

MG01

Particulars of a mortgage or charge

150501 / 130



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 reg
particulars of a charge for a Sco
company. To do this, please use
form MG01s.

THURSDAY



A04 03/12/2009 42

COMPANIES HOUSE

1 Company details

Company number 0 4 4 4 2 0 0 6

Company name in full Kensington Developments (2002) 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 ^d2 ^d6 ^m1 ^m1 ^y2 ^y0 ^y0 ^y9

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

All the Company's obligations to The Royal Bank of Scotland plc (the
'Bank') (present, future, actual or contingent and whether incurred
alone or jointly with another) including:

(a) interest at the rate charged by the Bank, calculated both before
and after demand or judgment on a daily basis and compounded
according to agreement, or, in the absence of agreement, monthly on
the days selected by the Bank ('Interest'); and

(b) any expenses the Bank or a receiver incurs (on a full indemnity
basis and with Interest from the date of payment) in connection with
the Property (defined below) or in taking, perfecting, protecting,
enforcing or exercising any power under the Legal Charge.

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.

Continuation page

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

Name

The Royal Bank of Scotland plc

Address

36 St Andrew Square

Edinburgh

Postcode

E H 2 2 Y B

Name

Address

Postcode

6

Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged.

Continuation page

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

Short particulars

1 By way of legal mortgage all legal interest in the leasehold property at Plot 251 Lytham Quays, (known as 29 The Breakers, Victory Boulevard), Lytham, St Annes as more particularly described in an underlease of even date between Kensington Developments (2002) Limited (1), Lytham Quays Management Company Limited (2), Hadrian Property Management Company Limited (3) and Kensington Developments (2002) Limited (4) ('the Property')

2 By way of fixed charge:-

2.1 any other interest in the Property,

2.2 all rents receivable from any lease granted out of the Property,

2.3 all the goodwill of the Company's business carried on at the Property,

2.4 the proceeds of any insurance affecting the Property,

2.5 all fixtures and fittings not forming part of the Property

2.6 all plant and machinery at the Property, including any associated warranties and maintenance contracts

2.7 all furniture, furnishings, equipment, tools and other goods kept at the Property, that are not regularly disposed of in the ordinary course of business.

Note:- The Legal Charge contains covenants by the Company that the Company will not without the consent of the Bank:

(a) permit or create any mortgage charge or lien on the Property, or dispose of the Property;

(b) grant or accept a surrender of any lease or licence of the Property or consent to any assignment or sub-letting by a tenant or part with or share possession or occupation of the Property.

MG01

Particulars of a mortgage or charge

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

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 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).

9

Signature

Please sign the form here.

Signature

Signature

X

Addleshaw Goddard LLP.

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 Robert Farrell

Company name Addleshaw Goddard LLP

Address Sovereign House

Sovereign Street

Post town Leeds

County/Region West Yorkshire

Postcode L S 1 1 H Q

Country UK

DX

Telephone 0113 209 2156



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 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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 4442006
CHARGE NO. 9

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 26
NOVEMBER 2009 AND CREATED BY KENSINGTON
DEVELOPMENTS (2002) LIMITED FOR SECURING ALL MONIES
DUE OR TO BECOME DUE FROM THE COMPANY TO ROYAL
BANK OF SCOTLAND PLC ON ANY ACCOUNT WHATSOEVER
WAS REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE
COMPANIES ACT 2006-ON THE 3 DECEMBER 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12 DECEMBER
2009

PO
Jed



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES