

MR01

Particulars of a charge



Companies House



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

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

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

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

For further information, please  
refer to our guidance at:

[www.gov.uk/companies-house](http://www.gov.uk/companies-house)

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



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

MONDAY



\*ABIQ7G88\*

#94

A03

12/12/2022  
COMPANIES HOUSE

**1** Company details

Company number

05257346

Company name in full

KANEEZ ENTERPRISES LIMITED\*

For official use

**Filling in this form**

Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

**2** Charge creation date

Charge creation date

29 11 2022

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

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

Name

THE MORTGAGE WORKS (UK) PLC

Name

Name


Name

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

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

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## Particulars of a charge

<b>4</b>	<b>Brief description</b>	
Brief description	<p>Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.</p>	<p>Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".</p> <p>Please limit the description to the available space.</p>
	<p>LEGAL CHARGE OVER THE FREEHOLD PROPERTY KNOWN AS 8a EASTWOOD ROAD, ILFORD IG3 8XB</p>	
<b>5</b>	<b>Other charge or fixed security</b>	
	<p>Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	
<b>6</b>	<b>Floating charge</b>	
	<p>Is the instrument expressed to contain a floating charge? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes Continue</p> <p><input checked="" type="checkbox"/> No Go to <b>Section 7</b></p> <p>Is the floating charge expressed to cover all the property and undertaking of the company?</p> <p><input type="checkbox"/> Yes</p>	
<b>7</b>	<b>Negative Pledge</b>	
	<p>Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	
<b>8</b>	<b>Trustee statement <sup>1</sup></b>	
	<p>You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.</p> <p><input type="checkbox"/></p>	<p><sup>1</sup>This statement may be filed after the registration of the charge (use form MR06).</p>
<b>9</b>	<b>Signature</b>	
Signature	<p>Please sign the form here.</p> <p>Signature</p> <p>X  X</p> <p>This form must be signed by a person with an interest in the charge.</p>	

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## Particulars of a charge

**Presenter information**

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name	SUNDEEP BAMRAH
Company name	MATWALA VYAS LLP
Address	3 ELECTRIC PARADE SEVEN KINGS ROAD
Post town	ILFORD
County/Region	ESSEX
Postcode	193 8BY
Country	UK
DX	41905 GOODMAYES
Telephone	0208 597 5097

**Certificate**

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

**Checklist**

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

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

**Important information**

Please note that all information on this form will appear on the public record.

**How to pay**

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'

**Where to send**

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

**For companies registered in England and Wales:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**For companies registered in Scotland:**

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

**For companies registered in Northern Ireland:**

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

**Further information**

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

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

# Standard BTL Mortgage Deed

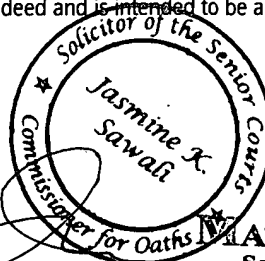
<b>Date:</b> 29 NOVEMBER 2022	
<b>Company:</b> The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
<b>Mortgage Conditions:</b> The Company's Standard BTL Mortgage Conditions 2018	
<b>Borrower:</b> KANEEZ ENTERPRISES LIMITED	
<b>Property:</b> 8a EASTWOOD ROAD, ILFORD IG3 8XB	<b>Title No:</b> EGL54334

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions);
  - 2.1 by way of first legal mortgage the Property.
  - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
  - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
  - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
  - 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
  - 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:  
"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

**IN WITNESS** whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

**I CERTIFY THIS TO BE A  
TRUE COPY OF THE  
ORIGINAL AFTER HAVING  
EXAMINED THE SAME**

ON 08/12/2022



**MATWALA VYAS LLP**  
Solicitors and Commissioners  
for Oaths  
3 Electric Parade, Seven Kings Road  
Ilford, Essex IG3 8BY  
Tel: 020 8597 5097 Fax: 020 8599 4400

SIGNED as a deed by the  
BORROWER in the presence of:-

Witness signature :

Printed Name :

Address :

SIGNED as a deed by the  
BORROWER in the presence of:-

Witness signature :

Printed Name :

Address :

**COMPANIES:**

EXECUTED as a Deed by the  
BORROWER acting by a director and  
its secretary or two directors or by a  
director in the presence of a witness:

.....  
Director

.....  
Director/Secretary

Witness	Signature	Khakhar
	Name (in BLOCK CAPITALS)	NISHA KHAKHAR
	Address	MATWALA VYAS LLP Solicitors and Commissioners for Oaths

3 Electric Parade, Seven Kings Road  
Ilford, Essex IG3 8BY  
Tel: 020 8597 5097, Fax: 020 8598 1111

Executed as a deed by  
a company incorporated in  
acting by

who, in accordance with the laws of that territory,  
[is][are] acting under the authority of the company.

Signature in the name of the company

Signature of

Authorised [signatory][signatories]

Executed as a deed by affixing the common  
seal of the BORROWER in the presence of:

Director:

Director/Secretary:

**LLPS:**

EXECUTED as a Deed by the  
BORROWER acting by two designated  
members or by a designated member  
in the presence of a witness:

.....  
LLP member

.....  
LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	



**FILE COPY**

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

Company number: 5257346

Charge code: 0525 734 6 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th November 2022 and created by KANEEZ ENTERPRISES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th December 2022 .

Given at Companies House, Cardiff on 14th December 2022



**Companies House**



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