

MG01

275356/26

Particulars of a mortgage or charge



**A fee is payable with this form**

We will not accept this form unless you send the correct fee  
Please see 'How to pay' on the last page



**What this form is for**

You may use this form to register  
particulars of a mortgage or charge  
in England and Wales or Northern  
Ireland



**What this form is NOT for**

You cannot use this form to register  
particulars of a charge for a Scottish  
company. To do this, please use  
form MG01s

WEDNESDAY



A05 18/01/2012 #228  
COMPANIES HOUSE

1

**Company details**

Company number 03936125  
Company name in full Snowhill Real Estate Limited  
(the Company)

For official use  
→ Filing in this form  
Please complete in typescript or in  
bold black capitals  
All fields are mandatory unless  
specified or indicated by \*

2

**Date of creation of charge**

Date of creation d1 d3 m0 m1 y2 y0 y1 y2

3

**Description**

Please give a description of the instrument (if any) creating or evidencing the  
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

Description Account Charge in relation to the Works Agreement dated 13 January 2012  
(the **Account Charge**) between (1) the Company and (2) Network Rail  
Infrastructure Limited (NRIL)

4

**Amount secured**

Please give us details of the amount secured by the mortgage or charge

Amount secured 47 All and any moneys, obligations and liabilities now  
or in the future due, owing or incurred by the  
Company to NRIL and/or any Receiver under or in  
respect of the Works Agreement, (which means the  
agreement relating to the works to the Snowhill  
Tunnels and Sidings in the City of London dated 7  
April 2008 between NRIL, The Mayor & Commonalty and  
Citizens of the City of London and the Company as  
amended on 23 December 2011 (the **Works Agreement**))  
and which are payable pursuant to and in accordance  
with the provisions of clause 2.10 of the Works  
Agreement.

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

**MG01****Particulars of a mortgage or charge****5 Mortgagee(s) or person(s) entitled to the charge (if any)**

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge		<b>Continuation page</b> Please use a continuation page if you need to enter more details
Name	Network Rail Infrastructure Limited	
Address	Kings Place, 90 York Way, London	
Postcode	N 1 9 A G	
Name		
Address		
Postcode		

**6 Short particulars of all the property mortgaged or charged**

Please give the short particulars of the property mortgaged or charged		<b>Continuation page</b> Please use a continuation page if you need to enter more details
Short particulars	<p>1 Under the Account Charge, the Company charges and agrees to charge in favour of NRIL</p> <p>a by way of first fixed charge all its present and future rights, title and interest in and to the Deposits (as defined in the Accounts Charge)</p> <p>2 Under the Account Charge the Company agrees that the Security (as defined in the Account Charge) created by the Account Charge is created in favour of NRIL for the benefit of itself, the Security ranks as a first charge and the Security is given with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994</p> <p>3 Under the Account Charge the Company agrees that it shall not (without the prior consent of NRIL):</p> <p>a create, extend or permit to subsist or arise any Security (as defined in the Account Charge) over the Deposits (as defined in the Account Charge) or any part of the same, nor may it</p> <p>1 sell, transfer or otherwise dispose of the Deposits or any part of the same, or</p> <p>11 in any way sell or dispose of the equity of redemption or any interest in the Deposits or any part of the same, or</p> <p>111 enter into any preferential arrangement having a similar effect</p> <p>b paragraph 3a above does not apply</p> <p>1 to the security created or required to be created by the Account Charge,</p> <p>11 to the Permitted Security (as defined in the Accounts Charge),</p> <p>111 any transfer or disposal of any amounts standing to the credit of the Account (as defined in the Account Charge) made in accordance with the terms of the Account Charge (including without limitation, Clause 4 2), nor</p> <p>iv. to any security or transaction to which the NRIL has given its written consent.</p> <p>c Subject to paragraph (b) above, any Security on the Deposits created in the future by the Company (otherwise than in favour of NRIL) shall be expressed to be subject to the Accounts Charge.</p>	

# MG01

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### 7 Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission, allowance or discount

Nil

### 8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 870).

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

### 9 Signature

Please sign the form here

Signature

Signature

X Bond Pearce Ltd X

This form must be signed by a person with an interest in the registration of the charge

# MG01

## Particulars of a mortgage or 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 and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record

Contact name Julian Kinsey

Company name Bond Pearce LLP

Address 3 Temple Quay

Temple Back East

Post town Bristol

County/Region

Postcode B S 1 6 D Z

Country

DX DX 200561 Bristol Temple Meads

Telephone 0845 415 0000



### 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 the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee



### Important information

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



### How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge

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.companieshouse.gov.uk](http://www.companieshouse.gov.uk) 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.companieshouse.gov.uk](http://www.companieshouse.gov.uk)



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

**Pursuant to section 869(5) & (6) of the Companies Act 2006**

COMPANY NO. 3936125  
CHARGE NO. 8

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT AN ACCOUNT CHARGE DATED 13  
JANUARY 2012 AND CREATED BY SNOWHILL REAL ESTATE  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO NETWORK RAIL  
INFRASTRUCTURE LIMITED AND/OR ANY RECEIVER UNDER  
THE TERMS OF THE AFOREMENTIONED INSTRUMENT  
CREATING OR EVIDENCING THE CHARGE WAS REGISTERED  
PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT  
2006 ON THE 18 JANUARY 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 24 JANUARY  
2012



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES