



**Registration of a Charge**

Company Name: **GIANT KLAS U.K. LIMITED**

Company Number: **13072714**



XB0JIHJ5

Received for filing in Electronic Format on the: **25/03/2022**

**Details of Charge**

Date of creation: **22/03/2022**

Charge code: **1307 2714 0001**

Persons entitled: **HEY HABITO LTD**

Brief description: **292 VICTORIA ROAD, HORWICH, BL6 6EA**

**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: **IKRHA TARIQ**



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

Company number: 13072714

Charge code: 1307 2714 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd March 2022 and created by GIANT KLAS U.K. LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th March 2022 .

Given at Companies House, Cardiff on 31st March 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**

# Mortgage deed

Lender Hey Habito LTD, The Loom, 14 Gower's Walk, London, E1 8PY  
(When we say 'Habito', 'we' or 'our' in the rest of the document, we're talking about the lender)

Property 292 Victoria Road, Horwich, BL6 6EA

Date 22/03/2022  
(Leave blank – your conveyancer will fill this in)

**Property Title Number**

TO BE ALLOCATED.

**Borrower(s)**

(When we say 'you' or 'your' in the rest of this document, we're talking about the Borrower(s).)

Giant Klas U.K. Limited

**Mortgage Account Number**

RP4UN3VK7P52

By signing this deed, you agree that you've received, read, and agree to Habito's Mortgage Terms and Conditions February 2021, and the terms in your Mortgage Offer (including the ESIS). These documents are part of this deed.

By signing this deed, you charge to us the Property, and any money you get when you sell it, with a full title guarantee through a first legal mortgage. This mortgage is our continuing security for all the money you've agreed to pay us. This basically means that you remain the legal owner of the Property. But as the lender, Habito gets rights over the Property until you've paid all the money you owe us in full. Our rights include, for example, a right to take possession of the Property or sell it if you break the terms and conditions you've agreed to.

If you decide to repay this mortgage early, you might have to pay an Early Repayment Charge. You can read more about this in Section 9 of your ESIS.

If we agree to lend you more money, all the terms in this deed, your Mortgage Terms & Conditions and Mortgage Offer will apply to that extra money too. Just because we've agreed to lend you money for this mortgage, it doesn't mean we're obliged to lend you more money in the future.

By signing this deed, you apply to the Chief Land Registrar to add an entry to the Property's register of title at the Land Registry. The register of title is the official record of who owns the Property.

That entry will say:

'No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the charge dated [date will go here] in favour of Hey Habito LTD referred to in the charge register.'


This means, for example, you can't do any of the following without permission in writing from Habito:

- Sell the Property.
- Give the Property away.
- Let anyone else have certain rights over the Property.


This also applies to any other lenders you take out a mortgage with for the Property after this one.

A deed is a special type of legal agreement that needs to meet specific requirements. For example, it needs to be in writing, witnessed and signed 'as a deed', as you can see below. The deed will be 'delivered' (meaning it will come into effect) on the date set out above.

Executed as a deed by the Borrower:

Acting by	
Director's name (in BLOCK CAPITALS):	A TO ME JABI
Director's signature:	

In the presence of the witness:

Witness' name (in BLOCK CAPITALS):	NOMAN SHAFIQ
Witness' signature:	
Witness' address:	Nomaan Shafiq LLB (Hons) Silverdale Solicitors Silverdale House 404 Cheetham Hill Road Manchester, M8 9LE 0161 740 0333

