



Registration of a Charge

Company Name: **7VEN OAKS LIMITED**

Company Number: **14000079**



XEUM45F7

Received for filing in Electronic Format on the: **27/01/2026**

Details of Charge

Date of creation: **27/01/2026**

Charge code: **1400 0079 0003**

Persons entitled: **GODIVA MORTGAGES LIMITED**

Brief description: **13 MUSPRATT ROAD, LIVERPOOL , L21 4NN**

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **MAZAMBAL MAHBOOB**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14000079

Charge code: 1400 0079 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th January 2026 and created by 7VEN OAKS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th January 2026 .

Given at Companies House, Cardiff on 28th January 2026

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**



Mortgage Deed

Company	GODIVA MORTGAGES LIMITED whose Registered Office is at Coventry House, Harry Weston Road, Binley, Coventry, West Midlands CV3 2TQ.		
Company registration number	05830727		
Date	27/01/2026		
Account number	G11034976	Title no	MS641689
Borrower	Name	7VEN OAKS LIMITED	
	Registered number	14000079	
	Registered address	62, Castleridge Drive, Greenhithe, England, DA9 9W	
Property	13 Muspratt Road, Liverpool , L21 4NN		
Mortgage Conditions	Godiva Mortgages Limited - Limited Company Buy to Let Mortgage Conditions Issue 1 (England and Wales)		

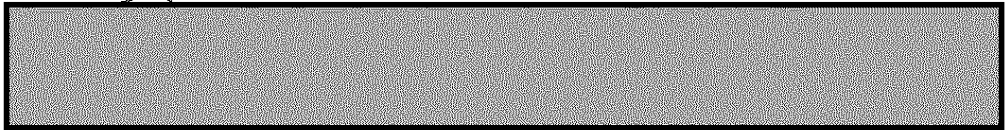
- A. Terms defined in the Mortgage Conditions shall bear the same meanings in this Mortgage Deed unless the context requires otherwise.
- B. The Borrower acknowledges receipt of the Advance specified in the Offer.
- C. The Borrower undertakes to pay to the Company all sums due and that may become due by the Borrower to the Company on any account whatsoever including the Advance and any Further Advance or re-advances and to perform all of the obligations of the Borrower specified in the Mortgage Conditions and the Offer for which the Borrower charges the Property by way of Legal Mortgage with full title guarantee in favour of the Company over the Property.
- D. The Borrower shall not enter into any (i) form of security over the Property without the Company's consent in writing or (ii) floating security.
- E. The restriction on the right of consolidation contained in section 93 of the Law of Property Act 1925 shall not apply to this Mortgage Deed.
- F. This Mortgage Deed incorporates the Offer and the Mortgage Conditions, a copy of which has been supplied to the Borrower.
- G. This Mortgage Deed is made for securing (but the Company is not obliged to make) Further Advances (including re-advances).
- H. The Borrower understands that this mortgage is offered by Godiva Mortgages Limited and not Coventry Building Society. The Borrower accepts that they will not obtain membership rights in Coventry Building Society by taking a loan or mortgage from Godiva Mortgages Limited.
- I. The Borrower applies to the Chief Land Registrar for the entry of a restriction on the title to the Property as follows: '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 27/01/2026 in favour of Godiva Mortgages Limited referred to in the Charges Register.'

Form of Charge filed at the Land Registry under reference MD1059X

Continued on the next page

Signed as a deed by the Borrower in the presence of the Witness

Director/Secretary/Authorised Signatory

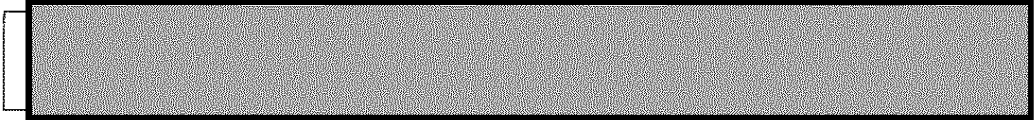


Full name

SARAH MBAOIBE

In the presence of

Witness signature



Full name of Witness

NADIA ARMAH

Address of Witness

