



COMPANIES FORM No. 395

100316/20

395

CHWP000

Please do not
write in
this marginPlease complete
legibly, preferably
in black type, or
bold block lettering* insert full name
of Company

Particulars of a mortgage or charge

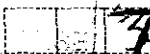
A fee of £10 is payable to Companies House in respect of
each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



2493904

Name of company

* INNOVATE TRUST LIMITED

Date of creation of the charge

30th SEPTEMBER 2003

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

MORTGAGE - LEGAL CHARGE - Registered Pursuant
to an order of court dated 18th December 2003

Amount secured by the mortgage or charge

ALL MONIES DUE FROM TIME TO TIME TO THE LENDER
BY THE BORROWER TOGETHER WITH INTEREST DAY BY
DAY TO THE DATE OF REPAYMENT WHETHER
PRESENT OR FUTURE ACTUAL OR CONTINGENT
AND WHETHER ALONE SEVERALLY OR JOINTLY
AS PRINCIPAL GUARANTOR SURETY OR OTHERWISE

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

PRINCIPALITY BUILDING SOCIETY

PRINCIPALITY BUILDINGS QUEEN ST

CARDIFF

Postcode

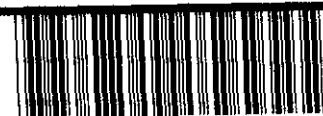
CF10 1UA

Presentor's name address and
reference (if any):RUNNETT & CO
MERMAID BUILDINGS
PENTRE RAI
ST CLAIRS SA33 4UR

Time critical reference

For official Use
Mortgage Section

Post room

PMO
COMPANIES HOUSE
A03
COMPANIES HOUSE*PG3YR00X*
*ASL0ERQY*0156
811104
0393
14/01/04

244 NEW ROAD RUMNEY CARDIFF

Please do not
write in
this margin

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

Particulars as to commission allowance or discount (note 3)

A fee of £10 is
payable to
Companies House
in respect of each
register entry for a
mortgage or
charge.
(See Note 5)

Signed

Rumnette Co.

Date

30/9/03

On behalf of [company/mortgagee/chargee]†

Notes

† delete as
appropriate

- 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, eg "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:-

Companies House, Crown Way, Cardiff CF14 3UZ



**IN THE HIGH COURT OF JUSTICE
CHANCERY DIVISION
COMPANIES COURT**

Registrar Derrett

In the Matter of Innovate Trust Limited

and

In the Matter of the Companies Act 1985

UPON THE APPLICATION by Claim dated the 28th November 2003 of Innovate Trust Limited

AND UPON HEARING the Solicitor for the Claimant

AND UPON READING THE EVIDENCE

AND the Court being satisfied that the omission to deliver to the Registrar of Companies pursuant to Section 395 of the above-mentioned Act the Legal Charge hereinafter mentioned together with the prescribed Particulars thereof was due to inadvertence and that it is just and equitable to grant relief

IT IS ORDERED pursuant to Section 404 of the said Act that the time for delivering to the Registrar of Companies for Registration of the Legal Charge dated 30th September 2003 and made between Innovate Trust Limited of the one part and Principality Building Society of the other part of certain land known as 18 and 20 Pantbach Avenue, Cardiff and 244 New Road, Rumney, Cardiff to secure repayment of the sum of £325,000.00 and interest thereon at the rate of 3.5 percent per annum together with the prescribed Particulars thereof is hereby extended to the 15th January 2004

AND IT IS ORDERED THAT the Claimant do deliver an Office Copy of this Order to the Registrar of Companies

AND THIS ORDER is without prejudice to the rights of any person acquired during the period between the date of the creation of the said Legal Charge and the date of its actual registration

Dated: 18th December 2003

To : Messrs Runnett & Co
Sophia House
28 Cathedral Road
Cardiff CF11 9LJ

Ref: LJR/INN001-1



A12 *A1P4SR15* 0515
COMPANIES HOUSE 06/01/04



FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02493904

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A MORTGAGE DATED THE 30th SEPTEMBER 2003 AND CREATED BY INNOVATE TRUST LTD FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO PRINCIPALITY BUILDING SOCIETY ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 8th JANUARY 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 16th JANUARY 2004.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —