

# MG01

## Particulars of a mortgage or charge

058202/13



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 for a Scottish  
company To do this, please use  
form MG01s.

MONDAY



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\*ALDEHTOW\*  
04/04/2011  
COMPANIES HOUSE

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<b>1</b>	<b>Company details</b>	<div>For official use 2</div>
Company number	0 7 0 3 8 1 0 4	<b>Filing in this form</b> Please complete in typescript or in bold black capitals.  All fields are mandatory unless specified or indicated by *
Company name in full	Golden Dragon Properties Limited	
<b>2</b>	<b>Date of creation of charge</b>	
Date of creation	24 03 2011	
<b>3</b>	<b>Description</b>	
	Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'	
Description	Legal Mortgage	
<b>4</b>	<b>Amount secured</b>	
	Please give us details of the amount secured by the mortgage or charge	<b>Continuation page</b> Please use a continuation page if you need to enter more details
Amount secured	All money and liabilities whatever, whenever and howsoever incurred by the Company whether now or in the future	

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## 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

Name

HSBC BANK PLC

Address

8 CANADA SQUARE

CITY OF LONDON

Postcode

E 1 4 5 H Q

Name

Address

Postcode

Continuation page

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

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## 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 property at

3 &amp; 3a Holywell Hill, St Albans, Hertfordshire

HM Land Registry Title Number(s) HD158881

with the benefit of all rights, licences, guarantees, rent, deposits contracts, deeds undertakings and warranties relating to the property

any shares or membership rights in any management company for the Property

any goodwill of any business from time to time carried on at the Property,

any rental and other money payable under any lease licence or other interest created in respect of the Property, and

all other payments whatever in respect of the Property

Note: The Legal Mortgage contains covenants by the Company with HSBC Bank plc ("the Bank") not without the Bank's written consent:

(a) agree to, or give, any licence or tenancy affecting the Property;

(b) exercise the powers conferred by sections 99 or 100 of the Law of Property Act 1925 (relating to grant and surrender of leases);

(c) in any manner, either create, or dispose of, (or agree to) any legal estate or legal or equitable interest in the Property;

(d) negotiate, settle or waive any claim for loss, damage or other compensation affecting the Property, for example, compulsory purchase, or

(e) apply for any improvement or other grant or do anything which might result in the Property being subject to a statutory charge.

(f) at any time create or allow any other mortgage, charge or burden in relation to the Property or any of the said rights, licences, guarantees, rent, deposits contracts, deeds, undertakings, warranties, shares, membership rights, goodwill, rental or other money payable under any lease, licence or other interest created in respect of the Property or all other payments whatever in respect of the Property

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### 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

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### 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)

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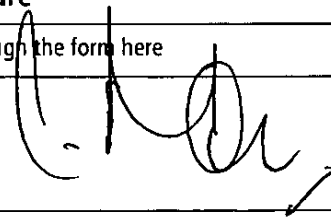
### Signature

Please sign the form here

Signature

Signature

X



X

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

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**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 **SH/117834/001**

Company name **SINTONS LLP**

Address **THE CURB, BARRACK ROAD**

Post town **NEWCASTLE UPON TYNE**

County/Region

Postcode **NE4 6DB**

Country

DX **715139 Newcastle Upon Tyne**

Telephone **0191-2267889**



**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. 7038104  
CHARGE NO. 2**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED 24  
MARCH 2011 AND CREATED BY GOLDEN DRAGON  
PROPERTIES LIMITED FOR SECURING ALL MONIES DUE OR TO  
BECOME DUE FROM THE COMPANY TO HSBC BANK PLC ON  
ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT  
TO CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE  
4 APRIL 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 7 APRIL 2011

DX



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES