

# M

## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

# 395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

CHFP025

Please do not write in this margin

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

\*insert full name of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

042282/13

151

04477777

Name of company

\* Plumbcity Limited ("Assignee")

Date of creation of the charge

22 March 2007

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

Rent Deposit Deed between (1) Protego UK Property Fund (Jersey) No 2 Limited ("Landlord") and (2) the Assignee (the "Deed")

Amount secured by the mortgage or charge

The Landlord's entitlement to draw upon the sum of TWO THOUSAND EIGHT HUNDRED AND SEVENTY FIVE POUNDS (£2,875.00) plus VAT thereon (the "Deposit") or any part thereof or any interest earned thereon in order to make good:

\*any failure by the Assignee to pay (whether formally demanded or not) any rent or other money (including interest) due under a lease of Unit 4, Whitehall Road Industrial Estate, Colchester made on 11 February 2005 between (1) Sunley Industrial Limited and (2) Autotechnic Limited as varied or supplemented by any licences and deeds of variation (the "Lease");

\*any reasonable costs and expenses incurred by the Landlord arising out of a breach of covenant or condition on the part of the tenant contained in the Lease;

\*(if the Lease is forfeited or disclaimed) any rent or other money (including interest) which had accrued but not been paid at the date of forfeiture or disclaimer;

\*any other loss suffered and any costs and expenses incurred by the Landlord (whether before or after any forfeiture, surrender or disclaimer of the Lease) due to the insolvency of the Assignee (the "Secured Obligations")

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

Protego UK Property Fund (Jersey) No. 2 Limited whose registered office is at Messrs Mourants, 22 Grenville Street, St Helier, Jersey

Postcode JE4 8PX

Presentor's name address and reference (if any):

OLSWANG  
90 High Holborn  
London  
WC1V 6XX

For official Use (06/2005)

Mortgage Section

Post room

THURSDAY



\*AHZ2NO9C\*

A31

29/03/2007

678

COMPANIES HOUSE

Time critical reference

MAN/HAK/EOH/14961.127/2579713.1

Short particulars of all the property mortgaged or charged

As security for the "Secured Obligations", the Assignee with full title guarantee has charged to the Landlord:

- (a) the Deposit and any sum from time to time payable by the Assignee pursuant to the terms of the Deed;
- (b) any interest from time to time earned thereon until it is payable to the Assignee pursuant to Clause 7 of the Deed; and
- (c) any money from time to time drawn by the Landlord pursuant to clause 6 of the Deed.

The Assignee has agreed at its own cost to execute any document or take any action reasonably required by the Landlord in order to perfect the charge created under the Deed.

The Assignee has warranted to the Landlord that the Deposit, and any sum from time to time paid pursuant to Clause 8 of the Deed would be, otherwise free from any charge or incumbrance.

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)

Nil.

Signed



Date 28 March 2007

On behalf of ~~XXXXXX~~ [mortgagee/chargee] †

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

† delete as appropriate

Notes

- 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 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04477777

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 22nd MARCH 2007 AND CREATED BY PLUMBCITY LIMITED FOR SECURING £2,875.00 AND ALL OTHER MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO PROTEGO UK PROPERTY FUND (JERSEY) NO. 2 LIMITED UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 29th MARCH 2007.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3rd APRIL 2007.



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES