



**Registration of a Charge**

Company name: **KILBURN PARK (AR) LIMITED**

Company number: **11566732**



X88178ZW

Received for Electronic Filing: **20/06/2019**

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**Details of Charge**

Date of creation: **20/06/2019**

Charge code: **1156 6732 0001**

Persons entitled: **TOOOLS LIMITED**

Brief description: **ALL THAT LEASEHOLD PROPERTY KNOWN AS 84A ASHMORE ROAD,  
LONDON W9 3DG CURRENTLY REGISTERED AT THE LAND REGISTRY  
UNDER TITLE NUMBER NGL845147**

**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: **DKLM LLP**



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

Company number: 11566732

Charge code: 1156 6732 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th June 2019 and created by KILBURN PARK (AR) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th June 2019 .

Given at Companies House, Cardiff on 21st June 2019

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

DATED

20 June

2019

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Toools Limited

and

Kilburn Park (AR) Limited

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## LEGAL CHARGE

Relating to:

84a Ashmore Road, London W9 3DG

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THIS LEGAL CHARGE is made on the  
BETWEEN:

20<sup>th</sup> day of

June

2019

- (1) **Toools Limited**, registered No: 08610044 of Yaffle Hill, Yaffle Road, Weybridge KT13 0QF ('the Investor')  
**AND**  
(2) **Kilburn Park (AR) Limited** incorporated and registered in England and Wales with Company Number 11566732 whose registered office is at 140 Buckingham Palace Road, London SW1W 9SA ('the Borrower')

## RECITALS

- (1) By the Loan Agreement the Lender agreed to advance the Principal to the Borrower on the terms and subject to the conditions and provisions contained in the Loan Agreement.
- (2) The Borrower is registered at HM Land Registry as proprietor with title absolute of the Property free from encumbrances.
- (3) The parties to this deed have agreed to enter into this deed by way of security for the discharge of the Borrower's obligations under the Loan Agreement in the manner set out below.

**NOW THIS DEED WITNESSES** as follows:

### 1. DEFINITIONS AND INTERPRETATION

For all purposes of this legal charge the terms defined in this clause 1 have the meanings specified.

#### 1.1 Gender, personality and number

Unless the context otherwise requires:

- 1.1.1 the singular includes the plural and vice versa;
- 1.1.2 references to persons includes references to firms, companies, corporations or limited liability partnerships and vice versa;
- 1.1.3 references in the masculine gender include references in the feminine or neuter genders and vice versa.

#### 1.2 Headings

The clause and schedule headings do not form part of this document and are not to be taken into account in its construction or interpretation.

#### 1.3 Interpretation of the Borrower and the Investor

Unless the context otherwise requires the expressions 'the Borrower' and 'the Investor' include their respective successors and assigns whether immediate or derivative and where appropriate the survivors or survivor of them and where either party comprises two or more persons include any one or more of those persons

#### 1.4 Joint and several liability

Where any party to this deed for the time being comprises two or more persons, obligations expressed or implied to be made by or with that party are deemed to be made by or with the persons comprising that party jointly and severally.

#### 1.5 Obligation not to permit or suffer

Any covenant by the Borrower not to do anything includes an obligation not to permit or suffer that thing to be done by another person.

**1.6 References to clauses**

Any reference in this document to a clause without further designation is to be construed as a reference to the clause of this document so numbered.

**1.7 References to statutes**

Unless expressly stated to the contrary, any reference to a specific statute includes any statutory extension or modification, amendment or re-enactment of that statute and any regulations or orders made under it, and any general reference to a statute includes any regulations or orders made under that statute.

**1.8 The Interest Rate**

'the Interest Rate' means 1.15% (one point one five percent) per calendar month and increases to 3% (three percent) per calendar month if the Loan Amount, Interest or any other amount outstanding under the Loan Agreement is not paid after the expiry of 12 (twelve) calendar months from the date of the Agreement or if the Borrower fails to pay and defaults on a monthly interest payment due under the Loan Agreement.

**1.9 The Lender**

'the Lender' means Market Financial Solutions Limited, registered No: 05994359 of registered address Berkeley Square House, Berkeley Square, Mayfair, London, W1J 6BD

**1.10 The Loan Agreement**

'the Loan Agreement' means a loan agreement of the same date as this deed and made between the Borrower and the Lender as specified in this Deed

**1.11 The Planning Acts**

'the Planning Acts' means the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning and Compensation Act 1991, the Planning and Compulsory Purchase Act 2004 and all statutes, regulations and orders included by virtue of clause 1.7.

**1.12 The Principal**

'the Principal' means the sum of Five Hundred and Twenty Thousand Pounds (£520,000)

**1.13 The Property**

'the Property' means the properties specified in schedule 1 and all buildings, erections, structures, fixtures, fittings and appurtenances on the Property from time to time.

**1.14 VAT**

'VAT' means value added tax or any other tax of a similar nature and unless otherwise expressly stated all references to sums payable by the Borrower are exclusive of VAT.

**2 BORROWER'S COVENANTS TO PAY SUMS DUE UNDER THE LOAN AGREEMENT AND COST**

In consideration of the Principal now paid by the Lender to the Borrower (receipt of which the Borrower acknowledges), the Borrower covenants with the Investor as follows:

**2.1** The Borrower covenants with the Investor to pay or discharge immediately all monies and other obligations and liabilities agreed to be paid or discharged by the Borrower under the Loan Agreement.

- 2.2** The Borrower covenants with the Investor to pay to the Investor on demand and on a full and unlimited indemnity basis all costs, charges, expenses and liabilities paid and incurred by the Investor and/or the Lender (whether directly or indirectly) in relation to the security constituted by and the obligations owed under and associated with this deed (including all commission, legal and other professional costs and fees and disbursements and VAT on them) together with interest from the date when the Investor and/or the Lender becomes liable for them until payment by the Borrower at the Interest Rate, such interest to be payable in the same manner as interest on the principal sum advanced by the Loan Agreement.
- 2.3** Without prejudice to the generality of the provisions of that clause the Borrower's liability under clause 2.2 will include not only those costs, charges, expenses and liabilities that would otherwise be allowable on the taking of an account between a mortgagor and mortgagee but also (and in so far as they are not so allowable) those incurred in relation to or arising out of:
- 2.3.1** the contemplation and institution of all proceedings and other action in connection with the enforcement preservation and protection of the security constituted by this deed;
  - 2.3.2** the contemplation and institution of all proceedings and other action (whether against the Borrower or otherwise) for the payment or discharge of the money and liabilities secured by or associated with this deed;
  - 2.3.3** the exercise or contemplated exercise of any power, right or discretion conferred by this deed or by law on the Investor;
  - 2.3.4** any default by the Borrower or any surety in compliance with the obligations imposed by the terms of this security or associated with it;
  - 2.3.5** any impeachment or attempted impeachment of the title of the Investor (whether by the Borrower or by a third party) or of the title of the Borrower;
  - 2.3.6** the contemplation or doing of any other matter or thing which the Investor considers to be for the benefit or improvement of the security.
- 2.4** If the Borrower is a company the Borrower covenants with the Investor to not alter or change the shareholding ownership structure, management or any other part of the composition of the Borrower company without prior signed written consent of the Lender and acknowledges that any such alteration or change without prior signed written consent of the Lender constitutes a breach of the Legal Charge rendering the Legal Charge immediately enforceable by the Investor.
- 3** **LEGAL CHARGE**
- The Borrower, with full title guarantee, charges the Property to the Investors by way of first legal mortgage the Principal, interest and all other money secured thereby, with payment or discharge of all money and other obligations and liabilities in this deed covenanted to be paid or discharged by the Borrower or otherwise secured by this deed.
- 4** **BORROWER'S REPRESENTATIONS AND WARRANTIES**
- The Borrower represents and warrants to the Investor as set out in this clause 4.
- 4.1** **Permitted use**
- The present use of the Property is a permitted use within the provisions of the Planning Acts.
- 4.2** **Development**

The Borrower has not before the execution of this deed carried out any operation upon the Property or put the Property to any use which is a development within the provisions of the Planning Acts and in respect of which any requisite permission has not been obtained or any valid enforcement order may be made.

#### **4.3 Environmental matters**

The Borrower has complied with environmental law and, in particular (but without prejudice to the generality of that representation and warranty) that no hazardous or toxic materials, substances, pollutants, contaminants or wastes have at any time before the execution of this deed been released into the environment or deposited, discharged, displaced or disposed of at or near the Property.

#### **4.4 Contravention of other liabilities**

The execution of and the observance and performance of the Borrower's obligations under this mortgage does not and will not contravene any other charge, mortgage, lease, loan facility or other agreement.

### **5 BORROWER'S COVENANTS AS TO THE PROPERTY**

The Borrower covenants with the Investor as set out in this clause 5.

#### **5.1 Repair**

##### **5.1.1 *Repairing obligation***

The Borrower will ensure that the tenant keeps all buildings, fixtures and fittings, services and service media in, on or associated with the Property in good and substantial repair and good working order and condition.

##### **5.1.2 *Inspection***

The Borrower will ensure that the tenant permits the Investor and his representatives at all reasonable times and upon reasonable notice to enter upon the Property or any part of it to inspect the state and condition of the buildings, fixtures and fittings, services and service media in, on or associated with the Property without the Investor becoming liable as mortgagee in possession.

##### **5.1.3 *Entry and repair***

If the Borrower fails to ensure that the tenant maintains the buildings, fixtures and fittings, services and service media in, on or associated with the Property in the requisite state of repair and condition the Investor and his representatives may (but without being bound to do so) at any time thereafter enter upon the Property or any part of it and execute all remedial works that the Investor considers to be necessary and proper without the Investor thereby becoming liable as mortgagee in possession.

#### **5.2 Alterations**

The Borrower will not without the previous written consent of the Investor (and then only to the extent permitted by and in accordance with any conditions attached to the consent) make any structural or material alteration to, or pull down or remove any or any part of, any buildings, fixtures and fittings, services and service media in, on or associated with the Property.

#### **5.3 Insurance**

##### **5.3.1 *Duty to insure***

The Borrower will:

- 5.3.1.1 ensure the Property is kept insured for such amount or amounts (including sums in respect of any loss of rent and any professional fees which may be incurred in or about repair, rebuilding or reinstatement), in such name or names, and against loss or damage due to such risks and with such underwriters as the Investor may in each case and from time to time approve in writing; and
- 5.3.1.2 make all payments required for this purpose within 14 days after they become due and will when required by the Investor deliver to the Investor the policy of insurance and the receipt for each payment.

**5.3.2     *Indemnity for payments by the Investor***

If the Borrower fails to perform any of his obligations under this clause 5.3 and if the Investor takes out any insurance on the Property or any part of it, the Borrower will on demand repay to the Investor all payments made by him for that purpose and will pay interest at the Interest Rate from the date of payment until repayment on any money not repaid on demand (such interest to be payable in the same manner as interest on the Principal) and all such money and interest shall be charged on the Property.

**5.3.3     *Application of insurance money***

Any money received under any policy of insurance effected or maintained by the Borrower in respect of the Property (whether or not pursuant to his obligations under this clause 5.3) shall, at the option and absolute discretion of the Investor, be applied either in making good the loss or damage in respect of which it was received or in or towards discharge of the money due under this security, and if received by the Borrower will be held on trust for the Investor for this purpose.



#### **5.4 Outgoings**

The Borrower will punctually pay and indemnify the Investor against all rents, rates, taxes, levies, assessments, impositions and outgoings whatsoever (whether governmental, municipal, contractual or otherwise) which may be or may become imposed upon or payable in respect of the Property or any part of it.

#### **5.5 General covenant to comply with statutes etc**

The Borrower will ensure that any legislation, regulations or bye-laws for the time being in force applicable to the Property or to the employment of persons in the Property or the trade or business for the time being carried on there are complied with in all respects.

#### **5.6 General covenant to produce notices etc**

##### **5.6.1 *Production***

The Borrower will immediately produce to the Investor any order, direction, permission, notice or other matter whatever affecting or likely to affect the Property and served upon the Borrower by any third party, and will allow the Investor to make a copy of it.

##### **5.6.2 *Compliance***

The Borrower will comply with any order, direction, permission, notice or other matter referred to in clause 5.6.1 without delay or, if the Investor so requires, will make or join with the Investor in making such objections or representations against or in respect of the same as the Investor may request or approve in writing.

#### **5.7 Specific covenants relating to planning and environmental matters**

##### **5.7.1 *Alteration of present use of the Property***

The Borrower will not use the Property for any purpose other than the present permitted use within the provisions of the Planning Acts except with the previous written consent of the Investor and the relevant planning authority and then only to the extent permitted by and in accordance with any conditions attached to such consent. The Borrower will deliver any such consent of the relevant planning authority to the Investor but shall be entitled to a copy of it.

##### **5.7.2 *No development without the Investor's consent***

The Borrower will not without the previous written consent of the Investor (and then only to the extent permitted by and in accordance with any conditions attached to such consent) carry out any operation or use the Property for any use which is a development within the provisions of the Planning Acts.

##### **5.7.3 *Compliance with conditions of permission for development***

If the Borrower at any time obtains permission for any development of the Property within the provisions of the Planning Acts he will comply with all conditions subject to which such permission is granted.

##### **5.7.4 *Compliance with environmental matters***

The Borrower will observe and perform all environmental laws, regulations, directives and codes of practice affecting the Property.

##### **5.7.5 *Compliance with notices etc***

**5.7.5.1    *Production***

If any valid enforcement or other notice, claim, order or proposal is made or served by the relevant authority under or by virtue of the Planning Acts or the Environmental Protection Act 1990 in relation to the Property the Borrower will immediately produce the same to the Investor and allow the Investor to take a copy of it.

**5.7.5.2    *Compliance***

The Borrower will at his own expense in all respects comply with the requirements of any notice, order or proposal referred to in clause 5.7.5.1 without delay and in any event within any time which may be specified for compliance. Alternatively, if the Investor so requires, the Borrower will make or join with the Investor in making such objections or representations as the Investor may request or approve against or in respect of any such notice, order or proposal.

**5.7.5.3    *Failure to comply***

If the Borrower fails to take immediate steps to commence compliance or fails within the relevant time limit to conclude compliance with the requirements of any notice, order or proposal referred to in clause 5.7.5.1, the Investor may (but shall not be obliged to) at any time thereafter enter on the Property and execute any works and do anything on the Property necessary to ensure such compliance without the Investor thereby becoming liable as mortgagee in possession. All costs and expenses so incurred by the Investor will be repaid by the Borrower to the Investor on demand together with interest from the date when the Investor becomes liable for the same until repayment by the Borrower at the Interest Rate (such interest to be payable in the same manner as interest on the Principal) all of which money and interest shall be charged on the Property.

**5.7.5.4    *Appointment of Investor as attorney***

The Borrower irrevocably appoints the Investor and his substitutes for the time being to be the Borrower's attorney to apply for and procure on the Borrower's behalf any licences, permissions or other things from any competent authority necessary for the execution of the works authorised by this clause 5.7.5 to be executed by the Investor on the default of the Borrower.

**5.7.5.5    *Costs of licences***

All expenses incurred by the Investor in securing the licences, permissions and other things referred to in clause 5.7.5.4 shall be treated as part of the cost of the works and such expenses and interest on them shall be charged upon the Property as provided by clause 5.7.5.3.

**5.8            *Specific covenant in relation to compulsory purchase***

**5.8.1        *Entry into negotiations***

The Borrower will not without the previous consent in writing of the Investor (and then only to the extent permitted by and in accordance with any conditions attached to that consent) enter into any ne-

negotiations with any local or other authority for or consent to the compulsory acquisition of the Property either in whole or in part.

**5.8.2 Conduct of negotiations**

If the Investor so requires, the Borrower will permit the Investor to conduct the negotiations and grant the consent referred to in clause 5.8.1 on the Borrower's behalf.

**5.8.3 Application of compensation**

Any compensation payable to or received by the Borrower in respect of the compulsory acquisition of the Property or any part of it will, if so and to the extent required by the Investor, be applied in or towards the discharge of the money due under this security.

**5.9 Leasing and disposal**

The Borrower must not without the previous consent in writing of the Investor (and then only to the extent permitted by and in accordance with any conditions attached to such consent):

5.9.1 exercise or agree to exercise any power of leasing or of accepting surrenders of leases (whether conferred by statute or otherwise) or vary or agree to vary any lease or tenancy agreement or the amounts payable thereunder; or

5.9.2 otherwise part with or share possession or occupation of or dispose of or deal with the Property or any part of it or any interest in it.

**5.10 Compliance with terms of conveyances etc**

**5.10.1 Observance**

The Borrower will observe and perform the terms of all conveyances, grants, assignments, transfers, contracts and other deeds and documents from time to time affecting the Property and binding on the Borrower.

**5.10.2 Indemnity**

The Borrower will keep the Investor indemnified against all proceedings and claims on account of any breach of the terms of the documents referred to in clause 5.10.1.

**5.10.3 Charging provision**

All expenses damages and costs incurred by the Investor in relation to any breach referred to in clause 5.10.2 will be repaid by the Borrower to the Investor on demand together with interest from the date when the Investor becomes liable for the same until repayment by the Borrower at the Interest Rate (such interest to be payable in the same manner as interest on the Principal) all of which money and interest shall be charged on the Property.

**5.11 Not to register**

The Borrower must not without the previous consent in writing of the Investor cause or allow any person to be registered under the Land Registration Act 2002 as proprietor of the Property or any part of it.

**6 Other charges**

The Borrower shall not without the previous consent in writing of the Investor (and then only to the extent permitted by and in accordance with any conditions attached to such consent) create or permit to subsist any mortgage, pledge, charge, incumbrance, lien or other security interest in the Property other than this security.

**7 INVESTOR'S POWERS AND RIGHTS**

## **7.1 Exercise of statutory powers**

### **7.1.1 *Exclusion of Section 103***

The Law of Property Act 1925 Section 103 shall not apply to this security.

### **7.1.2 *Enforcement of security and exercise of power of sale***

At any time after the money secured by this deed has become due and remains unpaid or upon any other breach or threat to the security the security shall be immediately enforceable and the Investor's power of sale as amended or varied by this deed shall be immediately exercisable in respect of the whole or any part of the Property upon notice being served on the Borrower.

## **7.2 Extension of statutory powers**

### **7.2.1 *Power of sale***

The power of sale conferred upon mortgagees by the Law of Property Act 1925 shall be extended so as to authorise any person exercising it to do so by selling the Property or any part of it in such manner and on such conditions as to payment of the purchase price and otherwise as the Investor may think fit.

### **7.2.2 *Powers of leasing and accepting surrenders***

By way of extension of the powers contained in the Law of Property Act 1925 Sections 99 and 100 the Investor shall at any time or times hereafter (and whether or not he has entered into or is in possession of the Property or has appointed a receiver who is still acting) be entitled to grant or vary or reduce any sum payable under, or accept surrenders of, leases of the Property or any part or parts of it or agree to do so without restriction in such manner and on such terms and conditions as the Investor shall think fit. For the purposes of the exercise of these powers the provisions of the Law of Property Act 1925 Section 99 shall be deemed to have been enacted with the omission of the Law of Property Act 1925 Section 99(18).

### **7.2.3 *General***

At any time after this security has become enforceable and notwithstanding the appointment of any receiver the Investor may at his absolute discretion exercise any power which a receiver appointed by him could exercise and for these purposes the Borrower authorises the Investor to elect to waive exemption under the Value Added Tax Act 1994 Schedule 10 Paragraph 2 on behalf of the Borrower in respect of the Property.

### **7.2.4 *Exclusion of liability***

The powers referred to in or granted or varied or extended by this clause 7.2 EXTENSION OF STATUTORY POWERS shall be exercisable free from any liability on the part of the Investor or the person exercising them to the Borrower or any other interested person, whether in contract, tort or otherwise.

## **7.3 Powers in respect of furniture and effects**

### **7.3.1 *Power to remove and dispose***

At any time after this security has become enforceable the Investor may, as agent for and on behalf of the Borrower and at the expense of the Borrower, remove, store, preserve, sell or otherwise dis-

pose of any livestock or any furniture, effects, chattels or other items situate at or in the Property which are not charged by this mortgage.

**7.3.2 Exclusion of liability**

The Investor will have no liability to the Borrower for any loss incurred in connection with any removal, storage, preservation, sale or disposal referred to in clause 7.3.1.

**7.3.3 Proceeds of sale**

To the extent the Borrower does not comprise an individual or individuals, the Investor will have the right to set off any proceeds of sale against the sums due under this security. To the extent the Borrower comprises an individual or individuals, the Investor will pay any net proceeds of any sale (after payment of removal, storage and preservation costs and the costs of the sale) to the Borrower on demand.

**7.3.4 Nature of security**

To the extent the Borrower comprises an individual or individuals, the provisions of this clause 7.3 are not intended to grant to the Investor any rights in, or any charge or security over, any livestock, furniture, effects, chattels or other items or the proceeds of any sale of them so as to constitute this security a bill of sale.

**7.4 Power to appoint a receiver**

**7.4.1 Appointment**

At any time after this security becomes enforceable, or at the request of the Borrower, the Investor may by writing under hand appoint any person or persons to be a receiver of all or any part of the Property.

**7.4.2 Removal**

The Investor may at any time and from time to time by writing under hand remove any receiver so appointed and appoint another in his place or appoint an additional person as receiver.

**7.4.3 Remuneration**

The Investor may, either at the time of appointment or at any time subsequently and from time to time, fix the remuneration of any receiver so appointed.

**7.4.4 Restrictions**

None of the restrictions imposed by the Law of Property Act 1925 in relation to the appointment of receivers or as to the giving of notice or otherwise shall apply.

**7.4.5 Power to act severally**

Where more than one receiver is appointed they shall have the power to act severally.

**7.4.6 Agency**

Any receiver appointed under this clause 7.4 shall be the agent of the Borrower for all purposes and the Borrower shall be solely responsible for his acts or defaults and for his remuneration.

**7.4.7 General powers**

Any receiver appointed under this clause 7.4 shall have all the powers conferred on mortgagees or receivers by the Law of Property Act 1925 (but without the restrictions contained in the Law of Property Act 1925 Section 103) and on administrative receivers by the Insolvency Act 1986 Schedule 1

except to the extent to which those powers are expressly or impliedly excluded by the terms of this deed. In the event of ambiguity or conflict the terms of this deed will prevail.

**7.4.8 Specific powers**

In addition to the powers referred to in clause 7.4.7 any receiver appointed under this clause 7.4 shall have power at his discretion, to such extent and upon such terms as he may in his absolute discretion think fit, and notwithstanding the administration or liquidation or, as appropriate, bankruptcy, death or insanity of the Borrower, to do or omit to do anything which the Borrower could do or omit to do in relation to all or any part of the Property. In particular (but without limitation) any such receiver shall have the power:

- 7.4.8.1 to take possession of, collect and get in all or any part of the Property and for that purpose bring any proceedings in the name of the Borrower or otherwise;
- 7.4.8.2 to manage or carry on or concur in carrying on any business of the Borrower;
- 7.4.8.3 to raise or borrow money (whether from the Investor or otherwise) to rank for payment in priority to this security and with or without a charge on all or any part of the Property;
- 7.4.8.4 to sell (whether by public auction or private contract or otherwise), lease, vary, renew or surrender leases or accept surrenders of leases (without needing to observe the provisions of the Law of Property Act 1925 Sections 99 and 100) of, or otherwise dispose of or deal with all or any part of, the Property or of rights associated with all or any part of the Property or to concur in so doing whether in the name or on behalf of the Borrower or otherwise;
- 7.4.8.5 to seize and sever all or any fixtures at or in the Property other than, to the extent the Borrower comprises an individual or individuals, trade machinery as defined by the Bills of Sale Act 1878, and sell the same separately from the Property or its site;
- 7.4.8.6 to settle, arrange, compromise or submit to arbitration any sums due under any prior security and any accounts, claims, questions or disputes whatsoever which may arise in connection with any business of the Borrower or the Property or in any way relating to this or any prior security;
- 7.4.8.7 to bring, take, defend, compromise, submit to arbitration or discontinue any actions, suits or proceedings whatsoever whether civil or criminal which may arise in connection with any business of the Borrower or the Property or in any way relating to this or any prior security;
- 7.4.8.8 to disclaim, abandon or disregard all or any outstanding contracts of the Borrower and to allow time for payment of any debts either with or without security;
- 7.4.8.9 to repair, insure, manage, protect, improve, enlarge, develop, build, complete or reconstruct or replace all or any part of the Property and to apply for and obtain any appropriate permissions approvals consents or licences;
- 7.4.8.10 to acquire by purchase, lease or otherwise any further property, assets or rights;
- 7.4.8.11 to appoint, employ and dismiss managers, officers, contractors and agents; and
- 7.4.8.12 to do (whether in the name of the Borrower or otherwise) all such other acts and things as he may consider necessary or desirable for the preservation, management, improvement or realisation of the Property or as he may consider incidental or conducive to any of the above matters or to the exercise of any of the above powers and for these purposes the Borrower authorises the receiver to

elect to waive exemption under the Value Added Tax Act 1994 Schedule 10 paragraph 2 on behalf of the Borrower in respect of the Property.

**7.4.9 Application of money**

All money received by any receiver shall be applied by him in the following order:

- 7.4.9.1 in payment of the costs, charges and expenses of and incidental to the appointment of the receiver and the exercise of all or any of his powers and of all outgoings paid by him (including preferential debts and sums due under any prior security);
- 7.4.9.2 in payment to the receiver of such remuneration as may be agreed between him and the Investor at, or at any time and from time to time after, his appointment;
- 7.4.9.3 in or towards satisfaction of the amount owing on this security with the surplus (if any) being paid to the Borrower or other persons entitled to it.

**7.5 Right to consolidate**

The Law of Property Act 1925 Section 93 (restricting the Investor's right of consolidation) shall not apply to this security.

**7.6 Power to settle with prior mortgagees**

**7.6.1 Redemption**

If any proceedings or steps are threatened to be taken or are taken to exercise or enforce any powers or remedies conferred by any incumbrance having priority over this security against the Property, the Investor or any receiver appointed by him may redeem that prior incumbrance or procure the transfer of it to himself and may settle and pass the accounts of any incumbrancer entitled to such prior security.

**7.6.2 Repayment**

All the principal money, interest, costs, charges and expenses of and incidental to any redemption or transfer pursuant to clause 7.6.1 shall be repaid by the Borrower to the Investor on demand with interest at the Interest Rate payable from the date of payment by the Investor until repayment by the Borrower (such interest to be payable in the same manner as interest on the Principal), and until repayment all such sums and interest shall be charged on the Property.

**7.6.3 Accounts**

Any accounts settled or passed in connection with any redemption or transfer pursuant to clause 7.6.1 shall be conclusive and binding as well between the Investor and any receiver appointed by him on the one hand and the Borrower on the other hand as between such prior incumbrancer and the Borrower

**8 PROTECTION OF THOSE DEALING WITH INVESTOR OR RECEIVER**

No person dealing with the Investor or any receiver appointed by him shall be concerned bound or entitled to inquire or be affected by notice as to any of the following matters:

- 8.1 whether this security has become enforceable;
- 8.2 whether any power exercised or purported to be exercised under this mortgage has arisen or become exercisable;
- 8.3 the propriety, regularity or purpose of the exercise or purported exercise of any such power;

- 8.4 whether any money remains due under the security; or
- 8.5 the necessity or expediency of the stipulations and conditions subject to which any disposition shall be made and the receipt of the Investor or any receiver for any money shall effectually discharge the person paying from such matters and from being concerned to see to the application or being answerable for the loss or misapplication of such money.

## **9 INDULGENCE AND WAIVER**

The Investor may at any time or times without discharging or diminishing or in any way prejudicing or affecting this security or any right or remedy of the Investor under this mortgage grant to the Borrower, or to any other person, time or indulgence, further credit, loans or advances or enter into any arrangement or variation of rights or, either in whole or in part, release, abstain from perfecting or enforcing or neglect or fail to perfect or enforce any remedies, securities, guarantees or rights which he may now or subsequently have from or against the Borrower or any other person.

## **10 DEMANDS AND NOTICES**

### **10.1 Form and mode of deemed service**

- 10.1 A demand or notice by the Lender or Investor under this mortgage must be in writing and shall be deemed to have been properly served on the Borrower if served personally or by email or first class posted letter or recorded posted letter or fax addressed to the Borrower at or by delivery to their usual or last known place of abode or business or as appropriate, its registered office or at any of its principal places of business on:

- 10.1.1 the Borrower if an individual; or
- 10.1.2 any one of the directors or the secretary of the Borrower if a limited company; or
- 10.1.3 any member of the Borrower if a limited liability partnership

or by first class letter post or fax addressed to the Borrower at or by delivery to his usual or last known place of abode or business or, as appropriate, its registered office or at any of its principal places of business.

### **10.2 Method of service**

Service shall be deemed to be effected notwithstanding the death or, as appropriate, dissolution of the Borrower:

- 10.2.1 at 10.00 hours on the second business day (being a day when the United Kingdom clearing banks are open for business in the City Of London) immediately following the day of posting if given by first class letter post irrespective of the time or date of actual delivery or of lack of delivery;
- 10.2.2 on the same day of dispatch if sent by fax on a business day or on the next business day if sent by fax on a non-business day; and
- 10.2.3 on the same day of delivery if personally delivered on a business day or on the next business day if personally delivered on a non-business day.

### **10.3 Other methods of service**

The methods of service described in clause 10.1 are in addition, and without prejudice, to any other method of service prescribed or permitted by law and in particular to the provisions of the Law of Property Act 1925 Section 196.

### **10.4 Multiple borrowers**

If the expression 'the Borrower' includes more than one person, service on any one person shall be deemed to constitute service upon all such persons.



**11 VALIDITY AND SEVERABILITY**

**11.1 Enforceability**

Each of the provisions of this mortgage is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions shall not be affected or impaired.

**11.2 Lack of capacity**

If this deed is executed by or on behalf of more than one person and any one or more of those persons is not bound by its provisions (whether by reason of lack of capacity or improper execution or for any other reason), the remaining parties shall continue to be so bound as if those who are not bound had not been parties to the security.

**12 EXCLUSION OF THIRD PARTY RIGHTS**

Nothing in this deed is intended to confer any benefit on any person who is not a party to it.

**13 GOVERNING LAW AND JURISDICTION**

**13.1 Construction**

This mortgage shall be governed by and construed in accordance with English law.

**13.2 Jurisdiction of English courts**

It is irrevocably agreed for the exclusive benefit of the Investor that the courts of England and Wales are to have jurisdiction to settle any disputes which may arise out of or in connection with this mortgage and that accordingly any suit, action or proceeding arising out of or in connection with this mortgage may be brought in such courts.

**13.3 Jurisdiction of other courts**

Nothing in this clause 13 shall limit the Investor's right to take proceedings against the Borrower in any other court of competent jurisdiction, nor shall the taking of proceedings in one or more jurisdictions preclude the taking of proceedings in any other jurisdiction, whether concurrently or not.

