

MG01

Particulars of a mortgage or charge

651050/13



iris  
LASERFORM

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 company. To do this, please use form MG01s

TUESDAY



\*L161XYVC\*

LD3

03/04/2012

#10

COMPANIES HOUSE

1

**Company details**

Company number 0 4 9 5 5 7 8 8

Company name in full A B TILES LIMITED

2

For official use

**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 d7 m0 m3 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 Rent Deposit Deed within Lease

4

**Amount secured**

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

Amount secured (a) The rents reserved by and the other sums payable under the lease dated 27 March 2012 ("the Lease") and made between Legal & General Property Partners (Industrial Fund) Limited (registered number 03431928) and Legal & General Property Partners (Industrial) Nominees Limited (registered number 07361190) both of whose registered offices are at One Coleman Street, London EC2R 5AA (1) (together "the Landlord") and A B Tiles Limited ("the Tenant") which have not been paid within the relevant grace period under the Lease after the due date for payment,

[see continuation]

**Continuation page**

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

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### 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 Legal & General Property (*see continuation*)

Address One Coleman Street, London

Postcode E C 2 R 5 A A

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 £36,449.60.

2 An Interest Bearing Account for the benefit of the Tenant at such bank or other institution as the Landlord shall from time to time decide ("the Deposit Account").

3 The amount from time to time held in the Deposit Account for the credit of the Tenant ("the Deposit Balance")

4 All interest credited to the Deposit Balance from time to time

# MG01 - continuation page

## Particulars of a mortgage or charge

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### Amount secured

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

Amount secured

*(Continued from page 1)*

(b) in the event of forfeiture or disclaimer of the Lease by way of liquidated damages the rents and other sums which would have been payable under the Lease (had it not been forfeited or disclaimed) for the period from the date of forfeiture or disclaimer,

(c) in the event of any breach or non-performance of the Tenant's obligations under the Lease, such sums as would meet (or, if the Deposit Balance is insufficient, would go towards meeting) the loss suffered by the Landlord in respect of such breach.

(d) all legal costs and other fees and expenses properly incurred by the Landlord in enforcing the terms of the Lease,

together in each case with an amount equal to such VAT as is or would have been properly chargeable thereon

*(Continued from page 2)*

Partners (Industrial Fund) Limited (registered number 03431928) (1) and  
Legal & General Property Partners (Industrial) Nominees Limited  
(registered number 07361190) (2)

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## 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 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 Macfarlane LLP

X

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

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## 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 JDPG/626648

Company name Macfarlanes LLP

Address

Post town London

County/Region

Postcode E C 4 A 1 L T

Country UK

DX 138 London/Chancery Lane

Telephone +44 (0) 20 7831 9222



### 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. 4955788  
CHARGE NO. 2

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED WITHIN  
LEASE DATED 27 MARCH 2012 AND CREATED BY A B TILES  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO LEGAL & GENERAL PROPERTY  
PARTNERS (INDUSTRIAL FUND) LIMITED AND LEGAL &  
GENERAL PROPERTY PARTNERS (INDUSTRIAL) NOMINEES  
LIMITED 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 3 APRIL 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 APRIL 2012

