

MR01

Particulars of a charge

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Oyez

A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online.
Please go to www.companieshouse.gov.uk

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

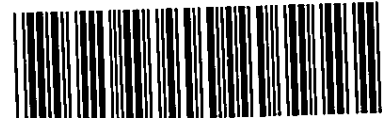
☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument. Use form MR

For further information, please
refer to our guidance at
www.companieshouse.gov.uk

This form **must be delivered to the Registrar for registration with
21 days** beginning with the day after the date of creation of the charge.
Delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery.

☒ You **must** enclose a certified copy of the instrument with this form. It
will be scanned and placed on the public record.

THURSDAY



A30 *A3MIV177* 11/12/2014 #37
COMPANIES HOUSE

1 Company details

Company number 0 5 3 0 7 6 7 7

Company name in full BIRDAVEN INVESTMENTS LIMITED

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 Charge creation date

Charge creation date 0 9 1 2 2 0 1 4

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name ONESAVINGS BANK PLC

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

Continuation page

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

Description

3 The Crest
London
NW4 2HN

Title : NGL440160

5

Fixed charge or fixed security

Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ Yes

☐ No

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8

Trustee statement ¹

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

¹ This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X *Bauer e Bailey* X

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

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Particulars of a charge



Presenter information

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name

Company name

Bower and Bailey LLP

Address

Cambridge House

4 College Court

Regent Circus

Post town

Swindon

County/Region

Wiltshire

Postcode

S

N

1

1

P

J

Country

DX

DX 400901 DX SWINDON 6

Telephone

01793 610466



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 a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



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 filed on paper.

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 NR 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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5307677

Charge code: 0530 7677 0012

The Registrar of Companies for England and Wales hereby certifies that a charge dated 9th December 2014 and created by BIRDAVEN INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th December 2014

Dx

Given at Companies House, Cardiff on 16th December 2014



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Date 9th December 2014 Advance £185,400.00 (Receipt Acknowledged) ☐

The Borrower

BIRDHAVEN INVESTMENTS LIMITED

The Guarantor

STEPHEN BARRY SPITZ
JONATHAN PHILLIP KRAINES

The Bank

OneSavings Bank plc registered in England and Wales (company number 7312896)
whose registered office is Reliance House, Sun Pier, Chatham, Kent ME4 4ET,
trading as Kent Reliance Banking Services, Kent Reliance and krbs

The Property

3 The Crest
London NW4 2HN

Land Registry Title Number

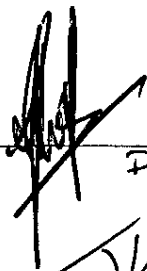
NGL440160

- 1 This Mortgage incorporates the OneSavings Bank plc Mortgage Conditions dated 4 November 2013, a copy of which has been supplied to the Borrower and (where appropriate) to the Guarantor
2. The Borrower with full title guarantee and as a continuing security for the payment or discharge of all monies payable to the Bank by the Borrower
 - a) charges the Property to the Bank by way of first legal mortgage,
 - b) assigns absolutely to the Bank the benefit of all
 - (i) rights and claims of the Borrower now or at any time against tenants or occupiers of the Property or their guarantors,
 - (ii) rights and claims of the Borrower now or at any time against managing agents, professional advisors, suppliers or contractors in relation to the Property, and
 - (iii) guarantees, insurances or compensation monies now or at any time relating to any of the Property
- 3 This Mortgage is made for securing further advances but does not oblige the Bank to make them
- 4 Where applicable the Guarantor covenants with the Bank in the terms of Condition 25 of the said Mortgage Conditions
- 5 The Borrower hereby applies to the Chief Land Registrar for the registration against the registered title to the Property of a restriction in terms that no disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 09/12/2014 (this charge) in favour of the Bank referred to in the charges register

SIGNED as a deed by the Borrower(s) in the presence of the witness

Signature(s)

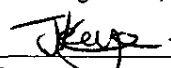
Witness – signature, address and occupation



Director

J. Kraines

Director



J. KATE - PA

2A HEATHCOTE AVE, WATFIELD AL10 0RH

MARKIS - MARKETING EXECUTIVE

40 ELMWOOD AVE, WD6 1SZ

**Certified to be a true and
complete copy of the original**

Form of charge filed at Land Registry under reference MD1294F

Bower & Bailey
BOWER AND BAILEY



By entering into this guarantee you may become liable instead of or as well as the Borrower under the Mortgage

You should seek independent legal advice before signing this deed

I/We agree to act as Guarantor(s) of this Mortgage in accordance with and subject to the terms of the Mortgage Conditions (a copy of which I/we have received)

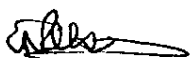
I/We understand that this means I/we will carry out all of the obligations of the Borrower (described on page 1 of the Mortgage Conditions) if OneSavings Bank plc requires me/us to and until I am/we are released from this guarantee in writing by OneSavings Bank plc. My liability is/Our liabilities are set out in Condition 25 of the Mortgage Conditions

Signed and delivered as a deed by the Guarantor(s)

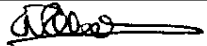
In the presence of

A Solicitor or Licensed Conveyancer must witness the signature(s) of the Guarantor(s)

 EMMA REESE

I confirm that I have separately and independently advised the Guarantor(s) (not in the presence of the Borrower) and that I have fully explained the nature and effect of this deed to the Guarantor(s) and that he/she/they informed me that he/she/they wished to proceed

Signed



Firm's name, address and reference

REXTON LAW LLP
CATALYST HOUSE 720 CENTENNIAL COURT CENTENNIAL
PARK ELSTREE W6 3SY

Form of charge filed at Land Registry under reference MD1294F