

In accordance with
Sections 859A and
859J of the Companies
Act 2006

MR01

Particulars of a charge



Companies House

A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument Use form MR08

For further information, please
refer to our guidance at
www.companieshouse.gov.uk

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge.
If the form is delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery

☒ You must enclose a certified copy of the instrument with this form
scanned and placed on the public record Do not send the original



A59CI91T

A06

17/06/2016

#171

COMPANIES HOUSE

FRIDAY

1 Company details

Company number 0 9 7 8 5 0 0 2 ✓

Company name in full KELHAM PROPERTY INVESTMENTS LIMITED



For official use

→ Filing in this form
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 0 6 / 0 6 2 0 1 6

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name WEST STREET LEISURE LIMITED (CRN 08799413)

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

MR01

Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument

Brief description

237 ABBEYDALE ROAD
SHEFFIELD
S7 1PJ

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☐ Yes

☒ No

8

Trustee statement ^①

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

^① This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X *Larkman Leath* X

This form must be signed by a person with an interest in the charge

MRO1

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **IRFAN RASHID**

Company name **LARKMAN LODH**

Address **WHARF HOUSE**

WHARF STREET

Post town **SHEFFIELD**

County/Region **SOUTH YORKSHIRE**

Postcode **S 2 5 S Y**

Country

DX

Telephone **01142756763**



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House'.



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9785002

Charge code. 0978 5002 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th June 2016 and created by KELHAM PROPERTY INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th June 2016.

9

Given at Companies House, Cardiff on 24th June 2016



Companies House



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

Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

Leave blank if not yet registered

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.


Give full name(s)

Complete as appropriate where the borrower is a company

Give full name(s)

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property SYK311068
2	Property 237 Abbeydale Road Sheffield S7 1FJ
3	Date 6 th JUNE 2016
4	Borrower KELHAM PROPERTY INVESTMENTS LIMITED For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix 09785002 For overseas companies (a) Territory of incorporation. (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register WEST STREET LEISURE LIMITED For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix 0879941 For overseas companies (a) Territory of incorporation. (b) Registered number in the United Kingdom including any prefix:
6	Lender's intended address(es) for service for entry in the register 440 FIRTH PARK ROAD SHEFFIELD S5 6HH CERTIFIED TRUE COPY OF ORIGINAL DOCUMENT SIGNED  DATE 6-6-2016 IRFAN KAISER RASHID SOLICITOR LARKMAN LOOH SOLICITORS (SHEFFIELD)

Place 'X' in any box that applies

Add any modifications

Place 'X' in the appropriate box(es)

You must set out the wording of the restriction in full

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003

Insert details of the sums to be paid (amount and dates) and so on

7	<p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9</p>
8	<p><input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate.</p> <p>No disposition of the registered estate by the proprietor of the registered estate is to be registered without the written consent signed by Sean Antony Fogg of West Street Leisure Limited (CRN 08799413) of 440 Firth Park Road, Sheffield S5 6HH</p>
9	<p>Additional provisions</p> <p>9 1. The "Loan" is the sum of One Hundred and Five Thousand pounds (£105,000.00) receipt of which sum the Borrowers hereby acknowledge.</p> <p>9 2 The Borrowers covenant with the Lender to pay to the Lender the Loan on the date when the Loan shall become repayable pursuant to clause 9.3 hereof</p> <p>9 3 The Loan shall forthwith become repayable on the first of the following events to occur (hereinafter called a repayment event):-</p> <p>9 3 1. a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Borrower</p> <p>9 3 2 the sale or transfer of the Property or any part thereof</p> <p>9 3 3 in any event on the 9 day of July 2016</p> <p>9 3 4 material defaults by the Borrowers of any conditions contained in Clause 9.4 hereof</p> <p>9 4 The Borrower hereby covenant with the Lender that the Borrower:-</p> <p>9 4 1 will at all times keep observe and perform the covenants and conditions contained in the charges register of the Property.</p> <p>9 4 2 will at all times keep the Property in good repair and condition</p> <p>9 4 3 will not charge the Property in favour of any person without the written consent of the Lender</p> <p>9.4 4 will not during the continuance of this security</p>

without the written consent of the Lender register or cause to be registered under the Land Registrations Act 2002 or any amendment thereto for the time being in force any person or persons as proprietor of the Property

9.4 5 will not without the written consent of the Lender grant or agree to grant any lease or tenancy of the Property or any part thereof

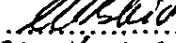
9.4 6 will pay the Lender interest on the Loan at the rate of five per cent per annum above the base rate at the time being of Barclays Bank Plc on the Loan (or such sum as will be the Loan to be redeemed) from the repayment event occurring until such time as the Loan is repaid in full

It is agreed and declared the power of sale and all other statutory powers vested in the Lender shall in favour of a purchaser arise three months from the date hereof

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer

10 Execution

Executed as a deed by)
KELHAM PROPERTY)
INVESTMENTS LIMITED)
acting by a director in the)
presence of:)

Witness Signature 
Name IRFAN KAISER RASHID
Address WHARF HOUSE, WHARF STREET
SHEFFIELD
S2 5SY
Occupation SOLICITOR

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.