

# MG01

## Particulars of a mortgage or charge

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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 on a company. To do this use form MG01s

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18/10/2011

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COMPANIES HOUSE

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uk

1

### Company details

Company number 0 5 3 1 4 5 2 3

Company name in full A & S Hardware and DIY Centre Limited  
(the "Tenant")

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 d1 d1 m1 m0 y2 y0 y1 y1

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

A rent deposit deed dated 11 October 2011 (the "Rent Deposit Deed") and made between Her Majesty the Queen (1) The Crown Estate Commissioners on behalf of Her Majesty acting in exercise of the powers conferred by the Crown Estate Act 1961 (the "Commissioners") (2) the Tenant (3) and Ari Kawa (the "Guarantor")

4

### Amount secured

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

Amount secured

- (a) all rent and other money due and payable by the Tenant to the Landlord from time to time under a lease of the basement and ground floors at 63 Great Portland Street, London W1 (the "Property") dated 5 December 2005 and made between Her Majesty the Queen (1) the Commissioners (2) and Saleh Bentoumi (3) (the "Lease") whether or not reserved as rent and whether or not formally demanded,
  - (b) the cost to the Landlord from time to time of remedying any breach of the obligations to be observed and performed by the Tenant under the Lease,
  - (c) all losses and expenses from time to time incurred by the Landlord as a result of any forfeiture or disclaimer of the Lease
- together in each case with Value Added Tax (where applicable)

#### Continuation page

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

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## 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 Crown Estate Commissioners on behalf of Her Majesty acting

Address in exercise of the powers conferred by the Crown Estate Act 1961

16 New Burlington Place, London

Postcode W 1 S 2 H X

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

The amount from time to time standing to the credit of the Tenant in an interest-bearing deposit account in the name of the Landlord to be held at Barclays Bank plc or such other bank as the Landlord from time to time selects (the "Deposit Balance")

**Note**

The Tenant agreed in the Rent Deposit Deed that the Deposit Balance may not be assigned, dealt with, mortgaged or charged by the Tenant

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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 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 SJ BERWIN 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 C25672 67\laet

Company name SJ Berwin LLP

Address 10 Queen Street Place

Post town London

County/Region Greater London

Postcode E C 4 R 1 B E

Country United Kingdom

DX DX 255 LONDON/CHANCERY LANE

Telephone +44 (0)20 7111 2222



### 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. 5314523  
CHARGE NO. 2**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 11  
OCTOBER 2011 AND CREATED BY A & S HARDWARE AND DIY  
CENTRE LIMITED FOR SECURING ALL MONIES DUE OR TO  
BECOME DUE FROM THE COMPANY TO THE CROWN ESTATE  
COMMISSIONERS ON BEHALF OF HER MAJESTY ACTING IN  
EXERCISE OF THE POWERS CONFERRED BY THE CROWN  
ESTATE ACT 1961 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 18 OCTOBER  
2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 20 OCTOBER  
2011

Dx



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES