



Registration of a Charge

Company Name: **93 ARNGASK LTD**

Company Number: **13564403**



XB6NKD79

Received for filing in Electronic Format on the: **21/06/2022**

Details of Charge

Date of creation: **21/06/2022**

Charge code: **1356 4403 0004**

Persons entitled: **LENDINVEST BTL LIMITED**

Brief description: **93 ARNGASK ROAD, LONDON (SE6 1XZ)**

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

Certified by: **JMW SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13564403

Charge code: 1356 4403 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st June 2022 and created by 93 ARNGASK LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st June 2022 .

Given at Companies House, Cardiff on 22nd June 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

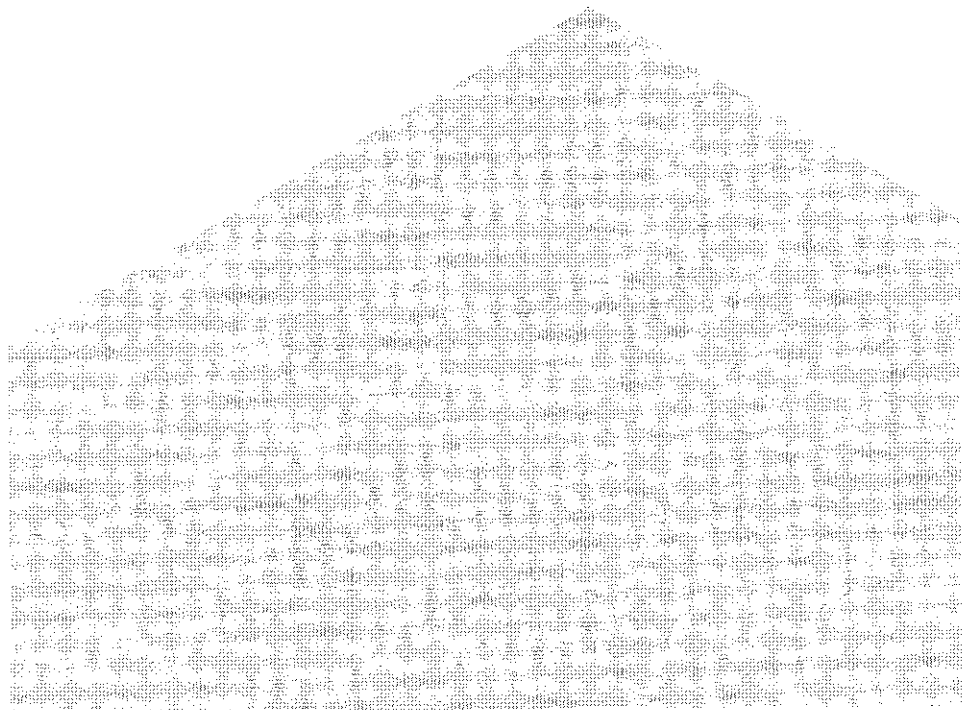


**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**



LendInvest Debenture (Buy-to-Let)

England & Wales



By this *Debenture* made on 21st June day of 2022 by you:

BOX A (Chargor details)

93 ARNGASK LTD

of

Js & Co Accountants, 26 Theydon Road, London, England, E5 9NA
with registered number 13564403

in favour of us, LendInvest BTL Ltd (LendInvest BTL Ltd, of 100, The Quadrant, London, England, W1T 3JJ), you charge the Charge(s) described in this *Debenture* (including any interest in the property charged)

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 THE CHARGE AGAINST ALL OR PART OF THE CHARGED PROPERTY IF YOU FAIL TO COMPLY WITH THE OBLIGATIONS OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN YOU OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

BOX B (Details of certain specific charges)

Assigned Contract(s): *Not applicable*

Designated Account(s): *Not applicable*

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

Address of Property: 93 Arngask Road, London (SE6 1XZ) Title Number SGL197120

- (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

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

Executed as a deed by 93 ARNGASK LTD
acting by its Director

MOSE KAHAN
Name of Director

[Signature]
Signature of Director

In the presence of a witness:

Witness signature TISHY CHAI

THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED THIS DOCUMENT, YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE THE DEBENTURE AGAINST ALL OR PART OF THE CHARGED PROPERTY IF YOU FAIL TO OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

Witness name CHAIM TISHY

Witness address 17 STIMFORD HILL MARYLENE,
N16 5TN

Witness occupation DIRECTOR