



**Companies House**

**MR01**(ef)

**Registration of a Charge**

Company name: **VICTUS ESTATES (2) LIMITED**

Company number: **08364183**

Received for Electronic Filing: **20/05/2013**



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**Details of Charge**

Date of creation: **17/05/2013**

Charge code: **0836 4183 0001**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **FREEHOLD PROPERTY KNOWN AS 67 CUCKOO AVENUE, HANWELL, MIDDLESEX, W7 1BW 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).**

**Notification of addition to or amendment of charge.**

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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: 8364183

Charge code: 0836 4183 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th May 2013 and created by VICTUS ESTATES (2) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th May 2013 .

Given at Companies House, Cardiff on 20th May 2013



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

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

**Borrower:** Victus Estates (2) Ltd - 08364183 – Russell House, 140 High Street, Edgware, Middlesex, HA8 7LW

**Mortgagor:** Victus Estates (2) Ltd - 08364183 - Russell House, 140 High Street, Edgware, Middlesex, HA8 7LW

**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:** 67 Cuckoo Avenue, Hanwell, Middlesex, W7 1BW

**Title Number:** NGL431328

**Class of Title:** Freehold Title Absolute

**Property Description:** 67 Cuckoo Avenue, Hanwell, London (W7 1BW) .

1. **By THIS DEED of LEGAL CHARGE**, dated 17<sup>th</sup> May 2013

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.

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. The Lender may at any time on notice to the Mortgagor convert the floating charge referred to in Clause 1(c) into a fixed charge as regards all or any asset specified in such notice. Furthermore, the said floating charge will automatically convert into a fixed charge upon the occurrence of a Termination Event.
4. 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.
5. The Mortgagor applies to HM 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 [ ] in favour of Shawbrook Bank Limited referred to in the charges register".
6. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions January 2013 and the Mortgagor agrees to those Terms and Conditions.

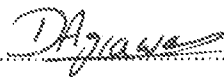
**THIS CHARGE** has been executed as a deed on the date written on the first page of this Charge.

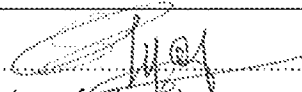
**Mortgagor**

**EXECUTED AS A DEED** by

Victus Estates (2) Ltd acting by

Deepak Raj Agrawal director, in the presence of:

  
(Director signature)


<b>Witness:</b>	 (signature of witness)
<b>Name:</b>	MR. SRIRAM IYER. (block capitals)
<b>Address:</b>	80 SAXON AVENUE HANWORTH TW13 5JN.
<b>Occupation:</b>	OFFICE MANAGER.

**Lender**

Signed by

**Shawbrook Bank Limited**

acting by its attorney



N. HAYES - ATTORNEY  
PURE LAW LLP  
LUTEA HOUSE, ONE DRIVE  
GREAT WARLEY, BRENTWOOD  
ESSEX CM13 3BE