

MG01

181514/13

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

You cannot use this form
particulars of a charge for
company. To do this, please
form MG01s

THURSDAY



A12 *ATV1TIEO* 325
18/03/2010
COMPANIES HOUSE

1

Company details

Company number

0 6 9 3 6 9 1 9

Company name in full

AGNI SPICES UK LIMITED (the "Tenant")

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

Date of creation of charge

Date of creation

d0 d5 m0 m3 y2 y0 y1 y0

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 (the "Deed") made between the Landlord (1), the Tenant
(2) and the Surety (3).

4

Amount secured

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

Amount secured

(a) non-receipt of Yearly Rent, contributions to insurance
premiums, service charges, interest due VAT and any other
monies due under the Lease,

(b) non-receipt of any of the monies referred to in paragraph
(a) above (or mesne profits in lieu) which would have fallen
due but for a disclaimer or forfeiture of the Lease,

(c) expenditure incurred to remedy or mitigate losses in
consequence of any breach of the Lease,

(d) expenditure incurred in advisors' proper fees in securing
advice and exercising remedies in connection with the matters
referred to in any of the above paragraphs,

(e) expenditure incurred for legal and administration matters
in connection with the Account,

(the "Liabilities")

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 BEDELL CORPORATE TRUSTEES LIMITED and (see continuation page)

Address 26 NEW STREET, ST. HELIER, JERSEY

Postcode J E 2 3 R 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

The Tenant with full title guarantee charged the Total Deposit to the Landlord to secure the Tenant's obligations in favour of the Landlord contained or referred to in the Deed

Definitions

"Account" means an interest bearing account maintained by the Landlord at the Bank

"Actual Interest" means actual interest accrued on the monies in the Account from time to time

"Bank" means such other bank having a branch in the United Kingdom as the Landlord may designate

"Deposit" means the sum of seventeen thousand five hundred pounds (£17,500)

"Initial Rent" means seventeen thousand five hundred pounds (£17,500) per annum from the 5 day of March 2010 until 4 March 2012 and then twenty six thousand two hundred and fifty pounds (£26,250) per annum from the 5 day of March 2012 until the 4 day of March 2013 and thereafter thirty five thousand pounds (£35,000) per annum subject to review in accordance with the terms of the Lease

"Lease" means the lease of the Property dated 5 March 2010 made between the Landlord (1) the Tenant (2) and the Surety (3) and all documents supplemental or collateral to the Lease

"Property" means ground floor restaurant premises at 51 Welsh Back as demised and more particularly described in the Lease

"Review Provisions" means the provisions for review of the Initial Rent and of any subsequent increase set out in clause 11 of the Lease

"Surety" means Amit Lakhani of 7 Roland Avenue Stapleton Bristol BS16 1BN

"Total Deposit" means the total amount held in the Account from time to time including the Deposit, Actual Interest and any monies paid into the Account pursuant to clause 6 of the Lease

"Yearly Rent" means the Initial Rent or any sum substituted for the Initial Rent under the Review Provisions

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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 *Taylor Wessing 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 Ben Bradburn

Company name Taylor Wessing LLP

Address 5 New Street Square

Post town London

County/Region

Postcode E C 4 A 3 T W

Country

DX 41 London London - Chancery Lane

Telephone +44 (0)207 300 7000



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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS
DX 481 N R 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

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Mortgagee(s) or person(s) entitled to the charge

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Name ATRIUM TRUSTEES LIMITED as trustees of Epic (Colmore Row) Unit

Address

Postcode

Name Trust (the "Landlord")

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode

Name

Address

Postcode



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 869(5) & (6) of the Companies Act 2006

**COMPANY NO. 6936919
CHARGE NO. 1**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 5
MARCH 2010 AND CREATED BY AGNI SPICES UK LTD FOR
SECURING ALL SUMS DUE OR TO BECOME DUE 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 MARCH 2010**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22 MARCH 2010

D+
J-f



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**