

M

CHFP025

Please do not
write in
this margin

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

*insert full name
of Company

COMPANIES FORM No. 395**Particulars of a mortgage or charge**

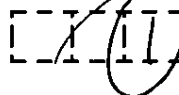
A fee of £13 is payable to Companies House in respect
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



06353803

Name of company

* INTRO HOMES (STEVENAGE) LIMITED ("the Company")

Date of creation of the charge

12 February 2008

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

Debenture

Amount secured by the mortgage or charge

7 The amount from time to time covenanted to be paid by the Company pursuant to the Deed of Guarantee dated 24 September 2003 in favour of the Mortgagee (as agent and security trustee for the Stockholders) to which (a) Intro Homes Limited (CN 05142578) and JLP Homes Limited (CN 05142574) acceded by Deeds of Accession both dated 1 July 2004 and (b) the Company and Intro Homes (Reversionary Interests) Limited (CN 06175207) acceded by Deeds of Accession dated 12 February 2008 in respect of the £2,000,000 Variable Rate Loan Stock 2008 created by Impala Partnership Limited (CN 04804985) as varied by a Deed of Variation dated 6 October 2006.

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

NVM PRIVATE EQUITY LIMITED, NORTHUMBERLAND HOUSE, PRINCESS SQUARE,
NEWCASTLE UPON TYNE ("the Mortgagee")

Postcode NE1 8ER

Presentor's name address and
reference (if any)

Dickinson Dees LLP
St Ann's Wharf
112 Quayside
Newcastle upon Tyne
NE99 1SB

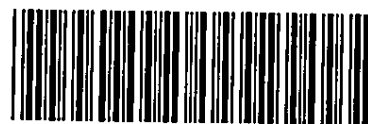
cjh/NVM/1/602

Time critical reference

For official Use (06/2005)
Mortgage Section

Post room

FRIDAY



A21

15/02/2008

240

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

1. By way of fixed charge -
 - (a) all plant, machinery, fixtures, fittings, vehicles, computers and equipment now and in the future belonging to the Company,
 - (b) all stocks, shares or other securities now and in the future belonging to the Company (including those in any subsidiary of the Company);
 - (c) the goodwill and uncalled capital for the time being of the Company,
 - (d) all choses in action, claims and intellectual property rights now and in the future belonging to the Company
2. By way of floating charge:-
 - (a) all freehold and leasehold property now and in the future belonging to or charged to the Company including 142-146 High Street, Stevenage, Hertfordshire registered at the Land Registry under title numbers HD178343, HD189528 and HD189529 and the proceeds of sale thereof;
 - (b) the benefit of any licences and permits for the time being held by the Company,
 - (c) all book and other debts now and in the future owing to the Company and the benefit of all securities and guarantees relating thereto,
 - (d) all the undertaking, property, assets and rights of the Company, present and future, wherever situate which are not from time to time subject to a fixed charge

Please do not write in this margin

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

T
95-

Particulars as to commission allowance or discount (note 3)

NIL

Signed

A. H. H. H.

Date 14 February 2008

For *Stinson & Co. Ltd, 3rd Floor*

On behalf of ~~XXXXXXXXXX~~ (mortgagee/~~XXXXXXXXXX~~)

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**

Company number

06353803

Name of company

*insert full name
of Company

* INTRO HOMES (STEVENAGE) LIMITED ("the Company")

Addendum 1/4

1 Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Addendum 2/4

2 Amount due or owing on the mortgage or charge (continued)

Addendum 3/4

3 Names, addresses and description of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

4 Short particulars of all the property mortgaged or charged (continued)

with a prohibition against any mortgage, charge or other security over any of the charged property other than any in favour of Bank of Scotland plc

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 06353803

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 12th FEBRUARY 2008 AND CREATED BY INTRO HOMES (STEVENAGE) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NVM PRIVATE EQUITY 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 15th FEBRUARY 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 19th FEBRUARY 2008

P. Neel



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES