



Registration of a Charge

Company Name: **VALESTONE PROPERTIES LTD**

Company Number: **11093115**



Received for filing in Electronic Format on the: **04/02/2022**

XAX3ZLHC

Details of Charge

Date of creation: **28/01/2022**

Charge code: **1109 3115 0030**

Persons entitled: **LENDINVEST BTL LIMITED (REGISTRATION NUMBER: 10845703)**

Brief description: **BY FIXED CHARGE (I) ALL PRESENT AND FUTURE INTEREST IN FREEHOLD OR LEASEHOLD PROPERTY WHETHER REGISTERED OR UNREGISTERED (EXCLUDING THAT EFFECTIVELY CHARGED UNDER THE MORTGAGE DEED, WHICH INCLUDES THE PROPERTY 109 PORTLAND ROAD, NOTTINGHAM, NG7 4HE) (TN: NT27196), AND (II) ALL INTELLECTUAL PROPERTY. ALL TERMS USED ARE AS DEFINED IN THE DEBENTURE.**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC**

**COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by:

BIRKETTS LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11093115

Charge code: 1109 3115 0030

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th January 2022 and created by VALESTONE PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th February 2022 .

Given at Companies House, Cardiff on 7th February 2022

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House

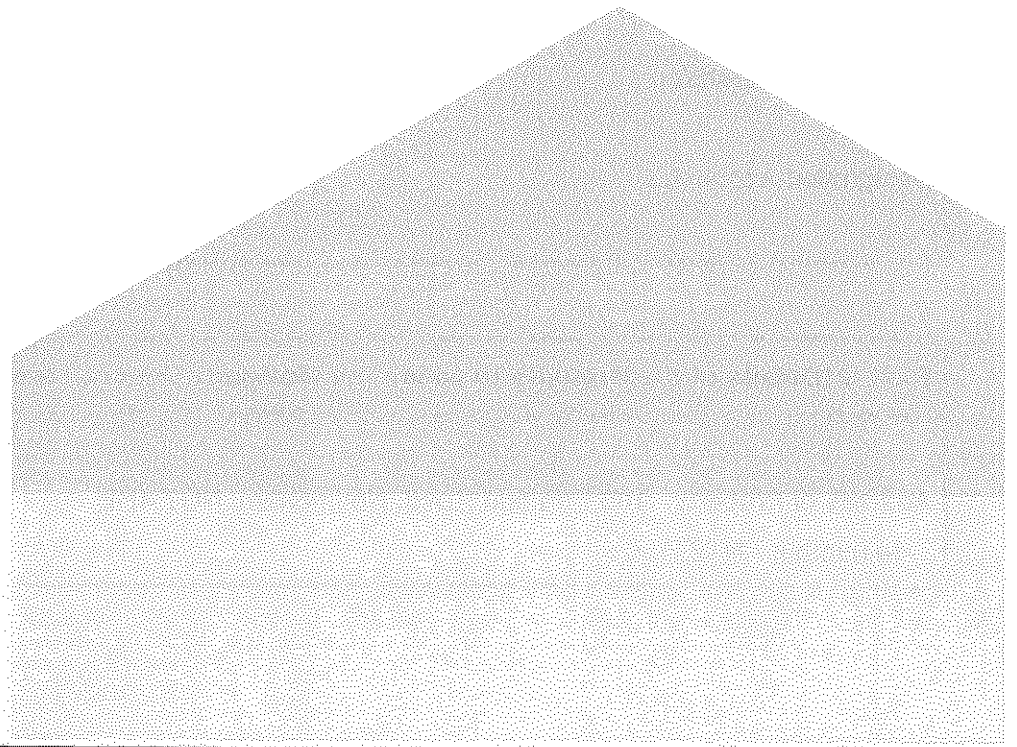


**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**



LendInvest Debenture (Buy-to-Let)

England & Wales



THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST ALL OR PART OF THE CHARGED PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

BIRKBEETS By this Debenture made on 28TH JANUARY 2022 day of 2021 by you:
LEP

BOX A (Chargor details)

Valestone Properties Ltd
of
1 Redcliffe Road, Nottingham, Nottinghamshire, England, NG3 5BT
with registered number 11093115

in favour of us, LendInvest BTL Limited (company number: 10845703) of 8 Mortimer Street, London, England, W1T 3JJ, you charge the *Charged Property* to secure your liabilities to the us on the terms which appear in this *Debenture* (including the *Debenture Conditions*).

BOX B (Details of certain specific Charged Property)

Assigned Contract(s):

Designated Account(s):

BOX C (Details of the Property to which the Mortgage Debt relates)

Address of Property: 109 Portland Road, Nottingham, NG7 4HE
Title number: NT27196

- (1) This *Debenture* incorporates the Debenture General Conditions (Buy-to-Let) 2017 (the **Debenture Conditions**). *You* acknowledge that *you* have received a copy of the Debenture Conditions and agree that *you* will observe and perform them.
- (2) Terms in italics used in this *Debenture* are defined in or, as applicable, interpreted in accordance with, the Debenture Conditions.
- (3) *You* undertake to pay *us*, on demand, the amounts outstanding in respect of the *Debt* when they become due.
- (4) As continuing security for the payment and discharge of the *Debt* with full title guarantee:
 - (A) *you* charge to *us*:
 - (i) by way of fixed charge:
 - (a) all of *your* present and future interest in or over any freehold, leasehold or commonhold property (whether registered or unregistered) not otherwise effectively mortgaged or charged under the Mortgage Deed together with all building and fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property and all rights in respect of that property;
 - (b) all licences, consents and authorisations (statutory or otherwise) held or required in connection with *your* business or the use of any Charged Property, and all rights in connection with them;
 - (c) all of *your* present and future goodwill;
 - (d) all of *your* present and future uncalled capital;
 - (e) all of *your* Equipment;
 - (f) all of *your* Intellectual Property;
 - (g) all of *your* Book Debts;
 - (h) all of *your* Investments; and
 - (i) all monies from time to time standing to the credit of *your* accounts with any bank, financial institution or other person (including, if applicable, each Designated Account);
 - (B) *you* assign to *us* absolutely (subject to such rights being re-assigned to *you* at the end of the *Security Period*):
 - (i) all of *your* Insurance Policy Rights;
 - (ii) the benefit of each *Assigned Contract* and the benefit of any guarantee or security for the performance of each *Assigned Contract*; and

- (C) *you* charge to us, by way of floating charge, all of *your* undertaking, property, assets and rights at any time not effectively mortgaged, charged or assigned pursuant to either paragraphs (A) or (B) above or pursuant to the Mortgage Deed.

This *Debenture* has been executed as a deed and is delivered and takes effect on the date stated at the top of the first page of this *Debenture*.

EXECUTION PAGE TO DEBENTURE

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Where you are a limited company and are signing by a director in the presence of a witness

Executed as a deed by **Valestone Properties Ltd**
acting by its Director

NAHEED ZAMAN

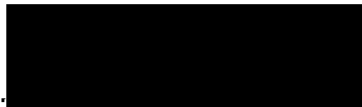
Name of Director



Signature of Director

In the presence of a witness:

Witness signature



Witness name

MARTIN WILKES

Witness address

Flat 1, 129 Foxhall Road, Forest Fields,
Nottingham, NG7 6CH

Witness occupation

Maintenance manager.