**14 APPLICATION FOR RESTRICTION**

The Borrower applies to the Registrar for a restriction in the following terms to be entered on the register of the Borrower's title relating to the Property charged:

14.1 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 20 June 2019 in favour of Toools Limited referred to in the Charges Register.

**15 FURTHER ASSURANCE**

The Borrower will do everything required including provide all requisite information and execute any such further documents necessary to implement and effect this Legal Charge and perfect the security in this charge.

#### **SCHEDULE 1: THE PROPERTY**

1. Leasehold property known as 84a Ashmore Road, London W9 3DG currently registered at the Land Registry under title number: NGL845147

## DECLARATION FOR EXEMPTION RELATION TO BUSINESSES

(articles 60C and 60O of the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001 and The Mortgage Credit Directive Order 2015)

I am/We are\* entering this agreement wholly or predominantly for the purposes of a business carried on by me/us\* or intended to be carried on by me/us\*.

I/We\* understand that I/We\* will not have the benefit of the protection and remedies that would be available to me/us\* under the Financial Services and Markets Act 2000 or The Mortgage Credit Directive Order 2015 or under the Consumer Credit Act 1974 if this agreement were a regulated agreement under those Acts or a consumer buy to let mortgage under that Order.

I/We\* understand that this declaration does not affect the powers of the court to make an order under section 140B of the Consumer Credit Act 1974 in relation to a credit agreement where it determines that the relationship between the lender and the borrower is unfair to the borrower.

I am/We are aware that, if I am/we are in any doubts as to the consequences of the agreement not being regulated by the Financial Services and Markets Act 2000 or The Mortgage Credit Directive Order 2015 or the Consumer Credit Act 1974, then I/We\* should seek independent legal advice.

I/We further declare that the property over which this agreement is to be secured is to be occupied as a dwelling under a rental agreement and will not be occupied by me/us or my/our relative, and at least one of the following circumstances is applicable to me/us:

- (a) the property over which this agreement is secured was purchased or is being purchased as a buy to let property, at the time of its purchase it was/is intended that it be occupied as a dwelling under a rental agreement and it was/is intended that it could not be occupied by me/us or my/our relative and it has never been so occupied;
- (b) I/we own at least one other buy to let property (other than the land over which this loan is secured) occupied as a dwelling under a rental agreement which is not occupied by me/us or my/our relative
- (c) I/we own land (other than the land over which this loan is secured) which is secured by a mortgage under a buy to let mortgage contract.

For these purposes relative means any of my/our husband, wife, civil partner, person whose relationship with me/one of us has the characteristics of husband or wife, parent, grandparent, child, grandchild, brother or sister.

*\*Delete as appropriate*

Signed:



Print Name:

KHEMANAND HURHANGEE


Date:

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it

Executed as a Deed by

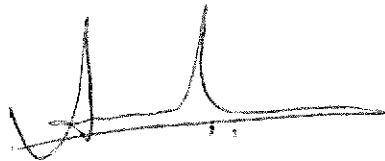
**Kilburn Park (AR) Limited (Borrower)**  
acting by a director

Director's Signature:



In the presence of:

Witness Signature:



Witness Name: .....

Witness Address: .....

**SRIHARANS**  
SOLICITORS

**ANANDAKRISHNAN S. NAIR**  
Solicitor of England & Wales

AUTHORISED TO ADMINISTER OATHS

223, THE BROADWAY, SOUTHWALL, MIDDLESEX UB11 1ND  
TEL: 020 8843 9974 / FAX: 020 8574 1766

Witness Occupation: .....

Executed as a Deed by **Toools Limited (Investor)**  
acting by a director

Director's Signature:

In the presence of:

Witness Signature:

Witness Name: .....

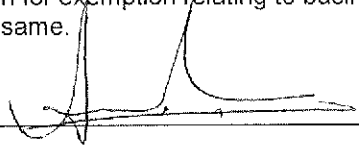
Witness Address: .....

.....

## CONFIRMATION OF INDEPENDENT LEGAL ADVICE

I confirm that I am a Solicitor and that prior to the execution of this deed I explained the nature and content and effect of this deed and the declaration for exemption relating to businesses to the above named Borrower(s) who informed me that he/she fully understood the same.

Signature



Name

Firm

**SRIHARANS**  
SOLICITORS

Address

**ANANDAKRISHNAN S. NAIR**  
Solicitor of England & Wales  
AUTHORISED TO ADMINISTER OATHS  
223, THE BROADWAY, SOUTHALL, MIDDLESEX UB8 3PH  
TEL: 020 8843 9974 / FAX: 020 8574 1766