



**Registration of a Charge**

Company name: **AJV DEVELOPMENTS LTD**

Company number: **08337255**

Received for Electronic Filing: **24/04/2015**



X4618RB4

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**Details of Charge**

Date of creation: **23/04/2015**

Charge code: **0833 7255 0001**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **LEASEHOLD PROPERTY KNOWN AS GROUND FLOOR SHOP, 477  
ROMAN ROAD, LONDON, E3 5LX INCLUDING ALL BUILDINGS, FIXTURES  
AND FITTINGS, THE RELATED RIGHTS AND THE GOODWILL.**

**Contains fixed charge(s).**

**Contains floating charge(s) (floating charge covers all the property or  
undertaking of the company).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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 LLP**



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

Company number: 8337255

Charge code: 0833 7255 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd April 2015 and created by AJV DEVELOPMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th April 2015 .

Given at Companies House, Cardiff on 27th April 2015

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**

**Borrower:** AJV Developments Ltd (**Company Number:**08337255 ) with its registered office at Marlborough Business Centre, 96 George Lane, South Woodford, London, E18 1AD

**Mortgagor:** AJV Developments Ltd (**Company Number:**08337255 ) with its registered office at Marlborough Business Centre, 96 George Lane, South Woodford, London, E18 1AD

**Lender:** Shawbrook Bank Limited  
Lutea House  
Warley Hill Business Park  
The Drive  
Brentwood  
Essex CM13 3BE  
(registered in England and Wales number: 388466)

**The Property:** Ground Floor Shop, 477 Roman Road, London, E3 5LX and as more particularly described in a lease of even date and made between Luxon Property Limited (1) and the Mortgagor (2)

**Title Number:** Unregistered

**Class of Title:** Leasehold Title Absolute

1. **By THIS DEED of LEGAL CHARGE**, dated *23<sup>rd</sup> April 2015*

The Mortgagor charges:-

- (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; and
- (c) all present and future assets of the Mortgagor (to the extent not already charged pursuant to Clause 1(a) or (b)) by way of floating charge

with the payment and discharge of:

- (i) all monies now or at any future time due to the Lender from the person or persons named above as the Borrower under each and every 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.

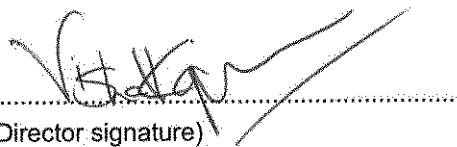


EXECUTION PAGE

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  
AJV Developments Ltd acting by  
Vishal Kapoor, a director,  
in the presence of:

  
.....  
(Director signature)

Witness:	<u>Bal</u> ..... (signature of witness)
Name:	<u>RAVI BAL</u> ..... (block capitals)
Address:	<u>397 ROMAN ROAD</u> ..... <u>E3 5DS</u> ..... .....
Occupation:	<u>ESTATE AGENT.</u> .....

Lender  
Signed by  
Shawbrook Bank Limited  
acting by its attorney

  
.....  
N. HAYES - ATTORNEY  
PURE LAW LLP  
LUTEA HOUSE, THE DRIVE  
GREAT WARLEY, BRENTWOOD  
ESSEX CM9 3 APF