

MR04

Statement of satisfaction in full or in part of a charge



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 statement of satisfaction in full
or in part of a mortgage or charge
against a company

☐ **What this form is NOT for**
You may not use this form to
register a statement of satisfaction
in full or in part of a mortgage
charge against an LLP. Use
LL MR04

THURSDAY



A20 *A510NKGJ* #99
18/02/2016
COMPANIES HOUSE

1 Company details

Company number 0 3 7 7 2 0 9 2
Company name in full St James's Square Nominees Limited

► **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

When was the charge created?
► Before 06/04/2013 Complete Part A and Part C
► On or after 06/04/2013 Complete Part B and Part C

Part A Charges created before 06/04/2013

A1 Charge creation date

Please give the date of creation of the charge
Charge creation date 0 1 0 0 3 2 0 0 8

A2 Charge number

Please give the charge number This can be found on the certificate
Charge number* 0 0 0 1

A3 Description of instrument (if any)

Please give a description of the instrument (if any) by which the charge is
created or evidenced
Instrument description Mortgage Deed

Continuation page
Please use a continuation page if
you need to enter more details

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Short particulars of the property or undertaking charged

Please use a continuation page if you need to enter more details.

1 The Borrower grants to UBS (with full title guarantee) a fixed legal mortgage over the property known as 26 Queen Anne's Gate, London, SW1H 9AB registered at the Land Registry under title number 187244 (the "Property") for the payment in full of the Secured Debt and any other money the Borrower is to pay to UBS under the Mortgage Documents

2 The Borrower assigns absolutely to UBS all of its rights, title and interest in and from time to time (to the extent that such assignment does not require the prior consent of any other person).

(a) any covenant, agreement, option, undertaking, guarantee, warranty, indemnity, other right relating to the Property (including but not limited to the utilities serving the Property);

(b) compensation of any kind paid or payable to the Borrower in respect of the Property,

(c) monies payable or rights arising in respect of any damage to or depreciation of the Property, (being the "Assigned Rights")

Charges created on or after 06/04/2013**Charge code**

This is the unique reference code allocated by the registrar

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A4

Short particulars of the property or undertaking charged

Short particulars	Please give the short particulars of the property or undertaking charged
	<p>except that the Borrower is entitled at all times, prior to UBS demanding repayment in full of the Mortgage Debt to exercise all the Assigned Rights and to retain any monies or proceeds arising therefrom (and UBS will re-assign any such rights to the extent necessary to enable the Borrower to do so) provided always that:</p> <p>(a) such exercise and retention is not inconsistent with the terms of the Mortgage Documents, and</p> <p>(b) in relation to the making of claims under any insurance policy taken out under Condition 21 of the Conditions, the Borrower may not exercise the relevant Assigned Rights in respect of such claim or retain any monies or proceeds arising therefrom to the extent that UBS exercises its rights to make and settle such a claim on the Borrower's behalf under Condition 21 4 of the Conditions and decide under Condition 21.4 of the Conditions that the monies or proceeds arising from such claim are to be used to reduce the Borrower's Mortgage Debt</p> <p>For the purposes of section 94(1) of the LPA and section 49(3) of the Land Registration Act 2002 UBS confirms that it shall make additional Advances under the Mortgage Facilities to the Borrower on the terms and subject the Conditions of the Mortgage Documents</p> <p>3 The Borrower will not:</p> <p>(a) change the use of the Property Unless otherwise agreed in writing by UBS the Property will only be used for private residential purposes,</p> <p>(b) sell, give away, share or otherwise give up possession of the whole or part of the Property,</p> <p>(c) allow any other person to be registered as an owner of the Property,</p> <p>(d) create or allow to exist any security over the Property in favour another person without getting UBS's prior written permission (at its absolute discretion) and complying with any requirements that UBS reasonably impose in connection with any such permission which UBS decide to give,</p> <p>(e) do anything, or fail to do anything, that would adversely affect the insurance of the Property as referred to in Condition 21 of the Conditions</p> <p>(f) if the Property is leasehold, surrender the lease or agree to any changes in the terms of the lease without getting UBS's prior written permission,</p> <p>(g) if the Property is subject to a lease, tenancy or licence change any of their terms without getting UBS's prior written permission,</p>

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Short particulars

Please give the short particulars of the property or undertaking charged

h) carry out structural alterations or additions (for example, build an extension) or demolish all or any part of the Property without getting UBS's prior permission and the Borrower must inform UBS as soon as possible if the Borrower intends to carry out any such structural alterations, additions or demolition. The Borrower will also inform UBS immediately if the Borrower intends to buy or rent additional land that will connect with or otherwise be available to the owners of the Property. The Borrower must also get any necessary planning permission and make sure that any building work carried out satisfies building regulations, or (1) grant or agree to grant a lease, tenancy or licence of the Property or create any other kind of right over the Property or any part of the Property, or agree any surrender of a lease (including any lease under which the Property is held) without in all cases getting UBS's prior written permission (and any right the Borrower has under the Law of Property Act 1925 to do so does not apply).

The following defined terms shall bear the following meanings

"Advance" means UBS making available to the Borrower under the terms of the Mortgage Documents, a Fixed Term Loan or a drawing under the Variable Loan facility (and, for the avoidance of doubt, includes any Further Advance)

"Assignment of Rental Income" means, if the Property is an Investment Property, any Assignment of Rental Income signed by the Borrower assigning to UBS the rental income receivable by the Borrower in respect of the Property, as security for UBS making or continuing to make available to the Borrower the Mortgage Facilities

"Completion Date" means 10th March 2008

"Conditions" means the conditions set out in the booklet entitled Residential Mortgage Conditions (England and Wales, 2007 Edition)

"Expenses" means all costs and expenses which UBS reasonably incurs and has to pay in connection with the Mortgage Documents and/or the Property including UBS's administration fees in respect of UBS's internal costs as set out in the Fees Tariff

"Fees Tariff" means UBS's tariff of charges as published by UBS from time to time

"Final Repayment Date" means the last day of the Mortgage Term

"Fixed Term Loan" means a loan made or to be made under the Fixed Term Loan facility or the principal amount outstanding for the time being of that loan

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Short particulars of the property or undertaking charged

	Please give the short particulars of the property or undertaking charged	
Short particulars	<p>"Fixed Term Loan Facility" means the fixed term loan facility made available to the Borrower under the Mortgage Documents</p> <p>"Further Advance" means any additional money UBS agrees to lend to the Borrower after the Completion Date (which is not part of the amount UBS agrees to lend the Borrower in the Initial Offer) to be repaid over the Mortgage Term and which is lent to the Borrower subject to the Conditions (it will not include any amounts UBS lends to the Borrower under the Consumer Credit Act 1974, for example an unsecured personal loan)</p> <p>"Initial Offer" means UBS's written offer to make available to the Borrower the Mortgage Facilities and accepted by the Borrower prior to the Completion Date (if changes are made to the original offer the term initial offer shall mean the last such written offer letter which UBS sent to the Borrower before the Completion Date)</p> <p>"Interest" means the interest that UBS charge the Borrower under the Mortgage Documents</p> <p>"Investment Property" the Property will be treated as an investment property if</p> <p>(a) on the Completion Date the Property is subject to a lease, tenancy or licence in favour of another person,</p> <p>(b) on the Completion Date, the Borrower intends to grant a lease, tenancy or licence of the Property in favour of another person, or</p> <p>(c) following the Completion Date the Borrower decides to grant a lease tenancy or licence of the Property in favour of another person</p> <p>"Mortgage Account" means the account(s) (including any Sub/Related accounts) UBS will keep and maintain to operate the Mortgage Facilities</p> <p>"Mortgage Debt" means, on any day, the outstanding balance of the Mortgage Account being the total of all the following (without counting any item more than once)</p> <p>(a) the outstanding amount of any Fixed Term Loans,</p> <p>(b) the outstanding balances of any Variable Loan Facilities;</p> <p>(c) the outstanding amount of any Further Advances;</p> <p>(d) interest which has accrued on any Fixed Term Loans, any Variable Loan Facilities and any Further Advance,</p> <p>(e) UBS's Expenses, and</p> <p>(f) any other amounts which are due to UBS under the Mortgage Documents</p>	

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Short particulars

"Mortgage Documents" means together each Offer (Including the Conditions) the Mortgage Deed, any Assignment of Rental Income and any other document which UBS and the Borrower agree is to be a Mortgage Document

"Mortgage Facility" means the Fixed Term Loan Facility and/or the Variable Loan Facility and together the Mortgage Facilities

"Mortgage Term" means the period starting on the Completion Date over which UBS has agreed the Borrower can repay the Mortgage Debt

"Offer" means

(a) the Initial Offer, and/or

(b) any Subsequent Offer as the context required, and in each case includes the Conditions

"Sub/Related Account" means any account opened by UBS (pursuant to the Conditions) in order to administer the Mortgage Facilities

"Subsequent Offer" means UBS's written offer to the Borrower to lend to the Borrower a Further Advance which will form part of the Mortgage Debt and will be secured by the Mortgage Deed

"Variable Loan Facility" means each variable loan facility made available to the Borrower under the Mortgage Documents

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Part C To be completed for all charges

C1

Satisfaction

I confirm that the debt for the charge as described has been paid or satisfied
Please tick the appropriate box

- ☒ In full
☐ In part

C2

Details of the person delivering this statement and their interest in the charge

Please give the name of the person delivering this statement

Name

DANIEL O'CONNELL

Please give the address of the person delivering this statement

Building name/number

200

Street

Strand

Post town

London

County/Region

Postcode

W C 2 R 1 D J

Please give the person's interest in the charge (e.g. chargor/chargee etc)

Person's interest in the charge

Chargor

C3

Signature

Please sign the form here


Signature


Signature



X Daniel O'Connell. X

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	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	ACK
Company name	Kerman & Co LLP
Address	200 Strand
Post town	London
County/Region	
Postcode	W C 2 R 1 D J
Country	United Kingdom
DX	99 London, Chancery Lane
Telephone	

	Checklist
We may return forms completed incorrectly or with information missing	
Please make sure you have remembered the following.	
<input type="checkbox"/> The company name and number match the information held on the public Register	
Part A Charges created before 06/04/2013	
<input type="checkbox"/> You have given the charge date	
<input type="checkbox"/> You have given the charge number (if appropriate)	
<input type="checkbox"/> You have completed the Description of instrument and Short particulars in Sections A3 and A4	
Part B Charges created on or after 06/04/2013	
<input type="checkbox"/> You have given the charge code	
Part C To be completed for all charges	
<input type="checkbox"/> You have ticked the appropriate box in Section C1	
<input type="checkbox"/> You have given the details of the person delivering this statement in Section C2	
<input type="checkbox"/> You have signed the form	

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