



**Registration of a Charge**

Company Name: **ADEN ESTATE LTD**

Company Number: **14955437**



Received for filing in Electronic Format on the: **15/03/2024**

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**Details of Charge**

Date of creation: **15/03/2024**

Charge code: **1495 5437 0002**

Persons entitled: **LENDINVEST BTL LIMITED**

Brief description: **35 CHAUCER ROAD ROMFORD RM3 7ER**

**Contains fixed charge(s).**

**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: **CAN**



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

Company number: 14955437

Charge code: 1495 5437 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th March 2024 and created by ADEN ESTATE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th March 2024 .

Given at Companies House, Cardiff on 21st March 2024

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**

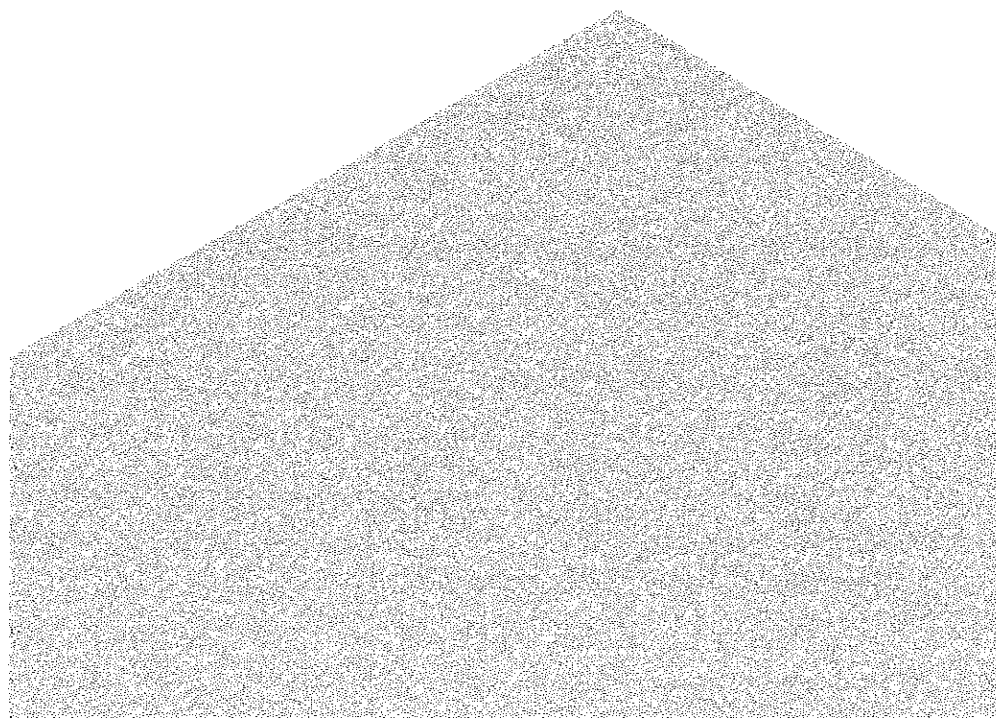


**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**



# **LendInvest Debenture (Buy-to-Let)**

England & Wales



**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 OUR RIGHTS AGAINST ALL OR PART OF THE CHARGED PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.**

By this *Debenture* made on 15 / day of 03 by you: / 2024

**BOX A (Chargor details)**

Aden Estate Ltd  
of  
Ossman Consultants Limited, 591, London Road, North Cheam, Surrey, England, SM3 9AG  
with registered number 14955437

in favour of *us*, LendInvest BTL Limited (company number: 10845703) of 8 Mortimer Street, London, England, W1T 3JJ, *you* charge the *Charged Property* to secure *your* liabilities to the *us* on the terms which appear in this *Debenture* (including the *Debenture Conditions*).

**BOX B (Details of certain specific Charged Property)**

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: **35 Chaucer Road, Romford, RM3 7ER** [Title number: **EGL190371** ]

- (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

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

Executed as a deed by Aden Estate Ltd  
acting by its Director

Dema Wonga  
Name of Director

  
Signature of Director

In the presence of a witness:

Witness signature 

Witness name Lola Hart

Witness address 51 Algers Rd  
Loughton IG10 4NF

Witness occupation Administrative Assistant

