



**Registration of a Charge**

Company Name: **KH VENTURES LTD**

Company Number: **14147112**



Received for filing in Electronic Format on the: **02/02/2023**

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**Details of Charge**

Date of creation: **01/02/2023**

Charge code: **1414 7112 0001**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **FREEHOLD PROPERTY KNOWN AS 166 TRAFFORD ROAD, MANCHESTER, M30 0JS, BEING ALL OF THE LAND AND BUILDINGS IN TITLE GM771288. FREEHOLD PROPERTY KNOWN AS 166 TRAFFORD ROAD, MANCHESTER, M30 0JS, BEING ALL OF THE LAND AND BUILDINGS IN TITLE MAN341802, INCLUDING ALL BUILDINGS, FIXTURES AND FITTINGS, THE RELATED RIGHTS AND THE GOODWILL.**

**Contains fixed charge(s).**

**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: **PURE LAW**



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

Company number: 14147112

Charge code: 1414 7112 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st February 2023 and created by KH VENTURES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd February 2023 .

Given at Companies House, Cardiff on 3rd February 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**

**Charge given by a corporate (England and Wales) - Full recourse**

<b>Borrower:</b>	KH Ventures Ltd - 14147112 - VENITT & GREAVES, 115 CRAVEN PARK ROAD, LONDON, N15 6BL		
<b>Mortgagor:</b>	KH Ventures Ltd - 14147112 - VENITT & GREAVES, 115 CRAVEN PARK ROAD, LONDON, N15 6BL		
<b>Lender:</b>	Shawbrook Bank Limited Lutea House Warley Hill Business Park The Drive Brentwood Essex CM13 3BE (registered in England and Wales number: 388466)		
<b>The Property:</b>	<b>Description</b>	<b>Class of Title</b>	<b>Title Number</b>
1.	166 Trafford Road, Manchester, M30 0JS and as more particularly described at the Land Registry: 126 to 134 (even) Philip Street and 164 to 172 (even) Trafford Road, Patricroft, Eccles	Freehold Title Absolute	GM771288
2.	166 Trafford Road, Manchester, M30 0JS and as more particularly described at the Land Registry: Land adjoining 174 Trafford Road, Eccles, Manchester (M30 0JS)	Freehold Title Absolute	MAN341802

1. **By THIS DEED of LEGAL CHARGE**, dated *1st February 2013*  
 The Mortgagor charges with full title guarantee and as a continuing security:-
  - (a) the Property described above by way of legal mortgage; and
  - (b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,
 with the payment and discharge of:
  - (i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and
  - (ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.
2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).

3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.

4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:

"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 [ 1/2/23 ] in favour of Shawbrook Bank Limited referred to in the charges register".

5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (08/05/2020) ("**Terms and Conditions**") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions as subsequently amended, supplemented and/or varied from time to time.

**THIS CHARGE** has been executed as a deed on the date written on the first page of this Charge.

EXECUTION PAGE

WARNING:

THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

Mortgagor

EXECUTED AS A DEED by  
KH Ventures Ltd acting by  
Zvi Oppenheimer, a director:



(Director signature)

in the presence of:

Witness:	D. EMANUEL (signature of witness)
Name:	DAVID EMANUEL (block capitals)
Address:	26 ELMCKOFT CRESCENT LONDON NW11 9SY

Lender  
Signed by  
Shawbrook Bank Limited  
acting by its attorney



**Natalie Michaelides**  
Attorney  
Pure Law LLP  
Arcadia House  
Warley Hill Business Park, The Drive  
Brentwood, CM13 3BE

