

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.

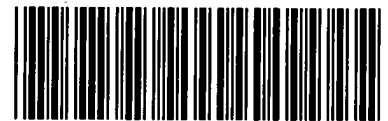
☒ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument. Use form MR08.

For further information, please  
refer to our guidance at:  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If 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. It must be scanned and placed on the public record. **Do not send the original.**



\*ACCS55Y1\*

A10

25/09/2023

#180

COMPANIES HOUSE

MONDAY

**1 Company details**

Company number 1 3 2 5 4 1 7 1

Company name in full Kauldhar Property Ltd

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 <sup>d</sup>3 <sup>d</sup>0 <sup>m</sup>0 <sup>m</sup>9 <sup>y</sup>2 <sup>y</sup>0 <sup>y</sup>2 <sup>y</sup>1

**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 Charter Court Financial Services Limited (t/a Precise Mortgages)

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.

MR01

## Particulars of a charge

4

## Brief description

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.

Brief description

70 High Street South, London E6 6ET

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".

Please limit the description to the available space.

5

## Other charge or fixed security

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.

☐ Yes

☒ No

6

## Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ Yes Continue

☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

## Negative Pledge

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.

☒ Yes

☐ No

8

Trustee statement <sup>①</sup>

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.

☐

<sup>①</sup> This statement may be filed after the registration of the charge (use form MR06).

9

## Signature

Please sign the form here.

Signature

Signature

X

BARNES & PARTNERS,  
AS SOLICITORS FOR  
KAULDHAR PROPERTY LTD.

X

This form must be signed by a person with an interest in the charge.

MR01

## 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 Wendy Gudgeon

Company name Barnes & Partners Solicitors

Address 90 Silver Street

Post town Enfield

County/Region Middlesex

Postcode E N 1 3 E P

Country UK

DX DX 90612 Enfield

Telephone 02083702800

**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)

**IN THE COUNTY COURT AT CENTRAL LONDON**

**CASE NO: J84CL153**

**BUSINESS AND PROPERTY WORK**

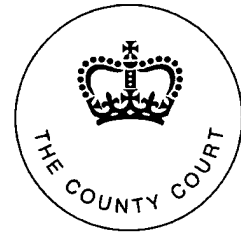
**DISTRICT JUDGE REVERE**

**DATE: 12 SEPTEMBER 2023**

**IN THE MATTER OF KAULDHAR PROPERTY LTD**

**AND**

**IN THE MATTER OF THE COMPANIES ACT 2006**



**UPON** the application by Claim issued on 18 November 2022 of the above-named Company  
"the Claimant"

**AND UPON** reading the evidence

**AND UPON** the court being satisfied that the omission to deliver to the Registrar of  
Companies pursuant to section 859A of the Companies Act 2006 (the "Act") the Legal  
Charge hereinafter mentioned together with the prescribed particulars thereof was accidental  
or due to inadvertence or some other sufficient cause and/or that it is just and equitable to  
grant relief

**AND UPON** the updated original evidence of solvency and the original Charge being  
produced at the hearing on 12 September 2023 in compliance with the order made by District  
Judge Hart on 27 April 2023

**IT IS ORDERED THAT:**

1. Pursuant to Section **859F** of the said Act that the time for registration in the manner  
required by Section **859A** of the said Act of a Legal Charge dated 30 September 2021  
and made between Charter Court Financial Services Limited trading as Precise  
Mortgages of the one part and the Borrower, Kauldhar Property Ltd of the property  
known as 70 High Street South, London, E6 6ET and registered at HM Land Registry  
with title number TGL414761, to secure repayment of monies with the prescribed  
particulars thereof, be extended to 3 October 2023.

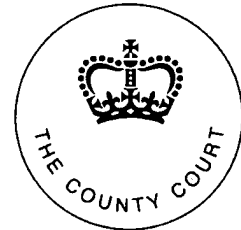
2. The Claimant do deliver a sealed copy of this Order to the Registrar of Companies.

3. This Order is without prejudice to the rights of any person acquired during the period between the date of the creation of the said Legal charge and the date of its/their actual registration.

Dated: 12 September 2023

TO: Barnes & Partners Solicitors, 90 Silver Street, Enfield, EN1 3EP

Ref: HP/WG/7367SS



**The Lender:** Charter Court Financial Services Limited (incorporated in England and Wales with company number 06749498 and having its registered office at 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD and trading as Precise Mortgages) together with its transferees, successors and assigns (including any legal or equitable assignee of the mortgage, whether by way of absolute assignment or by way of security only) and including those deriving title under it or them.

This Mortgage Deed is made on the Date between the Borrower and the Lender. All capitalised terms have the meaning given to them in the Conditions, unless otherwise defined.

Date: 30/09/21	Application reference number: M2000245494
The Borrower(s): Kauldhar Property Ltd (‘you’, ‘your’)	
Company Number (if applicable): 13254171	
The Conditions: Precise Mortgages General Mortgage Conditions 2018 England & Wales	
The Property: 70 High Street South, London, E6 6ET, United Kingdom	
Title number: TGL414761	



1. This Mortgage Deed incorporates the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges and the Borrower acknowledges receipt of such documents. The Borrower agrees to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges.
2. The Borrower charges the Property with full title guarantee by way of legal mortgage as continuing security for the Amount Owed and All Other Debt.
3. This Mortgage is made for securing Additional Borrowing and re-advances.
4. The Borrower and the Lender apply to the Chief Land Registrar for the registration against the registered title of a restriction in the following form: "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...30/09/2021...in favour of Charter Court Financial Services Limited referred to in the charges register."

**FOR USE BY INDIVIDUAL BORROWERS**

Signed and delivered as a deed in the presence of witnesses:	
Your signatures	Signature, name and address of each witness (the signature of each borrower must be witnessed separately)
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:

**FOR USE BY LIMITED COMPANY BORROWERS**

Executed as a deed by affixing the Common Seal of:	
(Borrower)	Affix Company Seal
In the presence of:	In the presence of:
Signature of Director	Signature of (Director/Company Secretary)

Executed as a deed by:	
KAULDHAR PROPERTY LTD	(Borrower)
Acting by:	
NISHANT KAULDHAR	
	Signature of Director
	Signature of (Director/Company Secretary)

Executed as a deed by:	Acting by a Director in the presence of:
	Signature of Director: <u>Nick Vasil</u>
	Signature of witness: <u>[Signature]</u>
	Name (IN BLOCK CAPITALS): <u>X NICK VASIL</u>
	Address: <u>X 52 BROOKDALE</u> <u>LONDON, N11 1BN</u>
(Borrower)	





**FILE COPY**

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

Company number: 13254171

Charge code: 1325 417 1 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th September 2021 and created by KAULDHAR PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th September 2023 .

Given at Companies House, Cardiff on 4th October 2023



**Companies House**



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