

# MR01

## Particulars of a charge



Companies House

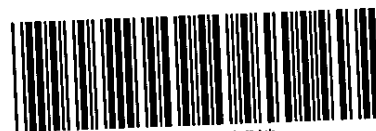


Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

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

☒ **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 the  
instrument. Use form MR02.



A08 \*A78YELVN\* #9  
27/06/2018  
COMPANIES HOUSE

This form **must be delivered to the Registrar for registration**  
**21 days** beginning with the day after the date of creation of the  
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. This will be  
scanned and placed on the public record. **Do not send the original.**

1

### Company details

Company number 11105143  
Company name in full 11K (NELSON) PROPERTIES LTD

0001 For official use

→ **Filling 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 21 06 2018

3

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

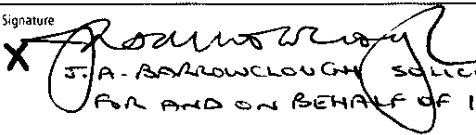
Please show the names of each of the persons, security agents or trustees  
entitled to the charge.

Name MOHAMMAD RAZAQUE ✓  
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.

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Particulars of a charge

<b>4</b>	<b>Brief description</b> 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 ✓ /  UNITS 1 AND 2 LUTNER STREET BURNLEY BB1 3AN	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.
<b>5</b>	<b>Other charge or fixed security</b> 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.  <input type="checkbox"/> Yes ✓ <input checked="" type="checkbox"/> No	
<b>6</b>	<b>Floating charge</b> Is the instrument expressed to contain a floating charge? Please tick the appropriate box.  <input type="checkbox"/> Yes Continue ✓ <input checked="" type="checkbox"/> No Go to <b>Section 7</b>  Is the floating charge expressed to cover all the property and undertaking of the company?  <input type="checkbox"/> Yes	
<b>7</b>	<b>Negative Pledge</b> 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.  <input type="checkbox"/> Yes ✓ <input checked="" type="checkbox"/> No	
<b>8</b>	<b>Trustee statement <sup>1</sup></b> 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.  <input type="checkbox"/>	<sup>1</sup> This statement may be filed after the registration of the charge (use form MR06).
<b>9</b>	<b>Signature</b> Please sign the form here.  Signature ✓ /  X  X J.A. BARROWCLOUGH SOLICITOR FOR AND ON BEHALF OF I.K. (NELSON) PROPERTIES LTD.  This form must be signed by a person with an interest in the charge.	

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## 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

NADEEM AHMED

Company name

ROBERTS + SMITH

SOLICITORS

Address

20-22 CARL ROAD

Post town

NELSON

County/Region

LANCASHIRE

Postcode

BB9 7LB

Country

ENGLAND

DX

Telephone

01282 619000

**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 £23 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.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**



**FILE COPY**

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

Company number: 11105143

Charge code: 1110 5143 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st June 2018 and created by IK (NELSON) PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th June 2018.



Given at Companies House, Cardiff on 4th July 2018



**Companies House**



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

HM Land Registry  
Legal charge of a registered estate  
We certify that this is a  
true copy of the original  
document.

Roberts & Smith  
Solicitors  
10 Can Road  
Nelson  
Lancashire  
BB9 9PL

CH1

*[Signature]*  
26/06/18

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 HM 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: Part LA150064 and LA5560803
2	Property: Units 1 and 2 Lutner Street, Burnley, BB11 3AN
3	Date: 21 <sup>st</sup> JUNE 2018
4	Borrower: IK (Nelson) Properties Limited  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 11105143 <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: Mohammad Razaque  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (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: 123 Netherfield Road Nelson Lancashire BB9 9PL

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.

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.

7	The borrower with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee  charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9
8	<input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register  <input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate: No disposition by the proprietor of the registered estate is to be registered without the written consent signed by the proprietor for the time being of the charge dated 1 <sup>st</sup> day of June 2018 in favour of the said Mohammad Razaque.
9	Additional provisions Refer to the attached sheet
10	Execution Executed as a deed by IK (Nelson) Ltd  acting by a director in the presence of;  Signature or witness Name (in BLOCK CAPITALS) Address  Signed as a deed by Mohammad Razaque  in the presence of;  Signature of witness Name (in BLOCK CAPITALS) Address

#### 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.

CH1 – Continuation Sheet

(9)

9.1 – In this deed the following meeting.

9.1.1 – The loan means the sum of eighty thousand pounds only (£80,000.00) only.

9.1.2 – No interest will be payable.

9.1.3 – The loan will be repaid as follows:-

- a. The sum of £40,000.00 to be paid within 1 year from the date the loan was advanced (i.e. within 12 months from the date the loan was advanced.)
- b. The balance in the sum of £40,000.00 to be paid within 1 year thereafter (i.e. within 24 months from the date the loan was advanced.)
- c. If the said loan is not paid in full within 2 years from the date it was advanced then the borrower shall pay a penalty of 10% of the amount outstanding to the lender. Such sum to be paid within 12 months.
- d. If the full loan is not paid within 36 months from the date it was advanced the borrower agrees that:-
  1. He consents to the said property, which is the subject matter of the charge, being sold to repay the amount outstanding together with any unpaid penalty and any legal costs incurred in respect of such. For the avoidance of doubt the borrower agrees for the lender to execute his power of sale.
  2. The borrower, in his capacity as a director, also agrees to be personally liable for any amount outstanding and to that effect he gives a personal guarantee to pay such to the lender. This personal guarantee will remain in force even if the directors or shareholders of the company change.