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CHFP004

COMPANIES FORM NO. 395

## Particulars of a mortgage or charge

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

# 395

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

5

Company number

05479283

116432/13

Name of company

OYO Developments Limited

Date of creation of the charge

Fifth day of August 2008

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

Charge

Amount secured by the mortgage or charge

All monies, obligations and liabilities whatsoever whether for principal interest or otherwise which may now or at any time in the future be due owing or incurred by the Company to National Westminster Bank PLC (the "**Society**") whether present or future actual or contingent and whether alone severally or jointly as principal guarantor surety or otherwise and in whatever name or style on any account or in any manner whatsoever

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

National Westminster Bank Plc

135 Bishopsgate

London

Postcode

EC2M 3UR

Presenter's name and address and  
reference (if any)

Berwin Leighton Paisner LLP  
Adelaide House  
London Bridge  
London, EC4R 9HA  
DX 92 London  
Tel 020 7760 1000  
STRE/AHSN/26428 1 [7251180 1]

Time critical reference

For official Use  
Mortgage Section

Post room

WEDNESDAY



LD4

\*LJGD8218\*

06/08/2008

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COMPANIES HOUSE

Clause 3 of the Charge provides

**3 Charge**

3 1 The Company with full title guarantee hereby charges all its interest and benefit in the Agreement and all its interest in all the buildings to be erected at the Property under the terms of the Agreement as a continuing security to the Society for the payment and discharge of the Secured Liabilities

3 2 This charge shall be in addition to and shall prejudice, determine or affect any other such security which the Society may from time to time hold for or in respect of all or any of the Secured Liabilities. No prior security held by the Society over the property and assets charged by this Charge or shall merge in the security hereby created which shall remain in full force and effect as continuing security until discharged by the Society

Clause 4 of the Charge provides

**4 Restrictions**

The Company shall not without the prior written consent of the Society create or permit to subsist any mortgage, charge, pledge, lien or other security interest on the Agreement other than in favour of the Society

Clause 1 contains the following definitions

**1 Interpretation**

"**Secured Liabilities**" shall mean all monies, obligations and liabilities whatsoever whether for principal interest or otherwise which may now or at any time in the future be due owing or incurred by the Company to the Society whether present or future actual or contingent and whether alone severally or jointly as principal guarantor surety or otherwise and in whatever name or style on any account or in any manner whatsoever

"**Agreement**" shall mean an agreement dated 18 June 2008 and made between (1) Marbank Construction Limited (the "**Builder**") and (2) the Company in which the Builder has agreed to design and construct a development of 18 small business units for use within Use Classes B1/B2/B8 and totalling 38,009 square feet GEA at Crabtree Manor Way North, Belvedere, Bexley (the "**Property**") on the terms set out in the said Agreement

Particulars as to commission allowance or discount (note 3)

For National Westminster Bank Plc

Signed Bernie Leighton Pinner LLP Date 5 August 2008

On behalf of [company][mortgagee/chargee]†

Please do not write in this margin

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

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge (See Note 5)

Notes

†delete as appropriate

- 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

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- 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 Cheques and postal orders are to be made payable to **Companies House**
- 6 The address of the Registrar of Companies is -

Companies House, Crown Way, Cardiff CF14 3UZ, DX 33050 Cardiff



## **CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE**

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

**COMPANY NO. 5479283  
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A CHARGE DATED 5 AUGUST 2008  
AND CREATED BY OYO DEVELOPMENTS LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY TO NATIONAL WESTMINSTER BANK PLC ON ANY  
ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO  
CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 6  
AUGUST 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 7 AUGUST 2008

*Dxanged*



Companies House  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES