



**Registration of a Charge**

Company Name: **V & A DEVELOPERS LTD**

Company Number: **11780535**



XC67RILV

Received for filing in Electronic Format on the: **22/06/2023**

**Details of Charge**

Date of creation: **21/06/2023**

Charge code: **1178 0535 0002**

Persons entitled: **E-MONEY CAPITAL LTD**

Brief description: **ALL PROPERTY UNDERTAKING AND ASSETS OF THE COMPANY  
EXPRESSED TO BE CHARGED TO THE LENDER NOW OR HEREAFTER,  
PURSUANT TO CLAUSE 2 OF THE DEED UPLOADED**

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

Certified by: **NIGEL MARTI FCILEX FOR DUFFIELD HARRISON LLP**



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

Company number: 11780535

Charge code: 1178 0535 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st June 2023 and created by V & A DEVELOPERS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd June 2023 .

Given at Companies House, Cardiff on 22nd June 2023

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**

**DATED** 21st June **2023**

E-MONEY CAPITAL LTD

and

V & A Developers Ltd

-----  
DEBENTURE  
-----

## DEBENTURE

Date:

21st June

2023

Parties:

1. 'The Lender': E-MONEY CAPITAL LTD (including its successors and assigns) (company registration number 04861007) whose registered office is at 5 Fleet Place London EC4M 7RD

2. 'The Company': V & A Developers Ltd (crn. 11780535) whose registered office is at ~~2 Mallow Walk, St. James Road, Goffs Oak, Waltham Cross, EN7 6SR~~ (including, unless the context otherwise requires, the Company's successors and assigns)  
Operative provisions:

*Green Banks  
Westmill Road  
Westmill  
Ware  
SG12 0ET*

*G.S.H.*

### INTERPRETATION

1. In this Debenture:

'ACTS' means the Law of Property Act 1925 and the Insolvency Act 1986 (or any statutory modification or re-enactment of those acts for the time being in force)

'ASSETS' means the property, undertaking and assets of the Company expressed to be charged to the Lender now or hereafter under clause 2

'LENDER' shall include, unless the context otherwise requires, the Lender's successors and assigns and all its branches from time to time, whether in England or otherwise

'ENVIRONMENTAL LAWS' means the common law and all applicable laws, rules, regulations or requirements concerning discharges of contaminants, occupational or public health and safety of the environment

'INDEBTEDNESS' means all the Company's present or future indebtedness to the Lender pursuant to the Loan Agreement or otherwise due to the Lender by the Company, whether solely or jointly with any other person or persons and all the Company's other liabilities whatever to the Lender, including (without limitation) indebtedness on account of money advanced, bills of exchange, promissory notes, obligations with respect to letters of credit, guarantees and indemnities, whether present, future, actual or contingent and whether or not matured or accrued due and whether incurred solely, severally or jointly with any other person, together with interest and any other costs, charges and legal expenses (on a full indemnity basis) charged or incurred by the Lender and including those arising from the Lender perfecting or enforcing or attempting to enforce this Debenture or any other security (and its rights thereunder) held by the Lender from time to time

'LOAN AGREEMENT' means the agreement dated 17<sup>th</sup> May 2023 by which the Lender agreed to lend to the Company the sum of £571,000.00 repayment of which is to be secured hereunder

'PROPERTY' means all leasehold and freehold property referred to in clauses 2.1.1 and 2.1.2, and

'RECEIVER' has the meaning given to it in clause 4.1.

1. Clause headings are for ease of reference only.

## **CHARGE**

2.1 The Company hereby covenants on demand to pay or discharge the Indebtedness to the Lender. As security for the payment and discharge of the Indebtedness, the Company hereby charges to the Lender, with full title guarantee:

2.1.1 by way of legal mortgage, all freehold and leasehold property now vested in the Company, together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property;

2.1.2 by way of fixed charge, all estates or interests in any freehold and leasehold property of the Company (not being property charged by clause 2.1.1) now and in the future vested in the Company, together with all buildings, fixtures (including trade fixtures) and fixed plant and machinery from time to time on that property;

2.1.3 by way of fixed charge, all the goodwill and uncalled capital for the time being of the Company;

2.1.4 by way of fixed charge, all book debts and other debts now and in the future due or owing to the Company;

2.1.5 by way of fixed charge, all intellectual property rights, choses in action and claims now and in the future belonging to the Company;

2.1.6 by way of floating charge, all the Company's present and future undertaking and assets, whatever and wherever, including (without limitation) all other property and assets not subject to a fixed charge under this Debenture.

2.1.7.1 Schedule B1 paragraph 14 Insolvency Act 1986 (as inserted by section 248 and Schedule 16 Enterprise Act 2002) applies to the floating charge created by this Debenture.

## **ASSIGNMENT**

3.1 The Company may not transfer or assign all or any part of its rights or commitments under the Loan Contract without the consent of the Lender.

3.2 The Lender, may transfer or assign all or any of its rights and obligations it has pursuant to the Loan Contract and any other Finance Agreement without the Company's consent.

## **COVENANTS**

### **4.1 The Company shall not:**

4.1.1 (except for charges in favour of the Lender created under or pursuant to this Debenture) create or permit to subsist any mortgage, charge or lien on any of its undertaking or assets;

4.1.2 sell, transfer or otherwise dispose of its undertaking and other assets or any part of them, except by getting in and realising them in the ordinary and proper course of its business;

4.1.3 pull down or remove all or any part of the buildings forming part of the Property or sever, unfix or remove any of the fixtures on the Property nor (except for necessary repairs or the substitution of full value replacements) remove any plant and machinery from the Property;

4.1.4 deal with its book or other debts or securities for money except by getting in and realising them in the ordinary and proper course of its business, but so that this exception shall not permit the realisation of debts by means of block discounting or factoring; or

4.1.5 grant or accept a surrender of any lease or licence of or part with or share possession or occupation of the Property or any part of it.

### **4.2 The Company shall:**

4.2.1 promptly deposit with the Lender all deeds and documents of title and all insurance policies relating to the Assets and promptly notify the Lender on acquiring any Property after the date of this Debenture;

4.2.2 keep such of the Assets as are insurable comprehensively insured to the Lender's satisfaction in writing (and, if so required by the Lender, in the joint names of itself and the Lender) against loss or damage by fire and such other risks as the Lender may require, to their full replacement value and, where such insurance is not in joint names, procure that the Lender's interest is noted on all policies required under this clause 3.2.2;

4.2.3 duly and promptly pay all premiums and other moneys necessary for maintaining the insurances required under clause 3.2.2 and on demand produce the insurance policies and premium receipts to the Lender;

4.2.4 keep all buildings and all plant, machinery, fixtures, fittings and other effects in good repair and working order;

4.2.5 pay into such account as the Lender may direct from time to time all money which it shall receive in respect of book or other debts charged by clause 2.1.4 and without prejudice to the provisions of this such account being a trust account and designated as such controlled by trustees with the approval of the Lender such trustees being entitled at their absolute discretion as and when they decide to transfer any funds held in the said designated trust account into the Company's trading account that being an account in the control of the Company;

4.2.6 conduct and maintain its business, operations and property so as to comply in all respects with all applicable Environmental Laws and notify the Lender promptly and in reasonable detail of any claim, notice or communication in respect of any violation or potential violation of an Environmental Law; and

4.2.7 promptly notify the Lender of any meeting to discuss, or any proposal or application for the appointment of an administrator, receiver, liquidator or similar official in respect of the Company or any of its Assets and, if any such official is appointed, of his appointment.

4.3 If the Company fails to perform any of its obligations under clauses 3.2.2, 3.2.3 or 3.2.4, the Lender may take out or renew any insurance or effect such repairs and take such other action as it may deem appropriate to remedy such failure and recover the premiums and other expenses so incurred from the Company on demand.

4.4 All payments by the Company under the loan shall be made without setting off, withholding or counterclaim and without deduction for any taxes duties, charges, fees, deductions, withholding or restrictions whatever

## **RECEIVER**

5.1 At any time after the Lender's demand for payment from the Company of any Indebtedness (or if so requested by the Company), the Lender may appoint by writing any person or persons to be an administrative receiver or a receiver and manager or receivers and managers ('the Receiver', which expression shall include any substituted receiver(s) and manager(s)) of all or any part of the Assets. Without limiting the Lender's rights under this clause 4.1 or at law, the Lender may, whether or not any demand has been made for payment of the Indebtedness, appoint a Receiver if the Lender becomes aware of any of the matters referred to in clause 3.2.7 or if the security created by this Debenture shall be in jeopardy.

5.2 The Lender may from time to time determine the remuneration of the Receiver and may remove the Receiver and appoint another in his place.

5.3 The Receiver shall, subject to the terms of the Acts, be the Company's agent and shall have all powers conferred by the Acts. The Company alone shall be responsible for his acts and omissions and for his remuneration. In particular, but without limiting any general powers or the Lender's power of sale, the Receiver shall have power:

5.3.1 to take possession of collect and get in all or any part of the Assets and for that purpose to take any proceedings in the Company's name or otherwise as he shall think fit;

5.3.2 to carry on or concur in carrying on the Company's business and raise money from the Lender or others on the security of all or any part of the Assets;

5.3.3 to sell, let and/or terminate or to accept surrenders of leases or tenancies of any part of the Property, in such manner and on such terms as he thinks fit;

5.3.4 to take, continue or defend any proceedings and make any arrangement or compromise which the Lender or he shall think fit;

5.3.5 to make and effect all repairs, improvements and insurances;

5.3.6 to appoint managers, officers and agents for any of the above purposes, at such salaries as the Receiver may determine;

5.3.7 to call up any of the Company's uncalled capital;

5.3.8 to promote the formation of a subsidiary company or companies of the Company, so that such subsidiary may purchase, lease, license or otherwise acquire interests in all or any part of the Assets; and

5.3.9 to do all other acts and things which he may consider to be incidental or conducive to any of the above powers.

5.4 Any moneys received under this Debenture shall be applied:

5.4.1 first, in satisfaction of all costs, charges and expenses properly incurred and payments properly made by the Lender or the Receiver and of the remuneration of the Receiver;

5.4.2 secondly, in or towards satisfaction of the Indebtedness in such order as the Lender shall determine; and

5.4.3 thirdly, the surplus (if any) shall be paid to the person or persons entitled to it.

#### **MISCELLANEOUS**

6.1 No statutory or other power of granting or agreeing to grant or of accepting or agreeing to accept surrenders of leases or tenancies of any part of the Property may be exercised by the Company without the Lender's prior written consent. Section 93 of the Law of Property Act 1925 shall not apply.



6.2 By notice in writing to the Company, the Lender may at any time convert the floating charge created by clause 2.1.6 into a specific charge over any Assets specified in the notice which the Lender considers to be in danger of being seized or sold under any form of distress, attachment or other legal process or to be otherwise in jeopardy. The Company at its expense shall at any time on the Lender's request promptly execute and deliver to the Lender any other or further mortgage, charge or other instrument conferring a fixed charge on any of its Assets (including any of the Assets charged by clause 2.1.6) or such other charge as the Lender may in its discretion think fit for securing the Indebtedness.

6.3 This Debenture shall be:

6.3.1 a continuing security to the Lender, notwithstanding any settlement of account or other matter or thing whatever;

6.3.2 without prejudice and in addition to any other security for the Indebtedness (whether by way of mortgage, equitable charge or otherwise) which the Lender may hold now or hereafter on all or any part of the Assets; and

6.3.3 in addition to any rights, powers and remedies at law.

6.4 Section 103 of the Law of Property Act 1925 shall not apply. The statutory power of sale shall be exercisable at any time after the execution of this Debenture. The Lender shall not exercise its power of sale until payment has been demanded, but this provision shall not affect a purchaser or put him on inquiry whether such demand has been made.

6.5 No failure or delay on the Lender's part in the exercise of any of its rights, powers and remedies (in this clause 5 'right(s)') under this Debenture or at law shall operate or be construed as a waiver. No waiver of any of the Lender's rights shall preclude any further or other exercise of that right or of any other right.

6.6 The Lender may give time or other indulgence or make any other arrangement, variation or release with any person in respect of the Indebtedness or any other security or guarantee for the Indebtedness without derogating from the Company's liabilities or the Lender's rights under this Debenture.

6.7 The Company certifies that the charges created by this Debenture do not contravene any provision of its memorandum and articles of association or any agreement binding on it or any of the Assets.

6.8 The Company shall, on demand by the Lender, execute and deliver all transfers, mandates, assignments, deeds or other documents as the Lender may require to perfect its rights under this Debenture and to give effect to any sale or disposal of any of the Assets and otherwise give effect to the intent of this Debenture.

#### **POWER OF ATTORNEY**

7.1 By way of security, the Company hereby irrevocably appoints the Lender and any Receiver jointly and severally as its attorney, with full power of delegation, for it and in its name and on its behalf and as its act and deed or otherwise, to seal, deliver and otherwise perfect any deed, assurance, agreement, instrument or act which may be required or may be deemed proper for any of the above purposes.

#### **COSTS**

8.1 All costs, charges and expenses incurred by the Lender and all other moneys paid by the Lender or the Receiver in perfecting or otherwise in connection with this Debenture and all costs of the Lender or the Receiver of all proceedings for enforcement of this Debenture shall be recoverable from the Company as a debt, may be debited to any account of the Company, shall bear interest at the rate per annum of 4 per cent per annum over the base rate of National Westminster Bank Plc accordingly (as well before as after judgment) and shall be charged on the Assets.

#### **SEVERANCE**

9. If at any time any provision in this Debenture is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Debenture shall not be impaired.

#### **NOTICE**

10.1 Any demand, notice or other communication by the Lender may be delivered personally to the Company or sent to the Company by post or fax at its address set out above or such other address notified in writing to the Lender. Any such notice, demand or other communication shall be deemed to have been received by the Company 24 hours after posting (where sent by first class prepaid post) immediately upon such delivery (where delivered personally) and immediately on sending (where sent by fax) whether or not it is actually received.

10.2 Any notice from the Company to the Lender shall be served by first class prepaid recorded delivery post sent to the Lender at its address set out above or such other address notified to the Company.

This Debenture shall be governed by and construed in accordance with English law.

### Attestation

Executed and unconditionally delivered as a deed as follows:

Executed as a Deed by [ CHI SUN HAU ]  
Acting as Director for and on behalf of V & A Developers Ltd  
in the



Presence of:-

Witness Sign



Witness name

Witness address

Witness occupation

Nigel José Martí FCILEx No 20504  
Commissioner for Oaths  
Duffield Harrison LLP Solicitors  
626a Hertford Road  
Enfield EN3 5TG  
SRA No. 383068