

MG01

Particulars of a mortgage or charge

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Oyez

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

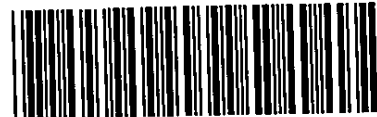
You may use this form to register  
particulars of a mortgage or charge  
in England and Wales or Northern  
Ireland



What this form is NOT for

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

SA WEDNESDAY



\*R19IXGQQ\*

RCS

23/05/2012

#249

COMPANIES HOUSE

\*A18S1JWA\*

A05

12/05/2012

#232

COMPANIES HOUSE

For official use

1 Company details

Company number

0 3 9 8 2 7 3 3

Company name in full

LATIMER LAND (LUTON) LIMITED

► Filling 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

d 0 d 3 m 0 m 5 y 2 y 0 y 1 y 2

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

LEGAL CHARGE

4 Amount secured

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

Amount secured

PLEASE SEE CONTINUATION SHEET

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						
Name	EFG PRIVATE BANK LIMITED						
Address	Leconfield House, Curzon Street						
	London						
Postcode	W	1	J		5	J	B
Name							
Address							
Postcode							

#### Continuation page

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

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

	Please give the short particulars of the property mortgaged or charged						
Short particulars	PLEASE SEE CONTINUATION SHEET						

#### Continuation page

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

# MG01

## Particulars of a mortgage or charge

	<b>Particulars as to commission, allowance or discount (if any)</b>  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 <ul style="list-style-type: none"><li>- subscribing or agreeing to subscribe, whether absolutely or conditionally, or</li><li>- procuring or agreeing to procure subscriptions, whether absolute or conditional,</li></ul> 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	
	<b>Delivery of instrument</b>  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 866)  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 870). 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)	
Signature	<b>Signature</b>  Please sign the form here  <div style="border: 1px solid black; padding: 5px; display: flex; align-items: center; justify-content: space-between;"><div>X      <i>SLW</i> →</div><div>X</div></div>  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

Miss C R Cava

Company name

Glovers Solicitors LLP

Address

6 York Street

London

Post town

County/Region

Postcode

W

1

U

6

Q

D

Country

DX

DX 44438 Marble Arch

Telephone

020 7935 8882



### 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,  
First Floor, Waterfront Plaza, 8 Laganbank Road,  
Belfast, Northern Ireland, BT1 3BS  
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)

# MG01 - continuation page

Particulars of a mortgage or charge



## Amount secured

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

Amount secured

# MG01 - continuation page

Particulars of a mortgage or charge



5 Mortgagee(s) or person(s) entitled to the charge	
Please give the name and address of the mortgagee(s) or person(s) entitled to the charge	
Name	
Address	
Postcode	
Name	
Address	
Postcode	
Name	
Address	
Postcode	
Name	
Address	
Postcode	
Name	
Address	
Postcode	
Name	
Address	
Postcode	
Name	
Address	
Postcode	
Name	
Address	
Postcode	

# MG01 - continuation page

Particulars of a mortgage or charge



## Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

"RENTAL SUMS" - MEANS ALL RENTS, PROFITS, INCOME, FEES AND OTHER SUMS AT ANY TIME PAYABLE BY ANY LESSEES, UNDERLESSEES, TENANTS OR LICENSEES OF THE MORTGAGED PROPERTY TO THE MORTGAGOR PURSUANT TO THE TERMS OF ANY AGREEMENTS FOR LEASE, LEASES, UNDERLEASES, TENANCIES OR LICENCES TO WHICH ALL OR ANY PART OF THE MORTGAGED PROEPRTY IS SUBJECT BUT NOT ANY SUMS PAYABLE IN RESPECT OF SERVICES PROVIDED TO SUCH LESSEES, UNDERLESSEES, TENANTS OR LICENSEES OR PAYABLE IN RESPECT OF INSURANCE PREMIUMS OR REASONABLE PROFESSIONAL FEES OR EXPENSES.

THE CHARGE CONTAINS (INTER ALIA) PROVISIONS TO THE EFFECT OF THE FOLLOWING -

(1) THE COMPANY SHALL NOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE BANK.-

(I) CREATE OR PERMIT TO SUBSIST (OTHER THAN IN FAVOUR OF THE BANK) ANY INCUMBRANCE ON THE WHOLE OR ANY PART OF THE MORTGAGED ASSETS; OR

(II) DISPOSE OF THE EQUITY OF REDEMPTION IN THE MORTGAGED PROPERTY

(III) EXERCISE ANY OF THE POWERS OF LEASING OR AGREEING TO LEASE VESTED IN, OR CONFERRED ON, MORTGAGORS BY COMMON LAW OR BY STATUTE OR CREATE, OR SUFFER TO BE CREATED, A TENANCY OF ANY DESCRIPTION OF THE WHOLE OR ANY PART OF THE MORTGAGED PROPERTY, OR CONFER UPON ANY PERSON ANY CONTRACTUAL LICENCE, RIGHT OR INTEREST TO OCCUPY THE WHOLE OR ANY PART OF THE MORTGAGED PROPERTY OR PART WITH POSSESSION OR SHARE THE OCCUPATION THEREOF WITH ANY PERSON OR ACCEPT OR AGREE TO ACCEPT A SURRENDER OF ANY LEASE, UNDERLEASE, TENANCY, LICENCE OR AGREEMENT OR GRANT ANY CONSENTS OR LICENCES AS LANDLORD UNDER ANY SUCH LEASE, UNDERLEASE, TENANCY, LICENCE OR AGREEMENT OR VARY IN ANY WAY THE TERMS OF ANY SUCH LEASE, UNDERLEASE, TENANCY, LICENCE OR AGREEMENT

(2) THE STATUTORY POWERS OF SALE, LEASING AND ACCEPTING SURRENDERS EXERCISABLE BY THE BANK HEREUNDER ARE HEREBY EXTENDED SO AS TO AUTHORISE THE BANK (WHETHER IN ITS OWN NAME OR IN THAT OF THE MORTGAGOR) TO GRANT A LEASE OR LEASES OF THE WHOLE OR ANY PART OR PARTS OF THE MORTGAGED ASSETS, WITH SUCH RIGHTS RELATING TO OTHER PARTS THEREOF, AND CONTAINING SUCH COVENANTS ON THE PART OF THE MORTGAGOR, AND GENERALLY ON SUCH TERMS AND CONDITIONS (INCLUDING THE PAYMENT OF MONEY TO A LESSEE OR TENANT ON A SURRENDER), AND WHETHER OR NOT AT A PREMIUM, AS THE BANK SHALL THINK FIT

# MG01 - continuation page

Particulars of a mortgage or charge



## Amount secured

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

Amount secured

(1) ALL MONEYS WHETHER PRINCIPAL OR INTEREST WHICH NOW ARE, OR SHALL AT ANY TIME HEREAFTER (AND WHETHER ON OR AFTER EACH SUCH DEMAND) BECOME DUE OR OWING TO THE BANK BY THE MORTGAGOR EITHER ALONE OR JOINTLY WITH ANY OTHER PERSON ON ANY CURRENT OR OTHER ACCOUNT, AND ALL OTHER OBLIGATIONS AND LIABILITIES WHATEVER OF THE MORTGAGOR TO THE BANK, WHETHER ACTUAL OR CONTINGENT, WHETHER ARISING IN CONTRACT TORT OR OTHERWISE AND WHETHER AS PRINCIPAL OR SURETY,

(2) ALL SUMS BECOMING DUE UNDER THIS SECURITY AND ALL DISCOUNT, COMMISSION, FEES OR OTHER LAWFUL CHARGES AND EXPENSES WHICH THE BANK MAY IN THE COURSE OF ITS BUSINESS CHARGE IN RESPECT OF ANY OF THE MATTERS AFORESAID OR FOR KEEPING THE MORTGAGOR'S ACCOUNTS AND THE MORTGAGOR WILL ON SUCH DEMAND ALSO RETIRE ALL BILLS OR NOTES OF THE ITEM BEING UNDER DISCOUNT WITH THE BANK AND TO WHICH THE MORTGAGOR IS A PARTY, WHETHER AS DRAWER, ACCEPTOR, MAKER OR ENDORSER, WITHOUT ANY DEDUCTION WHATSOEVER; AND

(3) INTEREST ON EACH OF THE FOREGOING, COMPUTED AND COMPOUNDED ACCORDING TO THE USUAL MODE OF THE BANK AS WELL AFTER AS BEFORE ANY DEMAND MADE OR JUDGMENT OBTAINED HEREUNDER SHALL ACCRUE ON A DAILY BASIS FROM THE DATES ON WHICH THE SAME ARE INCURRED OR BECOME DUE (WITHOUT THE NECESSITY FOR ANY DEMAND BEING MADE FOR PAYMENT THEREOF) AT SUCH RATE AS IS AGREED FROM TIME TO TIME IN RELATION TO EACH OF THE FOREGOING OR, TO THE EXTENT NOT SO AGREED, AT THE BANK'S STERLING BASE RATE (OR, IN RESPECT OF ANY SUM NOT IN STERLING, AN EQUIVALENT INTEREST RATE FOR THE RELEVANT CURRENCY, TO BE DETERMINED BY THE BANK) PLUS EIGHT PER CENTUM PER ANNUM AND BE PAYABLE IN ARREARS ON SUCH DATES AS MAY BE AGREED, OR, TO THE EXTENT NOT SO AGREED, SUCH INTEREST PAYMENT DATES AS THE BANK MAY SELECT.



# MG01 - continuation page

Particulars of a mortgage or charge



5

## Mortgagee(s) or person(s) entitled to the charge

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

# MG01 - continuation page

Particulars of a mortgage or charge



## Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

THE COMPANY, WITH FULL TITLE GUARANTEE HEREBY -

(1) CHARGES TO THE BANK BY WAY OF LEGAL MORTGAGE THE PROPERTY DESCRIBED IN THE FIRST SCHEDULE AS ALL THAT

REGISTERED AT LAND REGISTRY UNDER TITLE NUMBER AND ALL BUILDINGS FIXTURES (INCLUDING TRADE AND TENANTS' FIXTURES) FIXED PLANT AND MACHINERY AT ANY TIME THEREON,

(2) CHARGES TO THE BANK BY WAY OF FIXED CHARGE, ALL RIGHTS AND INTERESTS OF THE MORTGAGOR IN, AND CLAIMS UNDER, ALL POLICIES OF INSURANCE AND ASSURANCE NOW OR HEREAFTER HELD BY, OR INURING TO THE BENEFIT OF, THE MORTGAGOR IN RELATION TO THE MORTGAGED PROPERTY,

(3) ASSIGNS TO THE BANK THE BENEFIT OF AND ALL RIGHTS AND REMEDIES OF THE MORTGAGOR IN RELATION TO ALL GUARANTEES, WARRANTIES AND REPRESENTATIONS GIVEN OR MADE BY AND ANY RIGHTS OR REMEDIES AGAINST, ALL OR ANY OF THE ARCHITECTS, QUANTITY SURVEYORS, ENGINEERS OR OTHER PROFESSIONALS AT ANY TIME ENGAGED BY THE MORTGAGOR IN RELATION TO THE DESIGN, CONSTRUCTION OR INSPECTION OF ANY WORKS CARRIED OUT AT THE MORTGAGED PROPERTY INCLUDING ALL SUMS RECOVERED FROM ANY SUCH PERSONS TO HOLD TO THE BANK ABSOLUTELY SUBJECT NEVERTHELESS TO REDEMPTION UPON PAYMENT OR DISCHARGE OF ALL MONEYS AND OTHER LIABILITIES HEREBY COVENANTED TO BE PAID OR DISCHARGED BY THE MORTGAGOR,

(4) ASSIGNS TO THE BANK THE RENTAL SUMS TOGETHER WITH THE BENEFIT OF ALL RIGHTS AND REMEDIES TO THE MORTGAGOR RELATING THERETO TO HOLD TO THE BANK ABSOLUTELY SUBJECT NEVERTHELESS TO REDEMPTION UPON PAYMENT OR DISCHARGE OF ALL MONEYS AND OTHER LIABILITIES HEREBY COVENANTED TO BE PAID OR DISCHARGED BY THE MORTGAGOR,

(5) CHARGES TO THE BANK BY WAY OF FIXED CHARGE ANY GOODWILL RELATING TO THE MORTGAGED PROPERTY,

(6) CHARGES TO THE BANK BY WAY OF FLOATING CHARGE, ALL THE ASSETS, PLANT, MACHINERY, FITTINGS AND OTHER CHATTELS OF THE MORTGAGOR NOT HERINBEFORE EFFECTIVELY CHARGED AND WHICH ARE SITUATE AT ANY TIME AT OR ARE USED IN CONNECTION WITH THE MORTGAGED PROPERTY

IN THIS FORM MG01 THE FOLLOWING TERMS WILL HAVE THE FOLLOWING MEANINGS -

"ENCUMBRANCE" - SHALL BE CONSTRUED AS A REFERENCE TO A MORTGAGE CHARGE PLEDGE LIEN OR OTHER ENCUMBRANCE OR SECURITY INTEREST SECURING ANY OBLIGATION

"MORTGAGED ASSETS" - MEANS ALL PROPERTY, ASSETS AND RIGHTS OF THE MORTGAGOR CHARGED OR ASSIGNED TO THE BANK BY VIRTUE OF CLAUSE 2 OF THE LEGAL CHARGE

"MORTGAGED PROPERTY" - MEANS THE FREEHOLD OR LEASEHOLD PROPERTY OF THE MORTGAGOR CHARGED TO THE BANK BY VIRTUE OF CLAUSE 2 1 OF THE LEGAL CHARGE

"MORTGAGOR" - INCLUDES THE MORTGAGOR'S SUCCESSOR IN TITLE AND ASSIGNS

PLEASE SEE CONTINUATION SHEET

## PROFORMA

Company Number 3982733  
Company Name: Latimer Land (Luton) Limited  
Registered office is situate at 960 Capability Green, Luton, Bedfordshire LU1 3PE

Glovers Solicitors LLP  
6 York Street, London W1U 6QD  
Contact: Miss C.R Cava

- The following details will need to be added, amended or deleted to the Form ~~MG01/LL MG01/MG01s/LL MG01s/OS MG01/MG09/LL MG09~~

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

Date of Creation of Charge ☐

Description ☐

Amount Secured ☐

Mortgagee(s) or person(s) entitled to the charge ☐

Short particulars of all the property mortgaged or charged ☒

Date charge presented (applies to MG09/LL MG09) ☐

Date of execution (applies to MG09/LL MG09) ☐

Date and parties to the charge (applies to MG09/LL MG09) ☐

Jurisdiction (applies to MG09/LL MG09) ☐

Floating charge statement (applies to MG01s/LLMG01s/OSMG01) ☐

- **The following details will need to be added, amended or deleted to the Form MG06/LL MG06/MG06s/LL MG06s**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

Date of creation of charge	<input type="checkbox"/>
Description	<input type="checkbox"/>
Date of acquisition	<input type="checkbox"/>
Amount secured	<input type="checkbox"/>
Mortgagee(s) or person(s) entitled to the charge	<input type="checkbox"/>
Short particulars of all the property Mortgaged or charged	<input type="checkbox"/>

- **The following details will need to be added, amended or deleted to the Form MG07/MG07s/LLMG07/LLMG07s/OSMG04**

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

Date of covering deed	<input type="checkbox"/>
Total amount secured	<input type="checkbox"/>
Date of present issue	<input type="checkbox"/>
Amount of present issue	<input type="checkbox"/>
Date of resolution	<input type="checkbox"/>
Name of Trustee(s)	<input type="checkbox"/>
General description of property	<input type="checkbox"/>
Floating charge statement (applies to MG07s/LLMG07s/OSMG04)	<input type="checkbox"/>

**(Please give the instructions in the box below)**

Companies House has recently received the following documents.  
MG01 and LEGAL CHARGE  
which were created on 03/05/2012 by 3982733 LATIMER LAND (LUTON) LIMITED

**In response to this query, we confirm that the address of the Property mortgaged is as follows:**

**ALL THAT FREEHOLD LAND KNOWN AS DELPHI HOUSE, 60  
WINDMIL ROAD, LUTON, BEDFORDSHIRE LU1 3HJ AS THE SAME IS  
REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER  
BD144024 WITH TITLE ABSOLUTE**

**The MG01 does not state the address. Please amend as above.**



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

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

**COMPANY NO. 3982733  
CHARGE NO. 11**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 3 MAY  
2012 AND CREATED BY LATIMER LAND (LUTON) LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY TO EFG PRIVATE BANK LIMITED ON ANY  
ACCOUNT WHATSOEVER 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 23 MAY 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23 MAY 2012

*DX*



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES