

MG01

Particulars of a mortgage or charge

209168113

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
company. To do this, please use
form MG01s

SATURDAY



A27

06/08/2011

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COMPANIES HOUSE

1

Company details

Company number 0 7 2 8 6 8 5 1

Company name in full Ideal Property Investment Limited (the "Company")

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 *

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Date of creation of charge

Date of creation 05 08 2011

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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 Deed of Legal Mortgage (the "Mortgage") between the Company and Svenska Handelsbanken AB (publ) (the "Bank")

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Amount secured

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

Amount secured

All the Company's obligations and liabilities now or hereafter due, owing or incurred by
it to the Bank when the same become due for payment or discharge whether by
acceleration or otherwise, and whether such moneys, obligations or liabilities are
expressed or implied, present, future or contingent, joint or several, incurred as
principal or surety, originally owing to the Bank or purchased or otherwise acquired by
it, denominated in sterling or in any other currency, or incurred on any banking account
or in any other manner whatsoever

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	Svenska Handelsbanken AB (publ)
Address	Greenwood House, 91-99 New London Road, Chelmsford, Essex
Postcode	C M 2 0 P P
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

By way of Legal Mortgage First Floor Flat, 7 Elmbrook Road, Sutton, Surrey SM1 2JF (the "Property")

By way of Fixed Charge -

- (i) all plant and machinery owned by the Company and its interest in any plant and machinery in its possession located at the Property,
- (ii) all fixtures and fittings from time to time attached to the Property,
- (iii) all other chattels of the Company located at the Property and not ordinarily disposed of in the ordinary course of business,
- (iv) all benefits in respect of the Insurances including all claims and the refund of any premiums, and
- (v) all rents receivable from any lease granted of the Property

Note: The Legal Mortgage contains covenants by the Company with the Bank not without the Bank's prior written consent to

- (a) create or permit to arise any mortgage charge or lien on the charged property, nor to dispose of the charged property,
- (b) grant or accept a surrender of any lease or licence or part with or share possession or occupation 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 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).

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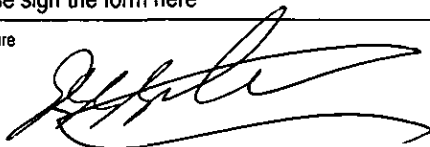
Signature

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	Important information
<p>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.</p>	<p>Please note that all information on this form will appear on the public record.</p>
<p>Contact name</p>	<p>£ How to pay</p>
<p>Company name</p>	<p>A fee of £13 is payable to Companies House in respect of each mortgage or charge.</p>
<p>Address</p>	<p>Make cheques or postal orders payable to 'Companies House'</p>
<p>Post town</p>	<p>✉ Where to send</p>
<p>County/Region</p>	<p>You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below:</p>
<p>Postcode</p>	<p>For companies registered in England and Wales.</p>
<p>Country</p>	<p>The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ DX 33050 Cardiff</p>
<p>DX</p>	<p>For companies registered in Scotland:</p>
<p>Telephone</p>	<p>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)</p>
<p>✓ Certificate</p>	<p>For companies registered in Northern Ireland</p>
<p>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.</p>	<p>The Registrar of Companies, Companies House, First Floor, Waterfront Plaza, 8 Laganbank Road Belfast, Northern Ireland, BT1 3BS DX 481 N R Belfast 1</p>
<p>✓ Checklist</p>	<p>i Further information</p>
<p>We may return forms completed incorrectly or with information missing</p>	<p>For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk</p>
<p>Please make sure you have remembered the following:</p>	<p>This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk</p>
<p><input type="checkbox"/> The company name and number match the information held on the public Register</p>	
<p><input type="checkbox"/> You have included the original deed with this form</p>	
<p><input type="checkbox"/> You have entered the date the charge was created</p>	
<p><input type="checkbox"/> You have supplied the description of the instrument</p>	
<p><input type="checkbox"/> You have given details of the amount secured by the mortgagee or chargee</p>	
<p><input type="checkbox"/> You have given details of the mortgagee(s) or person(s) entitled to the charge</p>	
<p><input type="checkbox"/> You have entered the short particulars of all the property mortgaged or charged</p>	
<p><input type="checkbox"/> You have signed the form</p>	
<p><input type="checkbox"/> You have enclosed the correct fee</p>	



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 7286851
CHARGE NO. 11**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF LEGAL MORTGAGE
DATED 5 AUGUST 2011 AND CREATED BY IDEAL PROPERTY
INVESTMENT LIMITED FOR SECURING ALL MONIES DUE OR
TO BECOME DUE FROM THE COMPANY TO SVENSKA
HANDELSBANKEN AB (PUBL) ON ANY ACCOUNT
WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1
PART 25 OF THE COMPANIES ACT 2006 ON THE 6 AUGUST 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8 AUGUST 2011

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Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES