By the **Guarantor**

(acting by two directors or a director
and secretary or authorised signatory)

.....
Director

Secretary/Director

.....

Tenant/Guarantor signs here where it is an individual

SIGNED as a DEED by

[.....] *(insert Tenant's name)*

in the presence of:

Witness' Signature:

Witness' Name:

Witness' Address:

SIGNED as a DEED by

[.....] *(insert Guarantor's name)*

in the presence of:

Witness' Signature:

Witness' Name:

Witness' Address:

LANDLORD AND TENANT ACT – WARNING NOTICE
FORM OF NOTICE THAT SECTIONS 24 TO 28 OF THE LANDLORD AND
TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY

To: **BOSECOM LIMITED**

50 Beresford Avenue, Hanwell, Middlesex, United Kingdom, W7 3AL

From:

FLEXSPACE NO 2 LLP (Company Registration Number OC402987)

whose registered office is at 38 Seymour Street, London W1H 7BP

Date.....

IMPORTANT NOTICE
<u>You are being offered a lease without security of tenure. Do not commit yourself to the lease unless you have read this message carefully and have discussed it with a professional adviser.</u> Business tenants normally have security of tenure – the right to stay in their business premises when the lease ends. <u>If you commit yourself to the lease you will be giving up these important legal rights.</u> • You will have no right to stay in the premises when the lease ends. • Unless the landlord chooses to offer you another lease, you will need to leave the premises. • You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right. • If the landlord offers you another lease, you will have no right to ask the court to fix the rent. It is therefore important to get professional advice – from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights. If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954. If you receive this notice at least 14 days before committing yourself to the lease, you will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease. <u>But if you do not receive at least 14 days notice, you will need to sign a “statutory” declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).</u> Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decided to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

NOTE – If there is a more than one tenant and/or guarantor(s) a warning notice must be served on each party

LANDLORD AND TENANT ACT – STATUTORY DECLARATION BY TENANT

Dr Ravi Kumar Bose of BOSECOM LIMITED

50 Beresford Avenue, Hanwell, Middlesex, United Kingdom, W7 3AL

do solemnly and sincerely declare that -

1. I / **Dr Ravi Kumar Bose of BOSECOM LIMITED**

propose(s) to enter into a tenancy of premises at:

Unit 6, PARKHOUSE 15-23 Greenhill Crescent, Watford WD18 8PH

for a term commencing on a date to be agreed

2. I/The tenant propose(s) to enter into an agreement with Flexspace No 2 LLP that the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 (security of tenure) shall be excluded in relation to the tenancy.
3. The landlord has served on me/the tenant a notice in the form, or substantially in the form, set out in Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003. The form of notice set out in that Schedule is reproduced below.
4. I have/The tenant has read the notice referred to in paragraph 3 above and accept(s) the consequences of entering into the agreement referred to in paragraph 2 above.
5. (as appropriate) I am duly authorised by the tenant to make this declaration.

To:

BOSECOM LIMITED

50 Beresford Avenue, Hanwell, Middlesex, United Kingdom, W7 3AL

From:

FLEXSPACE NO 2 LLP (Company Registration Number OC402987)

whose registered office is at 38 Seymour Street, London W1H 7BP

Date

IMPORTANT NOTICE
<u>You are being offered a lease without security of tenure. Do not commit yourself to the lease unless you have read this message carefully and have discussed it with a professional adviser.</u> Business tenants normally have security of tenure – the right to stay in their business premises when the lease ends.

If you commit yourself to the lease you will be giving up these important legal rights.

- You will have **no right** to stay in the premises when the lease ends.
- Unless the landlord chooses to offer you another lease, you will need to leave the premises.
- You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right.
- If the landlord offers you another lease, you will have no right to ask the court to fix the rent.

It is therefore important to get professional advice – from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights.

If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954.

If you receive this notice at least 14 days before committing yourself to the lease, you will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease.

But if you do not receive at least 14 days notice, you will need to sign a “statutory” declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).

Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decided to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

SIGNED [by the Tenant or authorised signatory]

DECLARED at _____ this _____ day of _____ .

Before me

(signature of person before whom declaration is made)

A commissioner for oaths or A solicitor empowered to administer oaths or *(as appropriate)*

NOTE – If there is a more than one tenant and/or guarantor(s) statutory declaration must be sworn by each party

EXHIBIT B1b

GROUND 1 — Full Flexspace lease pack (RB6)

GENUINE EVIDENCE — next page(s)

Source file: B1b-RB6-Flexspace-Lease-full.pdf

Complete lease copy used in prior court evidence packs. Same lease: Guarantor NONE on summary sheet.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

FLEXSPACE LEASE**1. Lease Summary Sheet**

Date of this Lease	18 OCT 2019
Estate	Known as:- PARK HOUSE, 15-23 Greenhill Crescent, Watford WD18 8PH
Premises	The premises (at and forming part of the Estate) known as Unit 6 (outlined in red on attached plan – for identification purposes only)
Approximate internal area	The Premises measures approximately 2157 sq ft (200 sqm)
Landlord	FLEXSPACE NO 2 LLP (Company Registration Number OC402987) whose registered office is at 38 Seymour Street, London W1H 7BP but whose address for service of notices in the UK is c/o Flexspace Management Ltd, Unit 112 Culley Court, Peterborough PE2 6WA or such other address notified to the Tenant in writing
Tenant	Bosecom Limited (Registered co. no. 09467259) Address: 50 Beresford Avenue, Hanwell, Middlesex, United Kingdom, W7 3AL Contact name: Dr Ravi Kumar Bose Email address: email: Accounts@bosecom.org.uk Telephone Number: 07845311950 / 02033933925 (ext 3 for accounts)
Guarantor	NONE
Term	A term of [5] years commencing on 1st October 2019 (the "Term Commencement Date") and expiring on 30th September 2024
Payment Days	[1st day of each calendar month]
Rent	Year 1 of the Term - £17,400 per annum plus VAT Year 2 of the Term - £17,928 per annum plus VAT Year 3 of the Term - £18,468 per annum plus VAT Year 4 of the Term - £19,032 per annum plus VAT Year 5 of the Term - £19,608 per annum plus VAT

	business rates,	☒ Included in Site Charge
	electricity	☒ Included in Site Charge
	gas	☒ Included in Site Charge
	water	☒ Included in Site Charge
	IT	☐
	Telecommunications	☐
	Standing charges	☐
	Broadband	☐
	Waste Disposal	☐
	[any other costs]	☐
Any of the above items not ticked as being expressly included in the Rent are payable in addition to the Rent pursuant to clause 4.8, or may be charged as Additional Payment specified below. Such rent payable by equal payments in advance on the Payment Days from the Rent Commencement Date. The first payment due on completion of this Lease may be a pro-rata amount from the Rent Commencement Date to the next relevant Payment Day [The Rent is subject to review in accordance Clause 12 below and the "Relevant Percentage" for the purpose of Clause 12 is 3% per annum]		
Rent Commencement Date	1 st October 2019	
Service Charge	£14,136 plus VAT per annum payable monthly (or part thereof) in advance on the Payment Days from the Term Commencement Date representing at the date of this Lease the Landlord's estimate of the Tenant's proportion (such proportion to be determined by the Landlord (acting reasonably)) of the Service Costs (as defined below) for the Estate (subject to review in accordance Clause 4.2 below)	
Insurance Charge	Such sum (subject to Clause 4.3) as the Landlord shall reasonably allocate in relation to the costs incurred by the Landlord in insuring the Estate and the Premises in accordance with Clause 6 and such sum of £864 + VAT per annum shall be payable monthly (or part thereof) on demand by equal payments in advance on the Payment Days from the Rent Commencement Date. The first payment due on completion of this Lease may be a pro-rata amount from the Rent Commencement Date to the next relevant Payment Day monthly in advance.	
Additional Payments	The Additional Payments of: £ [each] payable monthly in advance on the Payment Days from the Term Commencement Date. The first payment due on completion of this Lease	

	may be a pro-rata amount from the Term Commencement Date to the next relevant Payment Day.
Security Deposit	£4,085
Permitted Use	Use classes B1 and B2 and B8 as defined under the Town & Country Planning (Use Classes) Order 1987 (as amended) Workshop - Retail sale of computers, peripheral units and software in specialised stores Repair of computers and peripheral equipment
Tenant's Break Right	NONE [No Tenant's break right included in this Lease]
Landlord's Break Right	NONE [No Landlord's break right included in this Lease]
Parking	The Tenant may park a maximum of 4 private motor cars during the Term on a first come first serve basis with no guarantee of availability in such areas as may be allocated by the Landlord from time to time according to the site car park rules and procedures.
Tenant – Exclusion of security of tenure provisions of the Landlord and Tenant Act 1954 (as amended)	The Tenant confirms that before the date of this Lease the Landlord served on the Tenant a notice dated 11/09/2019 in relation to the tenancy created by this Lease (The Notice) in a form complying with Schedule 1 of the Regulatory Reform (Business Tenancies) (England and Wales) 2003 Order The Tenant or person duly authorised by the Tenant in relation to the notice made a statutory declaration (the Declaration) dated 13-09-2019 in a form complying with the requirements of Schedule 2 of the 2003 Order The Tenant confirms where the Declaration was made by a person other than the Tenant, that party had authority and legal capacity to act on behalf of the Tenant Having complied with the requirements, the Landlord and Tenant agree that the provisions of S24 to 28 inclusive of the 1954 Landlord and Tenant Act shall not apply and are excluded in relation to this Lease

2. Definitions and Interpretations

- 2.1. The Lease Summary Sheet set out in Section 1 of this Lease shall form part of this Lease and the words and expressions specified in the Lease Summary Sheet shall have the meanings set out against them
- 2.2. References to the Landlord or the Tenant shall include their successors in title. The Tenant acknowledges that it has not relied on any statement or representation
- 2.3. For the purposes of this Lease the following definitions shall apply;
 - 2.3.1. **"the Estate"** shall mean all that centre or site referred to and in the ownership of the Landlord
 - 2.3.2. **"the Common Parts"** shall mean the entrances, estate roadways and pathways of the Estate and all other areas ways and amenities in the Estate provided or designated from time to time by the Landlord for common use by the tenants of the Estate
 - 2.3.3. **"the Premises"** shall include all internal and external doors shutters and windows (including frames glass locks and handles), floors (but not the structural elements supporting the floors) and floor coverings, ceilings

(including suspended ceilings) within the boundary of the Premises, the inner surface of any external walls and roofs, the inner half of all internal party walls delineating the boundary of the Premises but excluding such structural parts or load-bearing walls which form part of the common structure of the Estate), lighting and sanitary ware together with all appliances alarms media services wires pipes conduits plant and machinery within or exclusively serving the Premises

- 2.3.4. **"Landlord's Services"** shall mean the services referred to in Clause 5 below
- 2.3.5. **"the Loss of Rent Period"** means a period of 3 years from the date of damage or destruction
- 2.3.6. **"the Tenancy"** means the tenancy granted by this Lease
- 2.3.7. **"the Guarantor"** means the party guaranteeing the performance of the Tenant's obligations in this Lease
- 2.3.8. **"Planning Acts"** means as defined in section 336 of the Town and Country Planning Act 1990 all statutes containing provisions relating to town and country planning from time to time in force and all other statutes statutory instruments regulations rules orders and directions
- 2.3.9. **"the Surveyor"** means such person or company as the Landlord may from time to time nominate as the Landlord's surveyor or managing agent in respect of matters relating to the Estate or Premises (who may be a person employed by or otherwise connected with the Landlord)
- 2.3.10. **"Service Costs"** means the expenditure incurred by the Landlord in providing the Landlord's Services for the Estate
- 2.3.11. **"Service Media"** means any ducts, flues, gutters, pipes, drains, sewers, cables, conduits, wires or other media for conducting water, soil, gas, electricity and telecommunications
- 2.4. Words importing one gender shall be construed as importing any other gender
- 2.5. Words importing the singular shall be construed as importing the plural and vice versa
- 2.6. Where the Landlord or the Tenant comprises more than one person the obligations and liabilities of that party under this Lease shall be joint and several obligations and liabilities of those persons
- 2.7. The clause headings do not form part of this Lease and shall not be taken into account in its construction or interpretation
- 3. Term
 - 3.1. The Landlord lets and the Tenant takes the Premises at the Rent and additional rents (subject to any variation there may be recorded in this Lease) for the Term specified in the Lease Summary Sheet in accordance with the provisions of this Lease
- 4. Rent and Other Sums
 - 4.1. The Tenant shall pay the Rent specified in the Lease Summary Sheet by direct debit (or such other means as the Landlord reasonably requires) from the Rent Commencement Date as provided for in the Lease Summary Sheet (subject to any relevant increases in accordance with Clause 12 below)
 - 4.2. The Tenant shall also pay by way of additional rent by direct debit (or such other means as the Landlord so requires) the Service Charge and the Additional Payments (if any) specified in the Lease Summary Sheet from the Term Commencement Date.

In the event that the Landlord undertakes a reassessment of the Service Costs or the Additional Payments for the Estate during the Term and the Service Charge or Additional Payments are identified as insufficient, the Landlord shall upon 1 month's

prior written notice increase such charge in line with the expected annual Service Costs or Additional Payments.

Where the Landlord undertakes an annual reconciliation (but without any obligation on the Landlord to do so) of the Service Costs of the Estate the Tenant's proportion (such proportion to be determined by the Landlord (acting reasonably)) of such annual reconciled expenditure shall be calculated on the basis of the ratio that the net internal area of the Premises bears to the net internal area of the tenantable parts of the Estate and any shortfall shall be recoverable and invoiced as additional rent or in the event of overpayment credit made to the Tenant's account. Where the expenditure relates wholly or in part to an outlay by the Landlord relating exclusively to the Premises, the Landlord shall be entitled to directly recover and the Tenant shall pay to the Landlord on demand the whole or a fair proportion (as appropriate) of such expense from the Tenant.

- 4.3. The Tenant shall pay by way of additional rent in advance by direct debit (or such other means as the Landlord so requires) the Insurance Charge specified in the Lease Summary Sheet from the Term Commencement Date.
- 4.4. The Tenant shall also pay by way of additional rent by direct debit (or such other means as the Landlord shall reasonably require) the following charges:
 - 4.4.1. Interest on any arrears of rent or any other payment due from the Tenant to the Landlord which remain outstanding 7 days after the due date hereunder at the rate of 4% per annum over the base of the Barclays Bank Plc (or such other replacement bank as the Landlord shall require) from the due date on which such payment shall have fallen due until the date that the Landlord receives the funds
 - 4.4.2. A management charge of £175.00 (in addition to costs payable to bailiffs or others instructed by the Landlord) on each occasion the Landlord recovers or attempts to recover the said rents or other properly invoiced money
- 4.5. The Tenant shall pay to the Landlord on an indemnity basis all costs fees charges disbursements and expenses (including without prejudice to the generality of the above those payable to counsel solicitors and surveyors) properly incurred by the Landlord in relation to, incidental to or in connection with
 - 4.5.1. every application made by the Tenant for a consent or licence required by the provisions of this Lease
 - 4.5.2. the preparation and/or service of a notice under Section 146 of the 1925 Act or incurred in proceedings under Section 146 or 147 of that Act notwithstanding that forfeiture is avoided otherwise than by relief granted by the court
 - 4.5.3. serving any notice in connection with this Lease under Section 17 of the Landlord and Tenant (Covenants) Act 1995
 - 4.5.4. the recovery or attempted recovery of arrears of the Rent or other sums properly due from the Tenant or the enforcement of the covenants to be observed and performed by the Tenant
 - 4.5.5. the preparation service negotiation and settlement of a schedule of dilapidations during or within six months after the end of the Term relating to dilapidations which arise before or at the end of the Term and any negotiation or settlement relating to such schedule
- 4.6. All amounts are payable exclusive of VAT or such other taxes as may be applicable and the Tenant shall pay VAT or such other taxes as may be applicable in respect of all taxable supplies made to it in connection with this Lease on the date for making payment or if earlier the date on which that supply is made for VAT purposes. The Landlord is to provide to the Tenant a VAT invoice in respect of any VAT payable by the Tenant under this Lease

- 4.7. All sums payable under this Lease are payable in the manner set out in this Lease without any deduction set-off or counterclaim
- 4.8. (To the extent that either the Rent is not stated in the Lease Summary Sheet to be inclusive of any of the costs mentioned below or the Additional Payments are not stated expressly to cover such items) or the Additional Payments are not stated expressly the Tenant shall pay/repay on demand and indemnify the Landlord against all of the following:
 - 4.8.1. all rates taxes assessments duties charges impositions and outgoings which are now or during the Term charged assessed or imposed upon the Premises exclusively or upon the owner or occupier of them (except any payable by the Landlord occasioned by any disposition or dealing with or ownership of the reversion of this Lease) or where they are assessed upon the Premises and any other property a proportion (to be determined by the Landlord (acting reasonably) of such rates taxes assessments duties charges impositions and outgoings
 - 4.8.2. all charges for all gas water electricity telephone installations foul and surface water drainage and information services facilities and other services consumed or used at or in relation to the Premises (including apparatus and/or meter rents)
- 4.9. The Tenant shall pay the following outgoings in respect of the Premises which items are expressly excluded from the Landlord's Services:
 - 4.9.1. The cost of providing fire and intruder alarms and other security features
 - 4.9.2. Taxes assessments duties or statutory charges which should be paid by the Tenant

5. Landlord's Services

Subject to the Tenant paying the Service Charge the Landlord shall use reasonable endeavours to:

- 5.1. (Where necessary) maintain and keep in repair and decorate and (where necessary) renew, replace where appropriate the Common Parts of the Estate including the structure of the building of which the Premises forms part and Service Media (but excluding any areas or items which fall within the liabilities of a tenant) and anything used by or for the Estate in common with other premises in a reasonable standard of repair
- 5.2. Manage the Estate whether by engaging managing agents or by the Landlord's own staff or the staff of an associated company employing or engaging staff (whether by the Landlord or by agents or others) or independent contractors in connection with the management and security of the Estate and the provision of the Landlord's Services
- 5.3. Provide install operate maintain inspect test repair and replace all plant machinery electrical systems security systems fire detection fire fighting and emergency lighting equipment solely serving the Common Parts
- 5.4. Clean and light the Common Parts maintain and cultivate any landscaped areas and provide and maintain estate signage
- 5.5. (Subject to the Tenant providing access to the Landlord to do so) comply with such statutory or regulatory requirements affecting the parts of the Estate which are not demised to any tenant
- 5.6. Pay rates and water rates other than those for which the tenants are responsible
- 5.7. Provide such other service or services which the Landlord may in its reasonable discretion provide in the interest of good estate management
- 5.8. Use reasonable endeavours to provide the Landlord's Services within normal business hours 09.00 to 17.00 Monday to Friday (excluding bank holidays) but will not be

responsible for any loss or damage caused by their inability (howsoever caused) to provide such services

- 5.9. The Landlord will provide the services set out in this clause 5 acting reasonably and in its reasonable discretion, having regard to the age and nature of the Estate and may utilise all or part of the Service Charge in complying with its obligations in this clause 5

6. Insurance

- 6.1. The Landlord will during the Term keep the Estate (specifically excluding the matters referred to in Clause 6.4 below) insured with a reputable insurer against such perils as the Landlord shall determine (subject to the provisions referred to below)

- 6.2. The Landlord will insure the Estate against standard commercial risks (subject to the availability of cover and acceptable rates)

- 6.3. If the Premises are damaged or destroyed by a risk against which the Landlord has insured:

6.3.1. so as to be unfit for occupation and use (except as a consequence of the Tenant's default or negligence) then the Rent reserved by this Lease (or a proper proportion according to the extent of the damage) shall from the date of such damage or destruction and until the Premises shall have been reinstated for occupation and use or until the end of the Loss of Rent Period, whichever is the earlier cease to be payable

6.3.2. and the Premises have not been rebuilt or reinstated so as to be ready for the Tenant to occupy and use by the end of the Loss of Rent Period (or sooner by mutual agreement) the Landlord or Tenant shall on or after the end of the Loss of Rent Period be able to serve 3 prior written months' notice terminating this Lease but without prejudice to any claim breach or action either party may have against the other under this Lease for any prior breach. On determination under this clause all unused insurance monies shall belong to the Landlord absolutely and the Landlord shall have no further duty to reinstate.

- 6.4. The Landlord may arrange cover for such other risks to be insured which in the Landlord's absolute discretion are commercially prudent, but shall not be liable to the Tenant nor shall insure for any loss incurred by the Tenant for glass, locks, contents, stock, loss of trade or business interruption

- 6.5. If and whenever the Premises or any part of them are damaged or destroyed by a risk insured by the Landlord:

6.5.1. The Tenant shall to pay to the Landlord on demand a sum equal to any excess relating to such damage or destruction.

6.5.2. And the insurance money under the policy of insurance effected by the Landlord is by reason of any act or default of the Tenant or anyone at the Premises expressly or by implication with the Tenant's authority wholly or partially irrecoverable immediately in every such case to pay to the Landlord on demand the amount of such insurance money so irrecoverable in which event following payment in full of all such proper sums the provisions of Clause 6.3 shall apply

7. Rights

- 7.1. Provided the Tenant pays the Rent and complies with the Tenant's covenants and other obligations under this Lease, the Tenant shall benefit from quiet enjoyment of the Premises during the Term without interference by the Landlord

- 7.2. The Tenant is granted with others the shared use of the Common Parts giving access to the Premises and the non-exclusive benefit of Service Media which serve the Premises and which may serve other tenantable parts of the Estate but must use them

in a reasonable and proper manner in accordance with any regulations imposed by the Landlord

- 7.3. The Landlord reserves the right to alter or close any Common Parts subject to providing (except in the case of emergency) reasonably suitable alternative access or amenities and reserves the right to use (and repair, alter or renew) any service media in the Premises which serve the Estate
- 7.4. The Landlord also reserves the right to enter the Premises for the purpose and on terms set out elsewhere in this Lease
- 7.5. The Landlord retains the right to serve upon the Tenant a notice of repair, such repairs to be completed within 2 months of service of the notice (or earlier if reasonable). In the event that such repairs are not undertaken within this period, the Landlord reserves the right to effect such works on their behalf at the Tenant's sole expense together with the cost of any professional or ancillary fees incurred

8. The Tenant's Obligations

The Tenant agrees with the Landlord:

- 8.1. **Rent** – To pay the Rent, the additional rents and the other sums specified in Clause 4 in accordance with Clause 4
- 8.2. **Repair** – To put and keep at all times the whole of the Premises (including all glass and lighting) suitably cleaned and in good substantial condition and repair and to maintain and regularly service by suitably qualified personnel the Service Media within or serving the Premises and to repair and replace as necessary and deliver up serviced and in good substantial condition and repair all the Landlord's fixtures and fittings including plant and equipment and any telephone and IT equipment and to decorate the interior and exterior of the Premises including all doors windows or previously decorated surfaces of the Premises with one undercoat and two top coats of gloss every 3 years and in the last year of the Term in a colour previously designated by the Landlord and in the last year of the term to replace all floor coverings to the satisfaction of the Landlord or the Surveyor
 - 8.3.1. **Laws and Regulations** - To comply with all Acts of Parliament, orders, regulations, bye-laws, rules (including those of the Landlord or his agents) and any other legislation applicable to the Premises and the Tenant's use thereof and to carry out any works required in order to do so; not do anything which may result in a statutory requirement for work to be carried out on the Premises or any other premises of the Landlord on the Estate
 - 8.3.2. **Compliance** – To comply with all requests made by the Landlord in order to fulfil its own compliance and record keeping requirements. This may include, but is not limited to, the provision of (i) ID documents such as a passport or driving licence and (ii) a utility bill, bank statement or council tax bill. To respond to any such request promptly
- 8.4. **Assignment and subletting** - Not to assign, sublet, charge or part with possession of or share the occupation of any part of the Premises or permit another to occupy or use, or share occupation or use of, the whole or any part of the Premises nor hold the Lease on trust for any person for all or any part of the Term.
- 8.5. **Alterations** - Not to make any structural or service media alterations or additions whatsoever to the Premises. The Tenant may make non-structural alterations subject to obtaining the Landlord's prior written consent. Unless otherwise requested by the Landlord (whether in relation to the whole or part of such alterations or additions) at the end of the Term, the Tenant shall reinstate any alterations or additions to the Premises at the expense of the Tenant and to the satisfaction of the Landlord acting reasonably. The Tenant shall not carry out any alteration to the Premises which would, or may reasonably be expected to, have an adverse effect on the asset rating in any Energy Performance Certificate commissioned in respect of the Premises

- 8.6. **Permitted Use** - Not to use the Premises or any part of the Premises otherwise than for the Permitted Use (as may be allowed by law) and for the sake of clarity in no event is the Tenant to allow anyone to reside in or bring animals (except a guide dog) into the Premises or use the Premises for a public auction or meeting place. The Tenant acknowledges that nothing in this Lease nor any approval or consent given by the Landlord now or at any time during the Term implies represents or warrants that the Premises may be lawfully used for any particular use under the Planning Acts or any other statute
- 8.7. **Nuisance** – Neither to carry out any acts at the Premises which are noisy, noxious, dangerous, or offensive, nor to cause any nuisance, damage, inconvenience or annoyance to the Landlord or to any owners or occupiers of any adjoining or neighbouring property or the neighbourhood
- 8.8. **Insurance** - Not to do anything which may cause an increase in premium or invalidate any insurance or policy relating to the Premises or the Estate. In the event that the nature of the Tenant's business incurs the payment of additional premiums, the Tenant agrees to fully reimburse the Landlord for such additional premiums
- 8.9. **Hazardous Materials** - Not to permit any toxic, contaminative, hazardous, combustible, explosive or dangerous substances or materials to be on or to escape or be discharged from the Premises and the Tenant shall be liable for and indemnify the Landlord against any costs or liabilities arising from any breach of this obligation
- 8.10. **Contents** –to arrange contents insurance for their own fittings trade goods stock or possessions and business interruption cover
- 8.11. **Letting Boards** – 6 months prior to the Term coming to an end to permit the Landlord to erect boards externally for the purposes of re-letting the Premises and to show prospective tenants the Premises
- 8.12. **Security** – To ensure the windows and doors within the Premises remain fully locked whilst the Tenant is not in occupation
- 8.13. **Waste** - Neither to deposit or dump hazardous materials trade refuse or goods nor to store goods external to the Premises, and to remove all its waste from the Estate, failing which the Landlord reserves the right to arrange its removal and charge the Tenant accordingly, and to place only general waste in any communal waste bins, if such facilities are provided by the Landlord
- 8.14. **Floors/Services** - Not to overload floors or services or the Service Media
- 8.15. **Damage** - To notify the Landlord of any damage or destruction to the Premises as soon as possible but at the latest within 48 hours of the event.
- 8.16. **Indemnify the Landlord** - to indemnify and keep indemnified the Landlord from and against all actions proceedings claims demands losses costs expenses damages and liability in respect of any injury to any person or damage to any property by reason of or arising directly or indirectly out of the non-compliance by the Tenant with the Tenant's covenants or other obligations contained in this Lease
- 8.17. **Entry by Landlord** - To allow the Landlord and all persons authorised by the Landlord to enter the Premises at any time upon reasonable prior notice during normal business hours for the purpose of:
- 8.17.1. ascertaining whether the terms of this Lease have been complied with
- 8.17.2. carrying out the Landlord's Services
- 8.17.3. carrying out any repairs remove and make good any unauthorised alterations or execute any works which the Tenant has failed to carry out pursuant to its obligations under this Lease
- 8.18. **Yield Up** – At the expiration or earlier determination of the Term:

- 8.18.1. to peaceably to yield up the Premises free of third party rights in such state of repair and condition as shall be in accordance with the terms of this Lease
- 8.18.2. to give up all keys to the Premises to the Landlord
- 8.18.3. to remove from the Premises and Estate his goods fixtures and fittings including signs and make good all damage caused to the Premises by their removal. In the event that the Tenant fails to remove all such items prior to vacating the Premises the Landlord further reserves the right to dispose of those items in whatsoever way as the Landlord shall see fit
- 8.19. **Loading/Unloading** – Not to load or unload or block the Common Parts access ways or areas
- 8.20. **Release of the Landlord** –upon the written request of the Landlord to release the Landlord from any further liability under this contract in the event of a sale or disposal of their interest in the Estate
- 8.21. **Site Usage** – To comply with site security out of normal business hours and otherwise to comply with such reasonable rules as the Landlord may make from time to time governing the management use and occupation of the Estate
- 8.22. **EPC** – to co-operate with the Landlord so far as is reasonably necessary to allow the Landlord to obtain an Energy Performance Certificate and Recommendation Report for the Property or the Estate including providing the Landlord with copies of any plans or other information held by the Tenant that would assist in obtaining an Energy Performance Certificate. The Tenant will allow such access to any Energy Assessor appointed by the Landlord as is reasonably necessary to inspect the Property for the purposes of preparing an Energy Performance Certificate and/or Recommendation Report for the Property or the Building

9. Forfeiture

- 9.1. If:
 - 9.1.1. the Rent, the additional rents or any other sums payable under this Lease is outstanding for ten days after becoming due whether formally demanded or not; or
 - 9.1.2. if any of the obligations on the part of the Tenant shall not be observed and performed; or
 - 9.1.3. where the Tenant is an individual:
 - 9.1.3.1. *any step is taken in connection with any voluntary arrangement or any other compromise or arrangement for the benefit of any creditors of the Tenant;*
 - 9.1.3.2. *a bankruptcy order is made against the Tenant*
 - 9.1.4. where the Tenant is a company:
 - 9.1.4.1. *any step is taken in connection with any voluntary arrangement or any other compromise or arrangement for the benefit of any creditors of the Tenant;*
 - 9.1.4.2. *an administration order is made in relation to the Tenant;*
 - 9.1.4.3. *the appointment of an administrator;*
 - 9.1.4.4. *a receiver or manager is appointed in relation to any property or income of the Tenant;*
 - 9.1.4.5. *a liquidator is appointed in respect of the Tenant;*

9.1.4.6. *a voluntary winding-up of the Tenant is commenced, except a winding-up for the purpose of amalgamation or reconstruction of a solvent company in respect of which a statutory declaration of solvency has been filed with the Registrar of Companies;*

9.1.4.7. *the Tenant is struck-off from the Register of Companies;*

9.1.4.8. *the Tenant ceases to exist or carry on its business at the Premises*

then and in any such case the Landlord may re-enter the Premises (or any part of them in the name of the whole) at any time (and even if any previous right of re-entry has been waived) and then the Term will absolutely cease but without prejudice to any rights or remedies which may have accrued to either party against the other in respect of any breach of covenant or other term of this Lease (including the breach in respect of which the re-entry is made)

10. Security Deposit

10.1. In this Clause 10:

10.1.1. **"Default"** means any failure by the Tenant to:

10.1.1.1. pay the whole or any part of the rents, interest, outgoings and any other sums due to, or recoverable by, the Landlord under this Lease, whether or not reserved by way of rent and whether formally demanded or not or pay any sums due to a third party in respect of services provided to the Tenant at the Premises (including but not limited to telephone and internet and other information technology services);

10.1.1.2. observe and perform any tenant covenants and conditions contained or referred to in this Lease;

10.1.2. **"Expenses"** means all losses arising as a consequence of (or which it is reasonably foreseeable that the Landlord will have to incur as a result of) the forfeiture or disclaimer of this Lease

10.2. Subject to clearance of funds the Tenant has paid the Security Deposit set out in the Lease Summary Sheet to the Landlord.

10.3. The Landlord will repay the Security Deposit to the Tenant once the Tenant has vacated the Premises at the end of the Term (howsoever it may end) but less deductions properly made by the Landlord to cover any unpaid rent and the actual or anticipated cost of remedying any Default

10.4. Following any Default, the Landlord shall be entitled to withdraw from the Security Deposit such proportion of the Security Deposit as may be reasonably necessary to make good any such Default

10.5. If this Lease is forfeited, surrendered or otherwise terminated early or the liability of the Tenant under this Lease is disclaimed, then as compensation for the Expenses, the Landlord shall be entitled to withdraw from the Security Deposit such sums as may be reasonably necessary to satisfy the all losses arising as a consequence of (or which it is reasonably foreseeable that the Landlord will have to incur as a result of) the forfeiture or disclaimer of this Lease

10.6. Within ten Working Days after the date of every occasion upon which the Landlord serves notice in writing on the Tenant that the Landlord has made a withdrawal from the Security Deposit the Tenant shall pay to the Landlord such sum or sums as shall be necessary to ensure that the Security Deposit is equal to the amount specified in the Lease Summary Sheet

- 10.7. The Tenant warrants that the Security Deposit is free from any charge or encumbrance and with full title guarantee charges to the Landlord the amount for the time being constituting the Security Deposit as security for the performance of the Tenant's obligations under this Lease and the cost of enforcing those obligations
11. No Agreement for Lease
- 11.1. It is certified that there is no agreement for lease to which this Lease gives effect
12. Fixed Increases in the Rent – ***this provision only applies if the Lease Summary Sheet confirms that the Rent is to be subject to review otherwise this provision is to be ignored***
- 12.1. On every anniversary of the Term Commencement Date the Rent specified in the Lease Summary Sheet will be increased by the Relevant Percentage (as specified in the Lease Summary Sheet).
- 12.2. The first increase will take place on the first anniversary of the Term Commencement Date and thereafter on each subsequent anniversary of the Term Commencement Date
- 12.3. The Landlord shall as soon as practicable after each anniversary of the Term Commencement Date give notice to the Tenant of the increased Rent that is due
13. Tenant's Break Option – ***this provision only applies if the Lease Summary Sheet confirms that this Lease is intended to have a Tenant's break right otherwise this provision is to be ignored***
- 13.1. The Tenant may determine this Lease on the Tenant's Break Date by serving not less than the Tenant's Notice Period prior written notice on the Landlord subject to:-
- 13.1.1. the Tenant having paid the Rent and all sums due and demanded under this Lease up to the Tenant's Break Date;
- 13.1.2. the Tenant paying to the Landlord at least 7 days prior to the Tenant's Break Date the Break Payment (if any) specified in the Lease Summary Sheet);
- 13.1.3. the Tenant yielding up the Premises with vacant possession and complying with the covenants in this Lease;
- 13.1.4. following which this Lease shall terminate upon the Tenant's Break Date but without prejudice to any claim either party may have in respect of a prior breach of any lease covenant
14. Landlord's Break Option – ***this provision only applies if the Lease Summary Sheet confirms that this Lease is intended to have a Landlord's break right otherwise this provision is to be ignored***
- 14.1. The Landlord may determine this Lease on the Landlord's Break Date subject to the service of not less than the Landlord's Notice Period prior written notice upon the Tenant. The term will terminate on the date of expiry of the Landlord's notice but without prejudice to any rights of action which either party may have for breach of any prior breach of any lease covenant
15. Guarantor – ***this provision only applies if details of a Guarantor are provided in the Lease Summary Sheet otherwise this provision is to be ignored***
- 15.1. The Guarantor guarantees to the Landlord that the Tenant shall pay the rents reserved by this Lease and observe and perform the tenant covenants of this Lease and that if the Tenant fails to pay any of those rents or to observe or perform any of those tenant covenants, the Guarantor shall pay or observe and perform them
- 15.2. The Guarantor covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under paragraph 15.1 to indemnify and keep indemnified the Landlord against any failure by the Tenant to pay any of the rents reserved by this Lease or any failure to observe or perform any of the tenant covenants of this Lease

- 15.3. The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by:
- 15.3.1. any time or indulgence granted by the Landlord to the Tenant; or
 - 15.3.2. any delay or forbearance by the Landlord in enforcing the payment of any of the rents or the observance or performance of any of the tenant covenants of this Lease or in making any demand in respect of any of them; or
 - 15.3.3. any refusal by the Landlord to accept any rent or other payment due under this Lease where the Landlord believes that the acceptance of such rent or payment may prejudice its ability to re-enter the Property; or
 - 15.3.4. the Landlord exercising any right or remedy against the Tenant for any failure to pay the rents reserved by this Lease or to observe or perform the tenant covenants of this Lease; or
 - 15.3.5. the Landlord taking any action or refraining from taking any action in connection with any other security held by the Landlord in respect of the Tenant's liability to pay the rents reserved by this Lease or observe and perform the tenant covenants of the lease including the release of any such security; or
 - 15.3.6. any legal limitation or disability on the Tenant or any invalidity or irregularity of any of the tenant covenants of the lease or any unenforceability of any of them against the Tenant; or
 - 15.3.7. the Tenant being dissolved, or being struck off the register of companies or otherwise ceasing to exist, or, if the Tenant is an individual, by the Tenant dying or becoming incapable of managing its affairs; or
 - 15.3.8. without prejudice to Clause 15.4, the disclaimer of the Tenant's liability under this Lease or the forfeiture of this Lease; or
 - 15.3.9. the surrender of the lease in respect of part only of the Property, except that the Guarantor shall not be under any liability in relation to the surrendered part in respect of any period after the surrender; or
 - 15.3.10. by any other act or omission except an express written release by deed of the Guarantor by the Landlord.
- 15.4. If this Lease is forfeited or the liability of the Tenant under this Lease is disclaimed and the Landlord gives the Guarantor notice not later than six months after the forfeiture or the Landlord having received notice of the disclaimer, the Guarantor shall enter into a new lease of the Property on the terms set out in this Lease for the remainder of the Term had there been no forfeiture or disclaimer

This Lease is governed by English law

This Lease has been executed and delivered as a deed on the date written above

Landlord signs here

EXECUTED as a **DEED** by **FLEXSPACE NO 2**
LLP by a member in the presence of:

.....
Witness Signature

.....
Witness Name

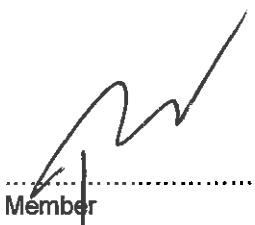
.....
Address

Julie Woods

.....19 Belflower Drive

Yaxley

Peterborough PE7 3GZ
.....


.....
Member

Thomas Richard Tyler


.....
Culley Court
Peterborough, PE2 6WZ

(Additional signature blocks to be included if there is more than one Tenant)

Tenant signs here where it is a company
Signed as a deed (but not delivered until dated)

By the **Tenant**
(acting by two directors or a director
and secretary or authorised signatory)

WITNESS: LEON MITCHELL
52 BERESFORD AVE, HAWWELL
W73AL


.....
Director

.....
Secretary/Director

Guarantor signs here where it is a company
Signed as a deed (but not delivered until dated)

By the **Guarantor**
(acting by two directors or a director
and secretary or authorised signatory)

.....
Director

Secretary/Director

.....

Tenant/Guarantor signs here where it is an individual

SIGNED as a DEED by
[] (insert Tenant's name)
in the presence of:

Witness' Signature:
Witness' Name:
Witness' Address:

SIGNED as a DEED by
[] (insert Guarantor's name)
in the presence of:

Witness' Signature:
Witness' Name:
Witness' Address:

LANDLORD AND TENANT ACT – WARNING NOTICE
FORM OF NOTICE THAT SECTIONS 24 TO 28 OF THE LANDLORD AND
TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY

To: **BOSECOM LIMITED**

50 Beresford Avenue, Hanwell, Middlesex, United Kingdom, W7 3AL

From:

FLEXSPACE NO 2 LLP (Company Registration Number OC402987)

whose registered office is at 38 Seymour Street, London W1H 7BP

Date.....11/9/2019.....

IMPORTANT NOTICE

You are being offered a lease without security of tenure. Do not commit yourself to the lease unless you have read this message carefully and have discussed it with a professional adviser.

Business tenants normally have security of tenure – the right to stay in their business premises when the lease ends.

If you commit yourself to the lease you will be giving up these important legal rights.

- You will have **no right** to stay in the premises when the lease ends.
- Unless the landlord chooses to offer you another lease, you will need to leave the premises.
- You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right.
- If the landlord offers you another lease, you will have no right to ask the court to fix the rent.

It is therefore important to get professional advice – from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights.

If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954.

If you receive this notice at least 14 days before committing yourself to the lease, you will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease.

But if you do not receive at least 14 days notice, you will need to sign a “statutory” declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).

Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decided to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

NOTE – If there is a more than one tenant and/or guarantor(s) a warning notice must be served on each party

LANDLORD AND TENANT ACT – STATUTORY DECLARATION BY TENANT

Dr Ravi Kumar Bose of BOSECOM LIMITED

50 Beresford Avenue, Hanwell, Middlesex, United Kingdom, W7 3AL

do solemnly and sincerely declare that -

1. **I / Dr Ravi Kumar Bose of BOSECOM LIMITED**

propose(s) to enter into a tenancy of premises at:

Unit 6, PARKHOUSE 15-23 Greenhill Crescent, Watford WD18 8PH

for a term commencing on a date to be agreed

2. I/The tenant propose(s) to enter into an agreement with Flexspace No 2 LLP that the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 (security of tenure) shall be excluded in relation to the tenancy.
3. The landlord has served on me/the tenant a notice in the form, or substantially in the form, set out in Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003. The form of notice set out in that Schedule is reproduced below.
4. I have/The tenant has read the notice referred to in paragraph 3 above and accept(s) the consequences of entering into the agreement referred to in paragraph 2 above.
5. (as appropriate) I am duly authorised by the tenant to make this declaration.

To:

BOSECOM LIMITED

50 Beresford Avenue, Hanwell, Middlesex, United Kingdom, W7 3AL

From:

FLEXSPACE NO 2 LLP (Company Registration Number OC402987)

whose registered office is at 38 Seymour Street, London W1H 7BP

Date**11/09/2019**

IMPORTANT NOTICE

You are being offered a lease without security of tenure. Do not commit yourself to the lease unless you have read this message carefully and have discussed it with a professional adviser.

Business tenants normally have security of tenure – the right to stay in their business premises when the lease ends.

If you commit yourself to the lease you will be giving up these important legal rights.

- You will have **no right** to stay in the premises when the lease ends.
- Unless the landlord chooses to offer you another lease, you will need to leave the premises.
- You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right.
- If the landlord offers you another lease, you will have no right to ask the court to fix the rent.

It is therefore important to get professional advice – from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights.

If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954.

If you receive this notice at least 14 days before committing yourself to the lease, you will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease.

But if you do not receive at least 14 days notice, you will need to sign a "statutory" declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).

Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decided to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

SIGNED [by the Tenant or authorised signatory] R. B. C.

DECLARED at 20 Station Road, Watford this 13th day of September 2019

Before me

Elaine O'Brien FCh Inst. C. Ex
(signature of person before whom declaration is made) ELAINE O'BRIEN

A commissioner for oaths or ~~A solicitor empowered to administer oaths or~~ (as appropriate)

NOTE – If there is a more than one tenant and/or guarantor(s) statutory declaration must be sworn by each party



EXHIBIT E0

Public evidenced timeline — <https://legal.bosecom.org.uk>

GENUINE EVIDENCE — next page(s)

Source file: E0-legal-bosecom-org-uk-source.txt

Full dated record with PDFs / photos / video for K00WD700 and BKT7280867. Use if any point in this bundle needs further documents.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

EXHIBIT E0 — legal.bosecom.org.uk source note

Authentic extract / source:

C:\Users\BigBoss\Desktop\DontTrustTheSystem\Bankrupcy\ANNULMENT-OR-PACK\exhibits\E0-legal-bosecom-org-uk-source.txt

This is a true extract from the mailbox / file held for these proceedings. Headers and body text are reproduced from the mailbox / file held for these proceedings.

EXHIBIT E0 — PUBLIC EVIDENCED TIMELINE (SOURCE)

BKT7280867 / K00WD700

URL: <https://legal.bosecom.org.uk>

This site sets out the evidenced timeline for Flexspace No.2 LLP v Bosecom Limited & Ravi Kumar Bose, with what happened / what was said / what was done and the supporting PDFs, photos, video and audio for each date.

It is provided so the Official Receiver can open the full record if any point in this bundle needs further documents. Key points used in this pack include:

- Landlord disrepair (Clauses 5.1 / 5.3) and double lock-out
- Rent accepted after alleged forfeiture, then refunded
- Bosecom vacated ~5 July 2023; claim for possession/trespass issued 5 July 2023 including personally against Ravi Kumar Bose despite Guarantor: NONE
- Judge Hunt path (2 Oct 2023) then summary judgment with solicitor absent (8 May 2024)
- Bankruptcy notice failures for 24 February 2026 (Fearnley / Cork / MSN)

Further documents linked on that site can be provided on request if any link is needed as a formal exhibit beyond what is already in this PDF bundle.

EXHIBIT B4

GROUND 1 — Sealed claim & particulars issued 5 July 2023

GENUINE EVIDENCE — next page(s)

Source file: B4-Sealed-Claim-Form-Particulars-05.07.2023-extract.pdf

Issued the same period Bosecom had vacated. Possession/trespass claim including the Applicant personally.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton



Claim form for possession of property

In the County Court at Watford

Claim no.	Koow 700
Fee Account no.	PBA0087156

You may be able to issue your claim online and it may save you time and money. Go to www.possessionclaim.gov.uk to find out more.

Claimant

(name(s) and address(es))

Flexspace No 2 LLP
Unit 112 Culley Court
Orton Southgate
Peterborough
PE2 6WA



Defendant(s)

(name(s) and address(es))

Bosecom Limited and Ravi Kumar Bose
Both of Unit 6 Park House 15-19 Greenhill Crescent Greenhill Crescent, Watford, Hertfordshire, WD18 8PH

The claimant is claiming possession of :

Unit 6, Park House, 15-23 Greenhill Crescent, Watford, WD18 8PH

which ~~(includes)~~ (does not include) residential property. Full particulars of the claim are attached.
(The claimant is also making a claim for money).

This claim will be heard on:

20 at am/pm

at

At the hearing

- The court will consider whether or not you must leave the property and, if so, when.
- It will take into account information the claimant provides and any you provide.

What you should do

- Get help and advice immediately from a solicitor or an advice agency.
- Help yourself and the court by **filling in the defence form** and **coming to the hearing** to make sure the court knows all the facts.

Defendant's name and address for service

Bosecom Limited and Ravi Kumar Bose
Both of Unit 6 Park House 15-19
Greenhill Crescent Greenhill Crescent,
Watford, Hertfordshire, WD18 8PH

Court fee	355
Legal representative's costs	TBC
Total amount	355.00

Issue date 6/07/2023

Find out how HM Courts and Tribunals Service uses personal information you give them when you fill in a form:
<https://www.gov.uk/government/organisations/hm-courts-and-tribunals-service/about/personal-information-charter>

Claim No.

Grounds for possession

The claim for possession is made on the following ground(s):

- ☐ rent arrears (online issue available)
- ☐ other breach of tenancy
- ☐ forfeiture of the lease
- ☐ mortgage arrears (online issue available)
- ☐ other breach of the mortgage
- ☒ trespass
- ☐ other (please specify) _____

Anti-social behaviour

The claimant is alleging:

- ☐ actual or threatened anti-social behaviour
- ☐ actual or threatened use of the property for unlawful purposes

Is the claimant claiming demotion of tenancy?

☐ Yes ☒ No

Is the claimant claiming an order suspending the right to buy?

☐ Yes ☒ No

See full details in the attached particulars of claim

Does, or will, the claim include any issues under the Human Rights Act 1998? ☐ Yes ☒ No

Statement of Truth

I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

☐ I believe that the facts stated in this claim form are true.

☒ The Claimant believes that the facts stated in this claim form are true. I am authorised by the claimant to sign this statement.

Signature

Ella Carroll

☐ Claimant

☐ Litigation friend (where claimant is a child or a patient)

☒ Claimant's legal representative (as defined by CPR 2.3(1))

Date

Day

04

Month

07

Year

2023

Full name

Ella Frances Carroll

Name of claimant's legal representative's firm

Freeths LLP

If signing on behalf of firm or company give position or office held

Senior Associate

Claimant's or claimant's legal representative's address to which documents or payments should be sent if different from those shown on the first page.

Building and street

Freeths LLP

Second line of address

4th Floor, 101 Victoria Street

Town or city

Bristol

County (optional)

Postcode

B S 1 6 P U

If applicable

Phone number

+44 (0)345 017 6020

Fax phone number

DX number

Your Ref.

EFC/2108826/158

Email

ella.carroll@freeths.co.uk

IN THE COUNTY COURT AT WATFORD

Claim No.

BETWEEN

FLEXSPACE NO.2 LLP

Claimant

and

(1) BOSECOM LIMITED

(2) RAVI KUMAR BOSE

Defendants

PARTICULARS OF CLAIM

Introduction

1. The Claimant is entitled to the reversion of all that land known as, Park House, 15-23 Greenhill Crescent, Watford, WD18 8PH ("the Estate"). It's registered leasehold interest is registered at HM Land Registry under title number HD608885.
2. Pursuant to a lease dated 18 October 2019 made between the Claimant and the First Defendant, all that property known as Unit 6 on the Estate ("the Property"), was demised for a term of 5 years commencing on 1 October 2019 at an annual rent of £17,400 plus VAT with express increases each year as set out in the Lease Summary Sheet on the first page of the lease, as well as service charge and other amounts ("the Lease").
3. The First Defendant has failed to undertake its obligations as set out in the Lease, as particularised below, in that it has failed to make payments of rent as they fell due.
4. The Second Defendant is and was at all material times, the Director of the First Defendant company.

The Defendant's Obligations Under the Lease

5. Pursuant to the Lease, the Defendant agreed with the Claimant:
- a) By Clause 4.1, to pay the Rent specified in the Lease Summary Sheet, as provided for in the Lease Summary Sheet. The provisions were that the rent would be paid monthly, on the first day of each calendar month;
 - b) By Clause 4.2 to pay by way of additional rent the service charge and the additional payments specified in the Lease Summary Sheet. That specified that a fixed service charge of £14,136 plus VAT was payable per annum as Service Charge, and payable monthly in advance;
 - c) By Clause 4.3 to pay by way of additional rent in advance the Insurance Charges specified in the Lease Summary Sheet. That specified that a fixed sum of £846 plus VAT was payable per annum as Insurance Charge, and payable monthly on demand in advance.

The Forfeiture

6. Pursuant to clause 9.1 of the Lease, if any sums due as rent is outstanding for ten days after becoming due, the landlord is entitled to re-enter the premises and the term will absolutely cease.
7. In breach of the aforesaid covenants, the First Defendant has failed to make payments due on 1st April 2023. By an invoice dated 1 April 2023, the Claimant sent the First Defendant a demand for £3403.20, which was made up of rent, service charge, and insurance rent.
8. On 26th April 2023, the sums due still not having been paid, in the early hours of the morning (at 6am) the Claimant peaceably re-entered the Property and forfeited the Lease. The locks were changed, and the door was plated with sheet metal ("the Forfeiture").
9. The Forfeiture had the effect of bringing the Lease to an end, and ending the First Defendant's right to occupy the Property.
10. Initially in correspondence, the First Defendant sought to argue that it had paid the rent before the forfeiture occurred. That is denied by the Claimant. It now appear from further

GROUND 1 — Notice of Issue 5 July 2023

GENUINE EVIDENCE — next page(s)

Source file: B4b-Notice-of-Issue-05.07.2023.pdf

Confirms issue of the Watford claim on 5 July 2023.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

Notice of Issue

(possession claim)

Freeths Llp
4th Floor 101 Victoria Street
Bristol
BS1 6PU

In the County Court at
Watford

Claim Number	K00WD700
Claimant (including ref.)	Flexspace No 2 Llp EFC72108820/158
Defendant (including ref.)	Bosecom Limited and 1 other
Issue Fee	£355.00



Your claim was issued on 5 July 2023.

Date of hearing:

The claim will be heard on ____/____/____ at ____.

At the County Court at _____.

Evidence

- * If you intend to rely on any witness statements, you must file them in the court office and serve copies on all other parties no later than 2 clear working days before the hearing.
- * In a claim for possession against trespassers, any witness statements must be served with a claim form.
- * Some tenancy agreements attract the payment of stamp duty. If the agreement you wish to use as evidence in this claim is one of these, you must produce at the hearing evidence to show that the Stamp Duty has been paid. If you do not produce this evidence your claim may be adjourned or dismissed.

Hearing

At the hearing the court may:

- * decide the claim;
- * adjourn the claim to be heard on another day, or
- * give case management directions, and in some cases, allocate the claim to a track.

The court office at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 1235577 Fax: 0870 7394015. Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.

Produced by: Mr C Richardson
CJR189

EXHIBIT B5

GROUND 1 — Defence Exhibit 10 — Flexspace breaks own lease

GENUINE EVIDENCE — next page(s)

Source file: B5-Defence-Ex10-Flexspace-breaks-own-lease.pdf

Lock-out / forfeiture unfairness material from the defence evidence.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

Dear Sirs,

I am writing to address the matter of the premature forfeiture of the Bosecom Leasehold and provide evidence regarding your actions. It is important to consider the following information in relation to your client's actions.

As outlined in the leasehold forfeiture section, specifically clause 9.1.1, it is stated that the lease may be forfeited if the rent, additional rents, or any other sums payable under the Lease remain outstanding for ten days after becoming due, regardless of formal demand:

"9.1.1 The Rent, the additional rents or any other sums payable under this Lease is outstanding for ten days after becoming due whether formally demanded or not."

In light of this clause, it is crucial to note that your client should not have locked our entrance or fire escapes in an attempt to non-verbally forfeit the lease on the 10th day, as they have done so prematurely. I have obtained clear video evidence to support this claim of when the doors were locked at 7am June 10th 2023. According to the terms stated, your client can exercise their right to terminate the lease on the 12th day after the rent becomes due. Thus, it is essential to allow the full ten-day period to elapse before considering forfeiture of the lease.

Furthermore, it should be acknowledged that your client waived their right to forfeit by accepting two months' rent in April and May. However, they did not provide an invoice for the month of May, which has been consistently received since the beginning of the lease. This attempt to mislead us and their failure to allow the full 10-day grace period constitute a breach of their lease terms. It is worth noting that your client attempted to return the monies only after six full days had passed in response to my phone call.

It appears that your client has established a pattern of breaching documented terms, as evident in the email chains exchanged over the last three years. I eagerly await an appropriate response to address these concerns.

Yours sincerely,

R. Bose

EXHIBIT A1

GROUND 3 — Sealed order — DDJ Fearnley — 1 August 2025

GENUINE EVIDENCE — next page(s)

Source file: 01-Fearnley-order-adjourn-to-24-Feb-2026.pdf

Records that neither Petitioner nor Debtor attended; adjourns petition to 15:00 on 24 February 2026 at Luton.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

Martin Cork
Freeths LLP
Floor 6
100 Barbirolli Square
Manchester
M2 3BD

General Order

In the County Court at Luton	
Insolvency Number	0102 of 2024
Debtor	Ravi Kumar Bose

In Bankruptcy

Before Deputy District Judge Fearnley

On 1 August 2025

Upon there being no attendance from either the Petitioner or Debtor

In the Matter of The Insolvency Act 1986

It is ordered that

1. The hearing of the Petition is adjourned to an **in person** hearing at **15:00** on **24 February 2026** sitting at the **Luton Justice Centre**, Arndale House, Luton Point, Luton, LU1 2EN with a time estimate of 30 minutes.
2. In the event the Debtor wishes to oppose the Petition he shall file a notice setting out the grounds in accordance with rule 10.18 Insolvency Rules 2016 no later than 5 business days before the hearing and serve a copy on the Petitioner.
3. No later than 5 business days before the hearing, the Petitioner shall file and serve a letter explaining their non-attendance at today's hearing.

Dated 1 August 2025

PLEASE NOTE that the above hearing is a **PROVISIONAL LISTING** and has been listed with other cases on the above hearing date. This final list will be fixed on the working day before the hearing and will be dependent on settlements and adjournments. If a late adjournment would cause you difficulties e.g. special needs or witnesses travelling long distances, you must notify the court at least 14 days before the hearing date. Otherwise, you may assume that your case may be heard on the above date and prepare accordingly.

Some cases can be listed as block hearings which means there will be more than one case with the same start time. For those cases not heard at the specified time every effort will be made to hear them as soon as possible during that day. Should your case not be heard on the date specified it will be relisted on the first available date. Although rare, in some instances an adjourned case may be released to another Judge or possibly another court.

The court may need to change the location of the hearing, up to 90 miles from the original hearing venue, so that the case can continue on the specified day thereby avoiding the need to adjourn the case to a new future date.

Please note:

A) the case may be moved to a different hearing venue or stood out at short notice. HMCTS will contact you by 2 pm, the working day prior to the hearing if this is the case.

B) the case may not be called on for hearing at the time stated and there may be some delay.

Please arrive at Court at least 30 minutes before your scheduled hearing time.

The Court and HM Courts and Tribunal Service will not be responsible for any costs incurred subject to changes made in accordance with the policy at (A) and (B) above.

If the hearing is not required either because of settlement or you wish to apply to adjourn, you should contact the Court as soon as possible.

Applications to adjourn / Change Hearing Type

If you wish to adjourn a hearing and you have the written consent of the other party, and pay the relevant fee, this will be referred to a Judge to consider. If an adjournment is not agreed, you must make an application to the Court and pay the relevant fee and a hearing may be fixed to consider the request.

Parties wanting to change the hearing type, (i.e. from an in person hearing to CVP Video or telephone) must make a formal application and pay a fee, which will then be referred to a judge for consideration. This must be done at least 7 days before the hearing.

Directions on Filing of Trial Bundles, if applicable

PLEASE NOTE: The Court is NOT able to accept electronic bundles submitted via links that require an account to be set up or a password to access them, with the exception of Egress

Failure to comply with these directions may result in the matter being removed from the list without further warning.

- The parties should seek to agree an indexed, paginated electronic trial bundle and any indexed paginated electronic authorities' bundle; and
- One party (which shall be the Claimant in default of agreement otherwise) shall email the electronic bundle to the Court enquiries.luton.countycourt@justice.gov.uk and the other parties no less than 3 days and no more than 7 days before the hearing date
- A hard copy bundle would be required for any trial listed as an attended 'in person' hearing. All trial bundles are to be filed at the Court where the trial is to be held at least 3 clear days before the trial date. Any hard copy bundles not taken away after a hearing will be destroyed.

Foreign Language Interpreters

Court staff will arrange for language interpreters where cases involve:

- Committal proceedings
- Domestic Violence proceedings
- Proceedings involving children

- Possession proceedings
- Forced Marriage Act Cases
- Some other circumstances – please see www.justice.gov.uk for full details.

Please contact the Court to make the arrangements. Interpreters that are required in all other circumstances are the responsibility of parties to arrange.

Deaf and Hearing-Impaired Litigants

HMCTS will meet the reasonable costs of interpreters for deaf and hearing-impaired litigants. Please see www.justice.gov.uk for full details.

Technology

Please note that if any party wishes to (and has been granted leave to) submit material at a hearing that is going to require technology to use it, eg: police interviews on disc or CCTV, then it is the party's responsibility and not the Court's to provide such equipment for it to be viewed/listened on.

Floaters

We may leave cases in our lists as "Floaters" to be heard if a Judge becomes available on the day. We will try to have these cases heard, but if this isn't possible, we will let parties know by 12:30 on the day of the hearing. If your case is going to be a Floater, we will let you know by 14:00 the day before the hearing.

If your case doesn't go ahead on the above hearing date it will be given a new date. Court staff will contact you at the earliest opportunity, but in any event no later than 2.00pm on the working day before the hearing date.

A hearing will be listed as a fixture if the Court has had to adjourn the hearing three times already as a result of no Judge being available.

EXHIBIT A2

Cork 4 September 2025 — notice sent to administrator@bosecom.uk only

GENUINE EVIDENCE — next page(s)

Source file: Outlook mailbox extract + Freeths letters + attached sealed order

Proves the Fearnley listing order was emailed to an unused company inbox. The attached sealed order PDF is the same document as Exhibit A1 (not duplicated again after the letters).

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

EXHIBIT A2 — Mailbox headers — Cork → administrator@bosecom.uk (4 Sep 2025)

Authentic extract / source: c:\Users\BigBoss\Desktop\DontTrustTheSystem\FlexSpace\Flexspace-Legal\take-tomorrow\03-service-and-notice\00-SERVICE-INDEX-AND-HEADERS.txt

This is a true extract from the mailbox / file held for these proceedings. Headers and body text are reproduced from the mailbox / file held for these proceedings.

SERVICE / NOTICE EVIDENCE INDEX – personal bankruptcy BKT7280867
What this folder proves (and what it does not).

==== Cork 4 Sep 2025 -> administrator@ ====

Store: administrator@bosecom.uk

Received: 2025-09-04 08:23:00

From: Martin.Cork@freeths.co.uk

To: administrator@bosecom.uk

CC:

Subject: Bosecom Limited [FREETHS-ACTIVE.FID8836750]

Attachments: image617361.png | image035154.png | image651795.png | Letter to Ravi Bose (Greenhill).docx
| Letter to Ravi Bose (Beresford).docx

Body (truncated):

(Sent by email and post)

Please see attached.

Martin Cork

My pronouns are he/him

Director

T

03450779617

<tel:03450779617>

M

07921022478 <tel:07921022478>

<<https://www.freeths.co.uk/>>

Please be aware of the increasing risk of cybercrime and online fraud. If you ever receive an email stating a change in bank account details purporting to be from Freeths LLP, do not send any funds to the account and contact us immediately. We will never send you an email telling you that we have changed our bank account details.

Freeths LLP is a limited liability partnership, registered in England and Wales, Partnership number OC304688. Registered Office, 80 Mount Street, Nottingham NG1 6HH. We are authorised and regulated b

==== Cork 4 Sep 2025 -> administrator@ ====

Store: administrator@bosecom.uk

Received: 2025-09-04 08:24:38

From: Martin.Cork@freeths.co.uk

To: administrator@bosecom.uk

CC:

Subject: Recall: Bosecom Limited [FREETHS-ACTIVE.FID8836750]

Attachments: image814116.png | image489794.png | image844037.png

Body (truncated):

Martin Cork would like to recall the message, "Bosecom Limited [FREETHS-ACTIVE.FID8836750]".

Martin Cork

My pronouns are he/him

Director

T

03450779617

<tel:03450779617>

M

07921022478 <tel:07921022478>

<<https://www.freeths.co.uk/>>

Please be aware of the increasing risk of cybercrime and online fraud. If you ever receive an email stating a change in bank account details purporting to be from Freeths LLP, do not send any funds to the account and contact us immediately. We will never send you an email telling you that we have changed our bank account details.

Freeths LLP is a limited liability partnership, registered in England and Wales, Partnership number OC304688. Registered Office, 80 Mount Street, Nottingham NG1 6HH. We are

==== Cork 4 Sep 2025 -> administrator@ ====

Store: administrator@bosecom.uk

Received: 2025-09-04 08:25:19

From: Martin.Cork@freeths.co.uk

To: administrator@bosecom.uk

CC:

Subject: Bosecom Limited [FREETHS-ACTIVE.FID8836750]

Attachments: image657354.png | image986202.png | image189477.png | Letter to Ravi Bose (Greenhill).docx | Letter to Ravi Bose (Beresford).docx | Order bankruptcy hearing 24 February 2026 at 3 pm at Luton CC.pdf

Body (truncated):

(Sent by email and post)

Please see attached.

Martin Cork

My pronouns are he/him

Director

T

03450779617

<tel:03450779617>

M

07921022478 <tel:07921022478>

<<https://www.freeths.co.uk/>>

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Hits for Cork 4 Sep 2025 -> administrator@ : 3

==== Cork 12 Dec 2025 -> MSN ====

Store: r.K.Bose@msn.com

Received: 2025-12-12 08:44:29

From: Martin.Cork@freeths.co.uk

To: R.K.BOSE@msn.com

CC:

Subject: Flexspace No2 LLP [FREETHS-ACTIVE.FID8836750]

Attachments: image622146.png | image820660.png | image225980.png

Body (truncated):

Dear Sir,

As you are aware, the bankruptcy hearing against you has been relisted to 24 February 2026. We have yet to receive any documentation from you in opposition to the proceedings. Please forward these as soon as possible.

Regards

Martin Cork

My pronouns are he/him

Director

T

03450779617
<tel:03450779617>

M
07921022478 <tel:07921022478>
<<https://www.freeths.co.uk/>>

Please be aware of the increasing risk of cybercrime and online fraud. If you ever receive an email stating a change in bank account details purporting to be from Freeths LLP, do not send any funds to the account and contact us immediately. We will never send you an email telling you that we have changed our bank account details.

Freeths LLP

Hits for Cork 12 Dec 2025 -> MSN : 1

==== Aktar 19 Jun 2026 -> MSN ====

Store: r.K.Bose@msn.com

Received: 2026-06-19 12:44:08

From: Aliyah.Aktar@insolvency.gov.uk

To: R.K.Bose@MSN.com

CC:

Subject: Official Sensitive- Ravi Kumar Bose-BKT7280867

Attachments: image001.png | Ravi Bose 1st interview letter 50 Beresford Avenue.pdf | Ravi Bose documents to sign.pdf | PIQB_Word.docx

Body (truncated):

Dear Mr Bose,

A bankruptcy order has been made against you on 24/02/2026. The Official Receiver is the trustee of your bankruptcy. I am an examiner from the Official Receiver's office, dealing with the administration of your bankruptcy.

You have a legal duty to co-operate with the Official Receiver under section 291 Insolvency Act 1986.

This duty continues after the discharge of your bankruptcy and a failure to comply without reasonable excuse constitutes contempt of court.

We have been unable to contact you by telephone. Therefore, an appointment has been made for you to discuss your bankruptcy and provide information to assist the Official Receiver:

On 30 June 2026 at 10:30 AM with Aliyah Aktar

At Official Receiver's Office, 1 Westfield Avenue, Lond

Hits for Aktar 19 Jun 2026 -> MSN : 1

EXHIBIT A2a

Freeths letter attached to Cork 4 Sep 2025 email

GENUINE EVIDENCE — next page(s)

Source file: 02-2025-09-04_administrator@bosecom.uk_Bosecom Limited FREETHS-FID8836750_Letter to Ravi Bose (Beresford).docx

Converted from original DOCX attachment for this pack.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

Mr R Bose
50 Beresford Avenue
Hanwell
Middlesex
W7 3AL

Direct dial: +44 (0)345 077 9617
Switchboard: +44 (0)345 634 2540
Email: martin.cork@freeths.co.uk

4 September 2025

Our Ref: MJC/7011/2108826/172/AC

By email and post (administrator@bosecom.uk)

Dear Sir

BOSECOM LIMITED

We enclose by way of service sealed order returnable at Luton County Court on 24 February 2026 at 3pm. Please note that you are required to serve any notice of opposition setting out the grounds of such opposition no later than 5 business days prior to the hearing and to serve a copy on us. You may wish to take this time to consider whether or not you wish to put a proposal for payment forward to avoid our client seeking the usual bankruptcy order against you.

Yours faithfully



Freeths LLP

Please respond by e-mail where possible

Enc

EXHIBIT A2b

Freeths letter attached to Cork 4 Sep 2025 email

GENUINE EVIDENCE — next page(s)

Source file: 02-2025-09-04_administrator@bosecom.uk_Bosecom Limited FREETHS-FID8836750_Letter to Ravi Bose (Greenhill).docx

Converted from original DOCX attachment for this pack.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

Mr R Bose
Unit 6 Parkhouse
15-19 Greenhill Crescent
Hertfordshire
WD18 8PH

Direct dial: +44 (0)345 077 9617
Switchboard: +44 (0)345 634 2540
Email: martin.cork@freeths.co.uk

4 September 2025

Our Ref: MJC/7011/2108826/172/AC

By email and post (administrator@bosecom.uk)

Dear Sir

BOSECOM LIMITED

We enclose by way of service sealed order returnable at Luton County Court on 24 February 2026 at 3pm. Please note that you are required to serve any notice of opposition setting out the grounds of such opposition no later than 5 business days prior to the hearing and to serve a copy on us. You may wish to take this time to consider whether or not you wish to put a proposal for payment forward to avoid our client seeking the usual bankruptcy order against you.

Yours faithfully



Freeths LLP

Please respond by e-mail where possible

EXHIBIT A2c — Cork attachment certificate

The Freeths email of 4 September 2025 to **administrator@bosecom.uk** attached the sealed PDF titled:

02-2025-09-04_administrator@bosecom.uk_Bosecom Limited FREETHS-FID8836750_Order bankruptcy hearing 24 February 2026 at 3 pm at Luton CC.pdf

File size on disk: 393,538 bytes.

That sealed order is already produced in full as **Exhibit A1** (identical court order adjourning to 24 February 2026). It is not reprinted here to avoid duplication.

Full path held for production: c:\Users\BigBoss\Desktop\DontTrustTheSystem\FlexSpace\Flexspace-Legal\take-tomorrow\03-service-and-notice\02-2025-09-04_administrator@bosecom.uk_Bosecom Limited FREETHS-FID8836750_Order bankruptcy hearing 24 February 2026 at 3 pm at Luton CC.pdf

EXHIBIT A3

Cork 12 December 2025 — relisting email to compromised MSN

GENUINE EVIDENCE — next page(s)

Source file: 03-Cork-2025-12-12-to-MSN-24-Feb-date.txt

Authentic mailbox extract. Debtor's account: MSN compromised from Nov 2025; email not read until after 29 June 2026.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

EXHIBIT A3 — Cork → MSN — 24 February 2026 date

Authentic extract / source: c:\Users\BigBoss\Desktop\DontTrustTheSystem\FlexSpace\Flexspace-Legal\take-tomorrow\03-service-and-notice\03-Cork-2025-12-12-to-MSN-24-Feb-date.txt

This is a true extract from the mailbox / file held for these proceedings. Headers and body text are reproduced from the mailbox / file held for these proceedings.

■Received: 12/12/2025 08:44:29
From: Martin Cork <Martin.Cork@freeths.co.uk>
To: R.K.BOSE@msn.com
CC:
Subject: Flexspace No2 LLP [FREETHS-ACTIVE.FID8836750]
Attachments: image622146.png; image820660.png; image225980.png

Dear Sir,

As you are aware, the bankruptcy hearing against you has been relisted to 24 February 2026. We have yet to receive any documentation from you in opposition to the proceedings. Please forward these as soon as possible.

Regards

Martin Cork
My pronouns are he/him
Director
T
03450779617
<tel:03450779617>

M
07921022478 <tel:07921022478>
<<https://www.freeths.co.uk/>>

Please be aware of the increasing risk of cybercrime and online fraud. If you ever receive an email stating a change in bank account details purporting to be from Freeths LLP, do not send any funds to the account and contact us immediately. We will never send you an email telling you that we have changed our bank account details.

Freeths LLP is a limited liability partnership, registered in England and Wales, Partnership number OC304688. Registered Office, 80 Mount Street, Nottingham NG1 6HH. We are authorised and regulated by the Solicitors Regulation Authority. You can inspect a list of the names of the members of Freeths LLP at our registered office during normal business hours. This message is confidential and may contain legally privileged information. If you have received this in error, please delete this message and let us know by emailing postmaster@freeths.co.uk telephoning us on +44 (0)345 009 4028. Freeths LLP does not accept the service of documents by email unless by prior agreement. You can view our privacy notice at www.freeths.co.uk <<http://www.freeths.co.uk/>>

EXHIBIT A4

Bankruptcy petition papers (RB14)

GENUINE EVIDENCE — next page(s)

Source file: 05-Bankruptcy-Petition-RB14-12-06-2025.pdf

Shows the petition process the debtor attended / contested on 12 June 2025. Primary unfairness remains later notice of the 24 February 2026 hearing.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

General Order

In the County Court at Luton	
Insolvency Number	0102 of 2024
Debtor	Ravi Kumar Rose

In Bankruptcy

In the Matter of The Insolvency Act 1986

The Creditor's Petition will be heard on **12 JUNE 2025 at 15:30PM** at **Luton Justice Centre, Arndale House, 5th**

Floor, The Mall, LU1 2LJ, with a time estimate of **30 minutes** as an **ATTENDED** hearing.

PLEASE NOTE that the above hearing is a **PROVISIONAL LISTING** and has been listed with other cases on the above hearing date. This final list will be fixed on the working day before the hearing and will be dependent on settlements and adjournments. If a late adjournment would cause you difficulties e.g. special needs or witnesses travelling long distances, you must notify the court at least 14 days before the hearing date. Otherwise, you may assume that your case may be heard on the above date and prepare accordingly.

Some cases can be listed as block hearings which means there will be more than one case with the same start time. For those cases not heard at the specified time every effort will be made to hear them as soon as possible during that day. Should your case not be heard on the date specified it will be relisted on the first available date. Although rare, in some instances an adjourned case may be released to another Judge or possibly another court.

The court may need to change the location of the hearing, up to 90 miles from the original hearing venue, so that the case can continue on the specified day thereby avoiding the need to adjourn the case to a new future date.

Please note:

1. the case may be moved to a different hearing venue or stood out at short notice.
1. HMCTS will contact you by 2 pm, the working day prior to the hearing if this is the case.
1. the case may not be called on for hearing at the time stated and there may be some delay.

The court office at the County Court at Luton, Luton Justice Centre, 5th Floor, Arndale House, Luton Point, Luton, LU1 2RN. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 123 3577. Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.

General order

Produced by Begum Masuma
O_10_18

The Court and HM Courts and Tribunal Service will not be responsible for any costs incurred subject to changes made in accordance with the policy at (A) and (B) above.

If the hearing is not required either because of settlement or you wish to apply to adjourn, you should contact the Court as soon as possible.

Applications to adjourn / Change Hearing Type

If you wish to adjourn a hearing and you have the written consent of the other party, **and** pay the relevant fee, this will be referred to a Judge to consider. If an adjournment is not agreed, you must make an application to the Court **and** pay the relevant fee and a hearing may be fixed to consider the request.

Parties wanting to change the hearing type, (i.e. from an in person hearing to CVP Video or telephone) must make a formal application and pay a fee, which will then be referred to a judge for consideration. This must be done at least 7 days before the hearing.

Directions on Filing of Trial Bundles, if applicable

Failure to comply with these directions may result in the matter being removed from the list without further warning.

- The parties should seek to agree an indexed, paginated electronic trial bundle and any indexed paginated electronic authorities' bundle; and
- One party (which shall be the Claimant in default of agreement otherwise) shall email the electronic bundle to the Court at *****@justice.gov.uk and the other parties no less than 3 days and no more than 7 days before the hearing date
- A hard copy bundle would be required for any trial listed as an attended 'in person' hearing. All trial bundles are to be filed at the Court where the trial is to be held at least 3 clear days before the trial date. Any hard copy bundles not taken away after a hearing will be destroyed.

Foreign Language Interpreters

Court staff will arrange for language interpreters where cases involve:

- Domestic Violence proceedings
 - Proceedings involving children
 - Possession proceedings
 - Forced Marriage Act Cases
 - Some other circumstances – please see www.justice.gov.uk for full details.
- Please contact the Court to make the arrangements. Interpreters that are required in all other circumstances are the responsibility of parties to arrange.

Deaf and Hearing-Impaired Litigants

HMCTS will meet the reasonable costs of interpreters for deaf and hearing-impaired litigants. Please see www.justice.gov.uk for full details.

Technology

Please note that if any party wishes to (and has been granted leave to) submit material at a hearing that is going to require technology to use it, eg: police interviews on disc or CCTV, then it is the party's responsibility and not the Court's to provide such equipment for it to be viewed/listened on.



Rule 10.7-10.9

Form Bank 1

Creditor's Bankruptcy Petition on Failure to Comply with a Statutory Demand for a Liquidated Sum Payable Immediately

IN THE COUNTY COURT AT WATFORD

IN THE MATTER OF RAVI KUMAR BOSE

AND IN THE MATTER OF THE INSOLVENCY ACT 1986

NO. 102 OF 2024

(a) Insert full name(s) and address(es) of petitioner(s)

We (a)Flexspace No2 LLP, Unit 112 Culley Court, Orton Southgate, Peterborough, PE2 6WA.

(b) Insert full name, place of residence and occupation (if any) of debtor

petition the court that a bankruptcy order may be made against (b)

Ravi Kumar Rose, Unit 6 Park House, 15-19 Greenhill Crescent, Watford, Hertfordshire, WD18 8PH.

where the petitioner is represented by a solicitor, the name, postal address and telephone number of the solicitor:

(c) Insert in full any other name(s) by which the debtor is or has been known

~~(also known as (c))~~

~~(and carrying on business as (d))~~

(d) Insert trading name (adding "with another or others", if this is so), business address and nature of business

(e) Insert any other address or addresses at which the debtor has resided at or after the time the petition debt was incurred

~~(and lately residing at (e))~~

~~(and lately carrying on business as (f))~~

(f) Give the same details as specified in note (d) above for any other businesses which have been carried on at or after the time the petition debt was incurred

and say as follows: —

1. (g) "the debtor's centre of main interests is in England and Wales and/or the debtor has an establishment in England and Wales.

(g) Delete as applicable

(h) State how the test in s265 (2) of the IAB6 is Met

The debtor is domiciled in England and Wales.

(i) Please give the amount of debt(s), what they relate to and when they were incurred. Please show separately the amount or rate of any interest or other charge not previously notified to the debtor and the reasons why you are

2. The debtor is justly and truly indebted to us in the aggregate sum of £56515.95.

1. The Creditor claims the sum of £20111.94 from the Debtor in respect of monies due for use and occupation under a judgment of Deputy District Judge Gaunt sitting at the County Court at Watford dated 20 May 2024 in proceedings number K00WD700.

claiming it

- (k) Insert date of service of a statutory demand
(l) State manner of service of demand and date

2. The Creditor claims the sum of £36170.74 from the Debtor in respect of monies due for an order for costs under the judgment referred to in paragraph 1 above.
3. Payment of the sums claimed in 1 and 2 above were payable by 12 June 2024.
4. Interest is also claimed at a rate of 8% per annum pursuant to the Judgments Act 1838 from 12 June 2024 to date of £234.77 and thereafter at a rate of £12.33 per day until payment.

The whole of the above sums totalling £56516.95 are due and payable.

A demand for payment has been made but payment has not been forthcoming.

6. On (k) 18 July 2024 a statutory demand was served upon the debtor by (l) substituted service in respect of the above-mentioned debt. To the best of my knowledge and belief the demand has neither been complied with nor set aside in accordance with the Insolvency Rules and no application to set it aside is outstanding

(m) If 3 weeks have not elapsed since service of statutory demand give reasons for earlier presentation of petition

(m)

7. We do not, nor does any person on our behalf, hold any security on the debtor's estate, or any part thereof, for the payment of the above-mentioned sum

Endorsement

This petition having been presented to the Court on 24/09/2024

It is ordered that the petition shall be heard as follows:-

Date 12/06/2025

Time 15:30 PM hours

Place Wigan Justice Centre, Pendle House, 5th Floor, The Mall, W11 2LF

(n) Insert name of debtor

and you, the above-named (n) Nicholas Welham, are to take notice that if you intend to oppose the petition you must not later than 7 days before the day fixed for the next hearing

- (i) file in court a notice specifying the grounds on which you object to the making of a bankruptcy order; and
- (ii) send a copy of the notice to the petitioner or his solicitor.

(c) This is the address which will be treated by Court as the Petitioners address for service.

The solicitor to the petitioning creditor is:—(c)

Name	Martin Cork
Address	Freeths LLP, 1 st Floor, 5 New York Street, Manchester, M1 4JB,
Email	martin.cork@freeths.co.uk
Telephone Number	07921 022478
Reference	MC/2108826.172

EXHIBIT A5

Watford order — MSN recorded as correspondence address

GENUINE EVIDENCE — next page(s)

Source file: 07-Watford-French-order-MSN-correspondence.pdf

Shows courts/solicitors used r.k.bose@msn.com as a correspondence channel (relevant to later Cork/Aktar sends to that address).

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

General Form of Judgment or Order

In the County Court at
Watford

Claim Number K00WD700

Date 13 March 2024



FLEXSPACE NO 2 LLP	1st Claimant Ref EFC/2108826.158
BOSECOM LIMITED	1st Defendant Ref SJF /2464.1
RAVI KUMAR BOSE	2nd Defendant Ref

Before Deputy District Judge French sitting at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW.

Upon hearing the 1st Defendant and the 2nd Defendant in person, hearing Counsel for the Claimant

AND UPON the court noting that the Claimant has made an application for strike out/ summary Judgement which is listed on 8 May 2024

AND UPON the court being of the view that any further directions should await the outcome of that application

IT IS ORDERED THAT

1. The case remain listed on 8 May 2024 at 2 pm to deal with the Claimant's application for the defence to be struck out and for any further directions to be made on that occasion.
2. By 4 March 2024 the Defendants must send to the court and the Claimant their completed directions questionnaires.
3. Both Defendants address for correspondence is noted as r.k.bose@msn.com. The Defendants are not at the address on the Claim form and the email address should be used for correspondence.
4. The court shall re-send the Defendants a copy of the Claimant's application and notice of hearing dated 8 February 2024.
5. Costs in the case.

Dated 26 February 2024

The court office at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 1235577 Fax: 0870 7394015. **Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.**

Freeths Llp
4th Floor 101 Victoria Street
Bristol
BS1 6PU

General Form of Judgment or Order

In the County Court at
Watford

Claim Number K00WD700

Date 13 March 2024



FLEXSPACE NO 2 LLP	1st Claimant Ref EFC/2108826.158
BOSECOM LIMITED	1st Defendant Ref SJF /2464.1
RAVI KUMAR BOSE	2nd Defendant Ref

Before Deputy District Judge French sitting at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW.

Upon hearing the 1st Defendant and the 2nd Defendant in person, hearing Counsel for the Claimant

AND UPON the court noting that the Claimant has made an application for strike out/ summary Judgement which is listed on 8 May 2024

AND UPON the court being of the view that any further directions should await the outcome of that application

IT IS ORDERED THAT

1. The case remain listed on 8 May 2024 at 2 pm to deal with the Claimant's application for the defence to be struck out and for any further directions to be made on that occasion.
2. By 4 March 2024 the Defendants must send to the court and the Claimant their completed directions questionnaires.
3. Both Defendants address for correspondence is noted as r.k.bose@msn.com. The Defendants are not at the address on the Claim form and the email address should be used for correspondence.
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5. Costs in the case.

Dated 26 February 2024

The court office at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 1235577 Fax: 0870 7394015. **Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.**

James & Co Solicitors
Queensberry House
106 Queens Road
Brighton
East Sussex
BN1 3XF

EXHIBIT A6

Aktar order notice (19 Jun 2026 to MSN) + crime report extracts

GENUINE EVIDENCE — next page(s)

Source file: 06-Aktar-and-Police-email-extracts.txt

Insolvency Service email stating order 24/02/2026 went to MSN. Police extracts: crime 01/7876502/26 (Ground 2 — see also Exhibit D1). Applicant contacted from proton on 29 Jun 2026 after finding a letter.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

EXHIBIT A6 — Aktar + police mailbox extracts

Authentic extract / source: c:\Users\BigBoss\Desktop\DontTrustTheSystem\FlexSpace\Flexspace-Legal\take-tomorrow\03-service-and-notice\06-Aktar-and-Police-email-extracts.txt

This is a true extract from the mailbox / file held for these proceedings. Headers and body text are reproduced from the mailbox / file held for these proceedings.

FOLDER Inbox COUNT 3

==== 08/26/2026 19:16:58 | Mohammed.Ahmed7@met.police.uk | r.k.bose@msn.com | RE: 01/7876502/26 Urgent Contact

Good evening,

Regarding our phone call, the investigation (01/7876502/26) has been sent for closure. This investigation has been investigated as far as reasonably possible at this stage. Attending officers have conducted CCTV enquiries in the local area, to which there was no footage provided or uploaded. The footage would be crucial to assist in circulating the suspect and identifying a suspect.

In addition to this, there are no witnesses that could assist in identifying the suspect.

To my knowledge, forensic officers have attended and conducted forensic checks. As of this stage there is still no suspect identified from this.

Persons check has been conducted on the police systems with the details provided.

These are reasonable lines of enquiries which have been conducted prior to the investigation being sent for closure.

Unfortunately, as there is no suspect identified it is very difficult for me to progress the investigation.

I am aware that you had mentioned several busses with potential footage, however the TFL busses only retain CCTV for 10 days, and there has been no request made from the attending officers to have this footage retained.

This investigation will be sent for closure; however, this does NOT mean that it will remain closed. Should there be any further evidence to assist in identifying a suspect, the investigation will be re-opened.

As I advised on the phone, please contact 999 should either yourself or your mother come in to contact with this suspect.

For further crime prevention advice - please can you strongly advise any relevant parties to avoid inviting strangers to their home address. This can potentially open up risks to several different crime opportunities by anyone with malicious intentions.

Kind regards,

PC Ahmed

From: R Bose <r.k.bose@msn.com>

Sent: 22 August 2026 11:49

To: Ahmed Mohammed - WA-CU <Mohammed.Ahmed7@met.police.uk>

Subject: 01/7876502/26 Urgent Contact

Dear PC Ahmed,

I have received this message on Tuesday this week:

"Good afternoon, Please can you make contact with 101 and provide your availability for a telephone call with the officer investigating your recent report of a burglary. Crime report number: 01/7876502/26. Thank you."

I have chased every day this week without any way of getting a hold of you. And I have been told that you would contact me back.

I have been informed that you have not even found the CCTV footage from the busses based on the times my mother has given to you even though she witnessed the person who stole my mother's life savings getting off and on those busses.

I would appreciate a call to discuss at your earliest convenience.

07501008789

I am available this weekend, working hours are tricky for me as I'm usually on call.

Kind regards

Dr R Bose.

NOTICE - This email and any attachments are solely for the intended recipient and may be confidential. If you have received this email in error, please notify the sender and delete it from your system. Do not use, copy or disclose the information contained in this email or in any attachment without the permission of the sender. Metropolitan Police Service (MPS) communication systems are monitored to the extent permitted by law and any email and/or attachments may be read by monitoring staff. Only specified personnel are authorised to conclude binding agreements on behalf of the MPS by email and no responsibility is accepted for unauthorised agreements reached with other personnel. While reasonable precautions have been taken to ensure no viruses are present in this email, its security and that of any attachments cannot be guaranteed.

==== 08/10/2026 12:49:48 | Vivienne.Hughes@insolvency.gov.uk | r.k.bose@msn.com | BKT7280867 - Ravi Kumar Bose (In Bankruptcy)
Good Afternoon Ravi Bose,

IN THE COUNTY COURT AT LUTON 102 of 2024
RE:- RAVI KUMAR ROSE

Following a positive trace by our agents on 06/08/2026, which established that you reside at 50 Beresford Avenue, London W7 3AL.

Appointments were made for you to attend this office, 1 Westfield Avenue, London E20 1HZ on 30/06/2026 and 07/07/2026. I regret to note that you failed, without reasonable explanation to attend.

As outlined in earlier letters, following the bankruptcy order you are legally obliged to co-operate with the Official Receiver and furnish full information on matters surrounding the insolvency.

To afford you a further opportunity to attend for interview, I now require you to make direct telephone contact with Aliyah Aktar telephone on 0300 304 5598 or by email at Aliyah.aktar@insolvency.gov.uk <mailto:Aliyah.aktar@insolvency.gov.uk> within 10 days of this letter so that a mutually convenient appointment time can be agreed.

Should you fail to make contact, as specified above, immediate steps will be taken to have you publicly examined at Court. At that time, you will be required, on oath, to provide information on your affairs. Additionally, the Court may be asked to make further orders enforcing your co-operation with the Official Receiver, to include an interview.

Failure to attend your public examination may be viewed as contempt of court and orders for your immediate arrest could be issued. I hope this action will not be necessary and that you will contact my office as requested.

Kind regards,

Viv Hughes | Compliance Officer | The Insolvency Service - Delivering economic confidence

Vivienne.hughes@insolvency.gov.uk <mailto:Vivienne.hughes@insolvency.gov.uk> | Official Receiver's Office, London 1, PO Box 16658, Birmingham B2 2HA | Twitter @InsolvencyGovUK | www.gov.uk/insolvency-service <http://www.gov.uk/insolvency-service>

Please consider the environment before printing

This email is confidential and is intended solely for the use of the individual or entity to whom it is addressed. If you are not an intended recipient then you have received this e-mail in error and any use, dissemination, forwarding, printing or copying is strictly prohibited. You should contact the sender by return then delete all the material from your system. To see how the Insolvency Service uses your personal information please Click Here.
<<http://www.gov.uk/insolvency-service>> www.gov.uk/insolvency-service #####

==== 06/19/2026 12:44:08 | Aliyah.Aktar@insolvency.gov.uk | R.K.Bose@MSN.com | Official Sensitive- Ravi Kumar Bose-BKT7280867

Dear Mr Bose,

A bankruptcy order has been made against you on 24/02/2026. The Official Receiver is the trustee of your bankruptcy. I am an examiner from the Official Receiver's office, dealing with the administration of your bankruptcy.

You have a legal duty to co-operate with the Official Receiver under section 291 Insolvency Act 1986.

This duty continues after the discharge of your bankruptcy and a failure to comply without reasonable excuse constitutes contempt of court.

We have been unable to contact you by telephone. Therefore, an appointment has been made for you to discuss your bankruptcy and provide information to assist the Official Receiver:

On 30 June 2026 at 10:30 AM with Aliyah Aktar

At Official Receiver's Office, 1 Westfield Avenue, London E20 1HZ

Please respond to confirm that you will attend. An interview letter has been attached with more information.

You MUST complete the enclosed Preliminary Information Booklet ('PIQB') and return this to me by 29 June 2026.

If you need to reschedule the appointment, please contact me on Aliyah.aktar@insolvency.gov.uk <<mailto:Aliyah.aktar@insolvency.gov.uk>> as soon as possible. If you have any requirements when attending for interview, please let me know in advance and I will try to make suitable arrangements.

Option for a video interview via Microsoft Teams

You have been asked to attend at the office because we have been unable to contact you. However, if you contact me by phone or email and return the enclosed PIQB booklet by 29 June 2026 then I may be able to offer you a video interview via Microsoft Teams instead. An electronic version of the PIQB booklet is attached with my e-mail.

What you must do next

Immediately upon receipt of this letter:

1. Provide your current phone number.
2. Confirm by email that you will attend the interview.
3. If you want another person to be present at the interview (such as a family member or professional advisor), please contact me by telephone as soon as possible.
4. If there are any urgent matters that you need to bring to my attention, contact me straight away.

By 29 June 2026:

5. Complete the attached Preliminary Information Booklet ('PIQB') and return it to me. Complete it as fully as you can. This will save time at interview.

6. If you have been self-employed or operated a business in the last two years, you must:

- * ensure any accounting records and any assets of the business are kept safe
- * send a copy of the last set of accounts for the business
- * send copies of bank statements for the last 12 months or since the last set of accounts if this is longer

7. Sign and return the attached further documents NTB2, TNIDIS and DPADA (further information about these documents are contained in the interview letter).

Thank you.

Aliyah Aktar | Examiner | Official Receiver's Office London I The Insolvency Service - Delivering economic confidence | aliyah.aktar@insolvency.gov.uk <mailto:%20aliyah.aktar@insolvency.gov.uk> | Tel: 0300 304 5598 | PO Box 16658, Birmingham, B2 2HA www.gov.uk/insolvency-service <http://www.gov.uk/insolvency-service>

Please note that I work Tuesdays- Thursdays only.

The Insolvency Service is now delivering its services both remotely and through its offices, thank you for your co-operation. Please consider the environment before printing

This email is confidential and is intended solely for the use of the individual or entity to whom it is addressed. If you are not an intended recipient then you have received this e-mail in error and any use, dissemination, forwarding, printing or copying is strictly prohibited. You should contact the sender by return then delete all the material from your system. To see how the Insolvency Service uses your personal information please Clic

FOLDER Sent Items COUNT 1

==== 08/22/2026 11:48:55 | r.k.bose@msn.com | P267723@met.police.uk | 01/7876502/26 Urgent Contact
Dear PC Ahmed,

I have received this message on Tuesday this week:

"Good afternoon, Please can you make contact with 101 and provide your availability for a telephone call with the officer investigating your recent report of a burglary. Crime report number: 01/7876502/26. Thank you."

I have chased every day this week without any way of getting a hold of you. And I have been told that you would contact me back.

I have been informed that you have not even found the CCTV footage from the busses based on the times my mother has given to you even though she witnessed the person who stole my mother's life savings getting off and on those busses.

I would appreciate a call to discuss at your earliest convenience.

07501008789

I am available this weekend, working hours are tricky for me as I'm usually on call.

Kind regards

Dr R Bose.

EXHIBIT A6b

GROUND 2 — PC Ahmed email — Wednesday 26 August 2026 at 19:16

GENUINE EVIDENCE — next page(s)

Source file: A6b-PC-Ahmed-crime-closure-email-2026-08-26.pdf

Crime reference 01/7876502/26. Investigation sent for closure; no suspect identified; may be re-opened if further evidence arises. Screenshot of the email.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

EXHIBIT A6b — Police email — crime 01/7876502/26

Date/time: Wednesday 26 August 2026 at 19:16

From: PC Ahmed (Metropolitan Police) **Investigation:** 01/7876502/26

Investigation sent for closure after CCTV, witness, forensic and systems enquiries; no suspect identified. Can be re-opened if further evidence arises. Screenshot of the email follows.

Good evening,

Regarding our phone call, the investigation (01/7876502/26) has been sent for closure. This investigation has been investigated as far as reasonably possible at this stage. Attending officers have conducted CCTV enquiries in the local area, to which there was no footage provided or uploaded. The footage would be crucial to assist in circulating the suspect and identifying a suspect.

In addition to this, there are no witnesses that could assist in identifying the suspect.

To my knowledge, forensic officers have attended and conducted forensic checks. As of this stage there is still no suspect identified from this.

Persons check has been conducted on the police systems with the details provided.

These are reasonable lines of enquiries which have been conducted prior to the investigation being sent for closure.

Unfortunately, as there is no suspect identified it is very difficult for me to progress the investigation.

I am aware that you had mentioned several busses with potential footage, however the TFL busses only retain CCTV for 10 days, and there has been no request made from the attending officers to have this footage retained.

This investigation will be sent for closure; however, this does NOT mean that it will remain closed. Should there be any further evidence to assist in identifying a suspect, the investigation will be re-opened.

As I advised on the phone, please contact 999 should either yourself or your mother come in to contact with this suspect.

For further crime prevention advice – please can you strongly advise any relevant parties to avoid inviting strangers to their home address. This can potentially open up risks to several different crime opportunities by anyone with malicious intentions.

Kind regards,

PC Ahmed

EXHIBIT B0

GROUND 1 — DDJ Hunt order — 2 October 2023

GENUINE EVIDENCE — next page(s)

Source file: 1. General Form of Judgment or Order - 2 October 2023.pdf

Directions / case-management path after the Applicant's position that he was no longer in possession; supports perfected-defence / trial path cut across by later summary judgment. Read with the Applicant's witness account of what was said at the hearing. Lease (Guarantor NONE) is already produced as Exhibits B1 / B1b at the front of this bundle.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

General Form of Judgment or Order

In the County Court at
Watford

Claim Number K00WD700

Date 11 October 2023



FLEXSPACE NO 2 LLP	1st Claimant Ref EFC/2108826/158
BOSECOM LIMITED	1st Defendant Ref
RAVI KUMAR BOSE	2nd Defendant Ref

Before Deputy District Judge Hunt sitting at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW.

Upon hearing the Director for the Defendant in person and hearing Counsel for the Claimant

AND UPON the Defendant stating that it is no longer in possession of the Claimant's premises

IT IS ORDERED THAT

1. By 4pm on 16 October 2023 the Defendant shall send the court and the other party a perfected Defence and any Counterclaim, if so minded

#

2. By 4pm on 30 October 2023 the Claimant shall send the court and the other party a Reply and Defence to Counterclaim, if so advised.

3. By 13 November 2023 the parties shall send their completed Direction Questionnaires in form N181 to the other party and the court and a case summary and draft directions to be agreed, if possible.

#

4. The action is listed for a further directions hearing on the first available date after 15 November 2023 (**hearing notice to follow**), with a time estimate 30 minutes, at which hearing the claim will be allocated to a track.

5. Costs reserved

Dated 2 October 2023

The court office at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 1235577 Fax: 0870 7394015. **Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.**

Freeths Llp
4th Floor 101 Victoria Street
Bristol
BS1 6PU

General Form of Judgment or Order

In the County Court at
Watford

Claim Number K00WD700

Date 11 October 2023



FLEXSPACE NO 2 LLP	1st Claimant Ref EFC/2108826/158
BOSECOM LIMITED	1st Defendant Ref
RAVI KUMAR BOSE	2nd Defendant Ref

Before Deputy District Judge Hunt sitting at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW.

Upon hearing the Director for the Defendant in person and hearing Counsel for the Claimant

AND UPON the Defendant stating that it is no longer in possession of the Claimant's premises

IT IS ORDERED THAT

1. By 4pm on 16 October 2023 the Defendant shall send the court and the other party a perfected Defence and any Counterclaim, if so minded

#

2. By 4pm on 30 October 2023 the Claimant shall send the court and the other party a Reply and Defence to Counterclaim, if so advised.

3. By 13 November 2023 the parties shall send their completed Direction Questionnaires in form N181 to the other party and the court and a case summary and draft directions to be agreed, if possible.

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Dated 2 October 2023

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Bosecom Limited
Unit 6 Park House
15-19 Greenhill Crescent
Watford
Hertfordshire
WD18 8PH

General Form of Judgment or Order

In the County Court at
Watford

Claim Number K00WD700

Date 11 October 2023



FLEXSPACE NO 2 LLP	1st Claimant Ref EFC/2108826/158
BOSECOM LIMITED	1st Defendant Ref
RAVI KUMAR BOSE	2nd Defendant Ref

Before Deputy District Judge Hunt sitting at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW.

Upon hearing the Director for the Defendant in person and hearing Counsel for the Claimant

AND UPON the Defendant stating that it is no longer in possession of the Claimant's premises

IT IS ORDERED THAT

1. By 4pm on 16 October 2023 the Defendant shall send the court and the other party a perfected Defence and any Counterclaim, if so minded

#

2. By 4pm on 30 October 2023 the Claimant shall send the court and the other party a Reply and Defence to Counterclaim, if so advised.

3. By 13 November 2023 the parties shall send their completed Direction Questionnaires in form N181 to the other party and the court and a case summary and draft directions to be agreed, if possible.

#

4. The action is listed for a further directions hearing on the first available date after 15 November 2023 (**hearing notice to follow**), with a time estimate 30 minutes, at which hearing the claim will be allocated to a track.

5. Costs reserved

Dated 2 October 2023

The court office at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 1235577 Fax: 0870 7394015. **Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.**

Ravi Kumar Bose
Unit 6 Park House
15-19 Greenhill Crescent
Watford
WD18 8PH

EXHIBIT B2

GROUND 1 — Watford order for possession — 20 May 2024

GENUINE EVIDENCE — next page(s)

Source file: 6. Order for possession - 20 May 2024.pdf

Part of the Flexspace enforcement cascade leading to the petition debt.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

Order for possession

Freeths Llp
4th Floor 101 Victoria Street
Bristol
BS1 6PU

In the County Court at Watford	
Claim Number	K00WD700
Claimant (including ref.)	Flexspace No 2 Llp EFC/2108826.158
Defendant (including ref.)	Bosecom Limited and 1 other SJF /2464.1
Date	20 May 2024



ON THE 8 May 2024, Deputy District Judge Gaunt

sitting at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW

UPON hearing Mr A Walder Counsel for the Claimant, and The Second Defendant (a Director of the First Defendant) for both Defendants
AND UPON the Claimant’s Application for summary judgment dated 18 December 2023

and the court orders that

- 1. The Defendants do give possession of Unit 6, Park House, 15-23 Greenhill Crescent, Watford, WD18 8PH (“the Property”) which is the subject of this claim, forthwith.
- 2. The Defendants do pay the sum of £20,111.94 for use and occupation of the Property since 26 April 2023.
- 3. The Defendants do pay the Claimant’s costs of the action, on the indemnity basis pursuant to the Lease, summarily assessed at £36,170.74.
- 4. The sums due in paragraphs 2 and 3 shall be paid by 4pm on 12 June 2024.

To the defendant

The court has ordered you to leave the property by the date stated in paragraph 1 above. If you do not do so, the claimant can ask the court, without a further hearing, to authorise a bailiff or High Court Enforcement Officer to evict you. (In that case, you can apply to the court to stay the eviction; a judge will decide if there are grounds for doing so.)	The claimant will send you a copy of the bill of costs with a notice telling you what to do if you object to the amount. If you do object, the claimant will ask the court to fix a hearing to assess the amount. Payments should be made to the claimant, not to the court. If you need more information about making payments, you should contact the claimant. If you do not pay the money owed when it is due and the claimant takes steps to enforce payment, the order will be registered in the Register of Judgments, Orders and Fines. This may make it difficult for you to get credit. Further information about registration is available in a leaflet which you can get from any court office.
Freeths Llp 4th Floor 101 Victoria Street Bristol BS1 6PU	

Order for possession

James & Co Solicitors
Queensberry House
106 Queens Road
Brighton
East Sussex
BN1 3XF

In the County Court at Watford	
Claim Number	K00WD700
Claimant (including ref.)	Flexspace No 2 Llp EFC/2108826.158
Defendant (including ref.)	Bosecom Limited and 1 other SJF /2464.1
Date	20 May 2024



ON THE 8 May 2024, Deputy District Judge Gaunt

sitting at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW

UPON hearing Mr A Walder Counsel for the Claimant, and The Second Defendant (a Director of the First Defendant) for both Defendants
AND UPON the Claimant’s Application for summary judgment dated 18 December 2023

and the court orders that

1. The Defendants do give possession of Unit 6, Park House, 15-23 Greenhill Crescent, Watford, WD18 8PH (“the Property”) which is the subject of this claim, forthwith.
2. The Defendants do pay the sum of £20,111.94 for use and occupation of the Property since 26 April 2023.
3. The Defendants do pay the Claimant’s costs of the action, on the indemnity basis pursuant to the Lease, summarily assessed at £36,170.74.
4. The sums due in paragraphs 2 and 3 shall be paid by 4pm on 12 June 2024.

To the defendant

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If you do not do so, the claimant can ask the court, without a further hearing, to authorise a bailiff or High Court Enforcement Officer to evict you. (In that case, you can apply to the court to stay the eviction; a judge will decide if there are grounds for doing so.)

Freeths Llp
4th Floor 101 Victoria Street
Bristol
BS1 6PU

The claimant will send you a copy of the bill of costs with a notice telling you what to do if you object to the amount. If you do object, the claimant will ask the court to fix a hearing to assess the amount.
Payments should be made to the claimant, not to the court. If you need more information about making payments, you should contact the claimant.
If you do not pay the money owed when it is due and the claimant takes steps to enforce payment, the order will be registered in the Register of Judgments, Orders and Fines. This may make it difficult for you to get credit. Further information about registration is available in a leaflet which you can get from any court office.

The court office at the County Court at Watford, Sitting At, 10 King Street, Watford, Hertfordshire, WD18 0BW. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 1235577 Fax: 0870 7394015. **Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.**

Produced by:Alice Denny
CJR050

EXHIBIT B3

GROUND 1 — Gaunt order 29 January 2025 — set-aside dismissed

GENUINE EVIDENCE — next page(s)

Source file: GAUNT_ORDER_EXTRACT.txt

Text extract of sealed Watford order (costs £3,000). Shows set-aside path failed; Applicant's case remains that SJ was unfair (no lawyer; evidence not examined).

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

EXHIBIT B3 — Gaunt order extract

Authentic extract / source:

c:\Users\BigBoss\Desktop\DontTrustTheSystem\FlexSpace\Flexspace-Legal\20-outreach\GAUNT_ORDER_EXTRACT.txt

This is a true extract from the mailbox / file held for these proceedings. Headers and body text are reproduced from the mailbox / file held for these proceedings.

■/

FLEXSPACE NO 2 LLP

■1st Claimant

Ref

MJC/7011/2108826/172/

RS

■

■BOSECOM LIMITED

■1st Defendant

Ref

■

■RAVI KUMAR BOSE

■2nd Defendant

Ref

■

■-

Before Deputy District Judge Gaunt sitting at the County Court at Watford, Sitting At, 10 King Street, Watford,

WD18 0BW.

UPON hearing Mr A Walder Counsel for the Claimant, and The Second Defendant (a Director of the First Defendant) for both Defendants

AND UPON the Defendants' Application to set aside the judgment of 8 May 2024, dated 19 November 2024

AND UPON noting that the Court has no jurisdiction to set aside its own order after an inter partes hearing.

AND UPON the Court finding that this application is totally without merit for the purposes of any application for a Civil Restraining Order.

- IT IS ORDERED THAT

The Defendants' application of 19 November 2024 is dismissed.

The Defendants do pay the Claimant's costs of the action, on the indemnity basis, summarily assessed at £3000.

The sums due under paragraph 2 of the Order shall be paid by 4pm on 9th April 2025.

Dated 29 January 2025

Freeths LLP

Floor 6,

100 Barbirolli Square,

Manchester

M2 3BD

DX 303415 MANCHESTER

/

FLEXSPACE NO 2 LLP

■1st Claimant

Ref

MJC/7011/2108826/172/

RS

■

■BOSECOM LIMITED

■1st Defendant

Ref

■

■RAVI KUMAR BOSE

■2nd Defendant

Ref

■

■-

Before Deputy District Judge Gaunt sitting at the County Court at Watford, Sitting At, 10 King Street, Watford,

WD18 0BW.

UPON hearing Mr A Walder Counsel for the Claimant, and The Second Defendant (a Director of the First Defendant) for both Defendants

AND UPON the Defendants' Application to set aside the judgment of 8 May 2024, dated 19 November 2024 AND UPON noting that the Court has no jurisdiction to set aside its own order after an inter partes hearing.

AND UPON the Court finding that this application is totally without merit for the purposes of any application for a Civil Restraining Order.

- IT IS ORDERED THAT

The Defendants' application of 19 November 2024 is dismissed.

The Defendants do pay the Claimant's costs of the action, on the indemnity basis, summarily assessed at £3000.

The sums due under paragraph 2 of the Order shall be paid by 4pm on 9th April 2025.

Dated 29 January 2025

Bosecom Limited

Capital Office

(Bosecom Limited)

124 City Road

London

EC1V 2NJ

/

FLEXSPACE NO 2 LLP

■1st Claimant

Ref

MJC/7011/2108826/172/

RS

■

■BOSECOM LIMITED

■1st Defendant

Ref

■

■RAVI KUMAR BOSE

■2nd Defendant

Ref

■

■-

Before Deputy District Judge Gaunt sitting at the County Court at Watford, Sitting At, 10 King Street, Watford,

WD18 0BW.

UPON hearing Mr A Walder Counsel for the Claimant, and The Second Defendant (a Director of the First Defendant) for both Defendants

AND UPON the Defendants' Application to set aside the judgment of 8 May 2024, dated 19 November 2024 AND UPON noting that the Court has no jurisdiction to set aside its own order after an inter partes hearing.

AND UPON the Court finding that this application is totally without merit for the purposes of any application for a Civil Restraining Order.

- IT IS ORDERED THAT

The Defendants' application of 19 November 2024 is dismissed.

The Defendants do pay the Claimant's costs of the action, on the indemnity basis, summarily assessed at £3000.

The sums due under paragraph 2 of the Order shall be paid by 4pm on 9th April 2025.

Dated 29 January 2025

Ravi Kumar Bose

Unit 6 Park House

15-19 Greenhill Crescent

Watford

WD18 8PH

EXHIBIT D1

GROUND 2 — Ability to clear the debt — gold later stolen

GENUINE EVIDENCE — next page(s)

Source file: D1-ability-to-pay-gold-crime.txt

At the time the Applicant could challenge and clear the debt: gold at mother's home in excess of £100,000; large portion his; would have paid. Stolen June — crime 01/7876502/26. Not a present asset. Fuller detail and the full crime report can be provided on request. Police extracts also in Exhibit A6.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

EXHIBIT D1 — Ability to pay / means at material time — gold stolen June

Authentic extract / source:

C:\Users\BigBoss\Desktop\DontTrustTheSystem\Bankruptcy\ANNULMENT-OR-PACK\exhibits\D1-ability-to-pay-gold-crime.txt

This is a true extract from the mailbox / file held for these proceedings. Headers and body text are reproduced from the mailbox / file held for these proceedings.

EXHIBIT D1 — ABILITY TO PAY / MEANS AT THE TIME THE DEBT COULD HAVE BEEN CLEARED

Applicant: Ravi Kumar Bose

Bankruptcy: BKT7280867 / Luton 0102 of 2024

Crime reference: 01/7876502/26

=====

STATEMENT

=====

1. At the time when I was able to challenge the petition debt / bankruptcy process and could have cleared or substantially cleared the petitioning creditor's claim, I had the means to do so.

2. My mother held gold at her home with a value in excess of £100,000. A large portion of that gold was mine. I would have used that means to pay or secure the debt and avoid a bankruptcy order, had the process been fair and had I known of the 24 February 2026 hearing in time to act.

3. That gold was stolen in June. The matter was reported to the police.
Crime reference: 01/7876502/26.

4. On Wednesday 26 August 2026 at 19:16, PC Ahmed (Metropolitan Police) wrote that investigation 01/7876502/26 had been investigated as far as reasonably possible (CCTV, witnesses, forensics, systems checks), no suspect was identified, and the investigation was being sent for closure – it can be re-opened if further evidence arises. Screenshot: Exhibit A6b. Mailbox extracts: Exhibit A6.

5. I do not now hold that gold. It is not an undisclosed present asset. It shows that, at the material earlier time, the debt was capable of being serviced / cleared.

6. A fuller breakdown of valuation and ownership, and further police correspondence, can be provided on request.

=====

RELEVANCE TO ANNULMENT

=====

- Ability to pay is material alongside the unfairness of the underlying judgment and the later failure of effective notice of the bankruptcy hearing.
- The gold is not currently available to the estate.
- Evidenced Flexspace / Watford timeline: <https://legal.bosecom.org.uk> (Exhibit E0).

EXHIBIT C1

Signed insolvency documents

GENUINE EVIDENCE — next page(s)

Source file: RAVI-KUMAR-BOSE documents to sign - SIGNED.pdf

Forms signed after the Applicant learned of the bankruptcy order.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

IN THE COUNTY COURT AT LUTON**102 of 2024****IN BANKRUPTCY****IN THE MATTER OF RAVI KUMAR ROSE****AND IN THE MATTER OF THE INSOLVENCY ACT 1986**

To: RAVI KUMAR BOSE

Of:

The purpose of this notice is to make you aware of your duties and responsibilities, and of the restrictions that you must observe, as a consequence of the bankruptcy order.

Please sign and return to the Official Receiver the attached acknowledgement that you have read and understood this notice and that you will undertake to inform the Official Receiver or your trustee of any change of address during the period of your bankruptcy.

Duties, Responsibilities and Restrictions:

- You have a duty to provide the Official Receiver with information regarding your estate, to deliver up your assets and to attend upon the Official Receiver (Section 291, Insolvency Act 1986).
- Your bankruptcy will normally end one year from the date of the bankruptcy order. If you do not comply with your duties and responsibilities under the Insolvency Act 1986 the court may make an order extending that period for a fixed time or until you have fulfilled specific conditions (Section 279, Insolvency Act 1986).
- Within 21 days of you becoming aware of it, you must tell your trustee about any property that becomes yours before the date of your discharge from bankruptcy, even if you become aware of the property after the date of your discharge (Section 333, Insolvency Act 1986).
- Within 21 days of becoming aware of it, you must tell your trustee about any increase in your income before your bankruptcy ends and also during the lifetime of any Income Payments Agreement/Order to which you are subject (Section 333, Insolvency Act 1986).
- You must not, either alone or jointly with another person obtain credit of £500 or more without first informing the provider of that credit that you are an undischarged bankrupt (Section 360, Insolvency Act 1986).
- If you carry on business in a different name from that in which you were made bankrupt, you must tell all those with whom you do business the name in which you were made bankrupt (Section 360, Insolvency Act 1986).
- If you carry on a business during the period of your bankruptcy you must be able to provide details of goods bought and sold by the business and profit and loss upon request by the trustee. You may also be required to provide financial statements (accounts) (Rule 10.125 of The Insolvency (England and Wales) Rules 2016).

- You must not be concerned (directly or indirectly) in promoting, forming or managing a company or act as a company director (whether or not you are formally appointed as a director), without the Court's permission (Section 11, Company Directors Disqualification Act 1986).
- You may not hold certain public offices or be a trustee of a charity or a pension fund.

Failure to comply (particularly Section 360 of the Insolvency Act 1986 and Section 11 of the Company Directors Disqualification Act 1986) is a criminal offence for which you may be prosecuted.

If you wish to read the full text of any of the sections referred to above, the legislation is available free at:

Insolvency Act 1986	www.legislation.gov.uk/ukpga/1986/45/contents
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Company Directors Disqualification Act 1986	www.legislation.gov.uk/ukpga/1986/46/contents
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The Insolvency (England and Wales) Rules 2016	www.legislation.gov.uk/uksi/2016/1024/contents/made
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Information on insolvency and the Insolvency Service may be found at:
www.gov.uk/insolvency-service

Date: 29/09/2026

Victoria Prime

On behalf of the Official Receiver

Please sign and return to the Official Receiver the attached acknowledgement. (Your signature should be witnessed and the witness may be a family member). Keep this copy of this notice, form NTB2, for your own records.

IN THE COUNTY COURT AT LUTON**102 of 2024****IN BANKRUPTCY****IN THE MATTER OF RAVI KUMAR ROSE****AND IN THE MATTER OF THE INSOLVENCY ACT 1986**

I, RAVI KUMAR BOSE of

acknowledge that I have been provided with Form NTB2 by the Official Receiver, making me aware of:

- to provide the Official Receiver with information, deliver up assets and attend upon the Official Receiver;

- my duty with regard to property which becomes mine during the bankruptcy, and any increases in my income;

and to the provisions of sections:

- 279, 291, 333 and 360 of the Insolvency Act 1986;
- section 11 of the Company Directors Disqualification Act 1986; and
- Rule 10.125 of The Insolvency (England and Wales) Rules 2016

I also understand that

- I should carefully read the Form NTB2;
- if I do not understand, or have any queries about its contents, I should contact the Official Receiver or my trustee.
- Failure to comply with my duties, responsibilities and the restrictions placed upon me (particularly Section 360 of the Insolvency Act 1986 and Section 11 of the Company Directors Disqualification Act 1986) is a criminal offence for which I may be prosecuted.

In addition I:

- undertake to advise the Official Receiver or my trustee of any change of address during the period of my bankruptcy; and
- acknowledge that I have received a copy of the bankruptcy order.

Date: 01/10/2026

Signed: *RKBose*

Witnessed by:

Address:

Date:

Signed

RAVI KUMAR ROSE

IN BANKRUPTCY

To:

The Commissioners of HM Revenue and Customs and Department for Work and Pensions.

I authorise and request you to provide to the Official Receiver (and to any agent appointed by the Official Receiver and the trustee of my bankruptcy estate) for all tax years up to and including that in which I am discharged from bankruptcy:

1. copies of my tax returns and any accounts submitted to you;
2. details of:
 - a. my tax assessments;
 - b. my national insurance contributions and tax credits;
 - c. any benefits I have claimed; and
3. any other information about my tax or national insurance affairs, tax credits or benefits which the Official Receiver (or the trustee of my bankruptcy estate) may require.

I also authorise and request you to pay to the Official Receiver (and the trustee of my bankruptcy estate) any income tax refunds due to me for all tax years up to and including that in which the bankruptcy order was made against me.

The name and address of my employer is:

Date: 01/10/2026

Signed: *RKBose*

RAVI KUMAR BOSE

Of: no fixed abode

Tax reference:

NI Number:

RAVI KUMAR ROSE

To Whom It May Concern:

I, RAVI KUMAR BOSE of
consent to the disclosure of any personal data, as defined in the General Data Protection
Regulation and the Data Protection Act 2018, held about me which the Official Receiver
may reasonably require:

- 1) to fulfil the Official Receiver's duty under section 289 of the Insolvency Act 1986 to
investigate my conduct and affairs; or,
- 2) to enable the Official Receiver and the trustee of my bankruptcy estate to get in, realise
and distribute my bankruptcy estate in accordance with the provisions of the Insolvency
Act 1986.

Personal Information Charter

Details of how The Insolvency Service treats personal information may be found on the
internet at <https://www.gov.uk/insolvency-service/personal-information-charter>.

Signed *RKBose*

Date 01/10/2026

EXHIBIT C2

Signed BPRCT

GENUINE EVIDENCE — next page(s)

Source file: BPRCT Ravi Bose - SIGNED.pdf

Further signed insolvency paperwork.

BKT7280867 · Ravi Kumar Bose · Annulment evidence bundle · County Court at Luton

IN THE COUNTY COURT AT LUTON

102 of 2024

IN THE MATTER OF
RAVI KUMAR ROSE IN BANKRUPTCY
RECEIPT FOR BOOKS AND PAPERS

Details of Books and Papers:-

Completed PIQB booklet handed to the examiner during the interview held on 22/09/2026

I confirm that the items listed above were handed over by me:

Signed: *RKBose*

Date: 01/10/2026

Print: Ravi Kumar Bose

Role: Bankrupt

I confirm that the above details are correct:

Signed: Aliyah Aktar

Date: 22/09/2026

for and on behalf of:
Official Receiver
Official Receiver London 1
PO BOX 16662
BIRMINGHAM
B2 2HA

END OF EVIDENCE BUNDLE

BKT7280867 — Ravi Kumar Bose

Grounds: (1) unfair personal summary judgment (no guarantor; trespass not made out; Hunt path ignored; SJ without lawyer); (2) ability to clear the debt (gold > £100k later stolen — 01/7876502/26); (3) no effective notice of 24 February 2026 hearing. Relief: annulment under s.282(1)(a) Insolvency Act 1986.

Total pages: see PDF page count.