

Particulars of a mortgage or charge

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

507895/130

395

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number

3

2384078

Name of company

Wyn-Ro Developments Limited

Date of creation of the charge

30 March 2009

Description of the instrument (if any) creating or evidencing the charge (note 2)

Deed of Charge Over Collection Account

Amount secured by the mortgage or charge

+ 10
All moneys, obligations and liabilities whatsoever which may now or at any time in the future be due, owing or incurred by Rotch Property Group Limited and any company from time to time which is a holding company or subsidiary of Rotch Property Group Limited and any subsidiary undertaking or associate of any such company from time to time which has an obligation to any Lender in relation to the Indebtedness ("Group Member") to Norwich Union Mortgage Finance Limited ('Trustee'), Aviva plc and any company which is or becomes a holding company of any such company or subsidiary or associate of any such company or holding company which lends or has lent to, or is at any time owed moneys by, any Group Member ("Lender") or for or in respect of which any Group Member may be liable to the Trustee or any Lender whether present or future, actual or contingent on any account whatsoever and in any manner whatsoever, as principal or surety and whether alone or jointly with any other party or parties, including, without limitation, interest, legal and other costs, charges and expenses ('Indebtedness').

Names and addresses of the mortgagees or persons entitled to the charge

Norwich Union Mortgage Finance Ltd
Sentinel House
37 Surrey Street
Norwich

Postcode NR1 3UY

Presenter's name, address and
reference (if any):

Norwich Union Commercial Finance Legal
DX 84904
Norwich 3
NUCF-L/CML/JMP/Rotch

For official use
Mortgage Section

Post room

THURSDAY



A26 *A93EE80A* 232
02/04/2009
COMPANIES HOUSE

Time critical reference

Please do not
write in
this margin

As further security for the Indebtedness each of the Chargors with full title guarantee, and to the extent not assigned to the Trustee pursuant to respectively the Assignments and the Assignations, hereby charges in favour of the Trustee by way of first fixed charge all the proceeds of the rights, titles, benefits and interests, whether present or future, of Wyn-Ro Developments Limited (the "Company") to all moneys from time to time due, owing or incurred to the Company under the Lease or Leases in respect of 18 Firth Road Hounstoun Industrial Estate Livingston and 20 Firth Road Hounstoun Industrial Estate Livingston or any part thereof and any other lease or leases which the Company may from time to time grant in respect of the Property together with any other documents affecting the Assigned Rights which expression shall extend to and include the whole or any part thereof and any amendment, variation, substitution or extension thereof, other than sums receivable by the Company by way of insurance contributions, service charge, payments to sinking funds or any VAT payable thereon (the "Rents") including the right to receive the same and the full benefit of any guarantee or security for the performance thereof now or at any time hereafter given together with all claims, causes of action and damages arising in connection therewith and any proceeds of the foregoing (the "Assigned Rights")

Please complete
legibly, preferably
in black type or
bold block
lettering

45

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Date 1 April 2009

On behalf of [company] [mortgagee/chargee]*

A fee of £13 is
payable to
Companies House
in respect of each
register entry for a
mortgage or
charge.
(See Note 5)

Verified as
appropriate

Notes

1. The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will, be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No.398 is submitted.
2. A description of the instrument, e.g. "Trust Deed", "Debenture", "Mortgage" or "Legal Charge", etc, as the case may be, should be given.
3. In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
4. If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
5. Cheques and Postal Orders are to be made payable to **Companies House**.
6. The address of the Registrar of Companies is:-



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

**COMPANY NO. 2384078
CHARGE NO. 3**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF CHARGE OVER
COLLECTION ACCOUNT DATED 30 MARCH 2009 AND
CREATED BY WYN-RO DEVELOPMENTS LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM
ROTCH PROPERTY GROUP LIMITED TO NORWICH UNION
MORTGAGE FINANCE LTD ON ANY ACCOUNT WHATSOEVER
UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT
CREATING OR EVIDENCING THE CHARGE WAS REGISTERED
PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT
1985 ON THE 2 APRIL 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 6 APRIL 2009

DXDMM



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES