

MG01

Particulars of a mortgage or charge

150654/204
o/p. Oyez

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 re-
particulars of a charge for a
company. To do this, please use
form MG01s

SATURDAY



A09

A23RBIAA

09/03/2013

#115

COMPANIES HOUSE

1 Company details

Company number 07229408

Company name in full OPM Real Estate Limited

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 08/03/2013 X

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 Legal Charge

4 Amount secured

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

Amount secured

(Capitalised words as defined in the Legal Charge and the Paragon Mortgages (2010) Limited Mortgage Conditions (First Edition)) The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with payment of the Secured Amount. The Secured Amount means all present and future moneys, obligations and liabilities owed by the Borrower to the Lender whether actual or contingent and whether jointly or severally as principle or surety, and in any other capacity including (without prejudice to the generality of the foregoing) the Mortgage Debt. The Mortgage Debt means all money from time to time due, owing or incurred to the

(See continuation sheet)

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						
Name	Paragon Mortgages (2010) Limited (co no. 06595834)						
Address	51 Homer Road, Solihull,						
	West Midlands						
Postcode	B	9	1		3	Q	J
Name							
Address							
Postcode							

Continuation page

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

6 Short particulars of all the property mortgaged or charged

	Please give the short particulars of the property mortgaged or charged						
Short particulars	All the property situate at 41 Burns Drive, Hemel Hempstead, Hertfordshire HP2 7NP (HM Land Registry Title Number HD104232)						

Continuation page

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

MG01 - continuation page

Particulars of a mortgage or charge



4	Amount secured	
Amount secured	<p>Please give us details of the amount secured by the mortgage or charge</p> <p>Lender by the Borrower under the terms of the Offer or the Charge, including (without prejudice to the generality of the foregoing.</p> <p>(a) the Loan,</p> <p>(b) the Expenses and all other moneys and expenses incurred by the Lender under the Charge (including all legal and other costs and disbursements, stamp duties and Land Registry and other fees, and</p> <p>(c) all interest payable on such amounts in accordance with the Offer and/or these Conditions.</p> <p>The Loan means any amount lent by the Lender to the Borrower pursuant to an Offer and includes any further advance to the Borrower and the Charge shall secure such further advances and constitute a continuing security accordingly</p> <p>The Offer means any offer of loan by which the Lender offered to make a Loan to the Borrower to be secured on the Property and includes any changes the Lender makes to the terms of the offer before it lends</p> <p>Charge means the charge or mortgage of the Property in favour of the Lender into which these Conditions have been incorporated and includes any further charge made pursuant to the Charge</p> <p>Expenses means all charges, costs or expenses which the Lender or, as appropriate, a Receiver makes, pays or incurs under or in connection with the Charge or the Loan.</p> <p>A Receiver is a receiver and/or manager of any or all of the property charged as security for the Secured Amount.</p>	

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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

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 870).

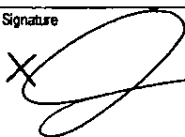
We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate 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 

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

LEM/84996-3

Company name

Matthew Arnold & Baldwin LLP

Address

21 Station Road

Post town

Watford

County/Region

Hertfordshire

Postcode

W D 1 7 1 H T

Country

DX

4508 Watford

Telephone

01923 202020



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 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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 7229408
CHARGE NO. 2**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 8 MARCH
2013 AND CREATED BY OPM REAL ESTATE LTD FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
BORROWER TO THE LENDER ON ANY ACCOUNT
WHATSOEVER 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 9 MARCH 2013

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 MARCH 2013



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES