404634 / £23-

In accordance with Sections 859A and 859J of the Companies Act 2006.

# MR01
## Particulars of a charge

Companies House

**Go online to file this information**
www.gov.uk/companieshouse

**A fee is be payable with this form**
Please see 'How to pay' on the last page.

✓ **What this form is for**
You may use this form to register a charge created or evidenced by an instrument.

✗ **What this form is NOT for**
You may not use this form to register a charge where there is no instrument. Use form MR08.

For further information, please refer to our guidance at:
www.gov.uk/companieshouse

This form **must be delivered to the Registrar for registration wi** **21 days** beginning with the day after the date of creation of the char delivered outside of the 21 days it will be rejected unless it is accomp court order extending the time for delivery.

You **must** enclose a certified copy of the instrument with this form. Th scanned and placed on the public record. **Do not send the original.**

TUESDAY

*A6K5D5LM*
A16 28/11/2017 #92
COMPANIES HOUSE

For official use
2

→ **Filling in this form**
Please complete in typescript or in bold black capitals.

All fields are mandatory unless specified or indicated by *

## 1 Company details

| | |
|---|---|
| Company number | 0 9 7 7 3 7 6 6 ✓ |
| Company name in full | B & G Properties (Nottingham) Limited ✓ |

## 2 Charge creation date

| | |
|---|---|
| Charge creation date | d 2 d 2 m 1 m 1 y 2 y 0 y 1 y 7 ✓ |

## 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees entitled to the charge.

| | |
|---|---|
| Name | National Westminster Bank plc ✓ |
| Name | |
| Name | |
| Name | |

If there are more than four names, please supply any four of these names then tick the statement below.

☐ I confirm that there are more than four persons, security agents or trustees entitled to the charge.

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Particulars of a charge

## 4 Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Please submit only a short description If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

Brief description

By way of legal mortgage all legal interest in Silverdale Mews, Reigate Road, Nottingham NG7 7FB Land Registry Nos: NT226333 and NT200968

## 5 Other charge or fixed security

*Does the instrument include a charge (which is not a floating charge) or fixed* security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☑ **Yes**

☐ **No**

## 6 Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ **Yes** Continue

☑ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ **Yes**

## 7 Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge?
Please tick the appropriate box.

☑ **Yes**

☐ **No**

## 8 Trustee statement ❶

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

❶ This statement may be filed after the registration of the charge (use form MR06).

## 9 Signature

Please sign the form here.

Signature

Signature

X Elliot Mather LLP X

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

# MR01
Particulars of a 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. The contact information you give will be visible to searchers of the public record.

Contact name: EJW/B & G/111492-1

Company name: Elliot Mather LLP

Address: Westgate House

1 Chesterfield Road South

Post town: Mansfield

County/Region: Nottinghamshire

Postcode: N G 1 8 5 N R

Country: UK

DX: DX 10347 MANSFIELD

Telephone: 01623 655666

## 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 a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.

## Important information

**Please note that all information on this form will appear on the public record.**

## How to pay

**A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.**

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.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

DX

FILE COPY

# CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9773766

Charge code: 0977 3766 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd November 2017 and created by B & G PROPERTIES (NOTTINGHAM) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th November 2017.

Given at Companies House, Cardiff on 4th December 2017

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

**Legal Charge – Residential Property (1st Party - Corporate)**
**(06/10)**

**THIS IS AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.**

**Owner:** **B & G Properties (Nottingham) Limited** **Registered No:** 09773766

**Bank:** National Westminster Bank Plc

**Property:** Silverdale Mews, Reigate Road, Nottingham NG7 7FB (Land Registry Title Nos: NT226333 and NT200968). References to **Property** include any part of it and the other assets charged by Clause 2.

**Date:** 22 MAR 17 ← **You must date the document**

1. **Owner's Obligations**

The Owner will pay to the Bank on demand all the Owner's Obligations. The Owner's **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or jointly with another) and include:

1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or judgment on a daily basis and compounded according to agreement, or, in the absence of agreement, quarterly on the days selected by the Bank.

1.2 any expenses the Bank or a receiver incurs (on a full indemnity basis and with Interest from the date of payment) in connection with the Property or in taking, perfecting, protecting, enforcing or exercising any power under this deed.

2. **Charge**

The Owner, as a continuing security for the payment on demand of the Owner's Obligations and with full title guarantee:

2.1 charges to the Bank all legal interest in the Property, by way of legal mortgage.

2.2 gives to the Bank a fixed charge over any other interest in the Property, all rents receivable from any lease granted of the Property, and the proceeds of any insurance affecting the Property.

**3. Restrictions**

The Owner will not, without the Bank's consent:

3.1 permit or create any mortgage, charge or lien on the Property.

3.2 dispose of the Property.

3.3 grant, or accept a surrender of, any lease or licence of the Property or consent to a tenant assigning or sub-letting.

3.4 part with or share possession or occupation of the Property.

CERTIFIED TRUE COPY
Elliot Mather LLP
ELLIOT MATHER LLP - Solicitors
1 Chesterfield Road South, Mansfield

Form of charge filed at HM Land Registry under reference MD1265H

## 4. Land Registry

The Owner and the Bank apply to the Land Registry to enter a restriction that "no disposition of the registered estate by the proprietor of the registered estate is to be registered without a *written consent signed by the proprietor for the time being of the charge created by this deed* in favour of the Bank referred to in the charges register". The Bank may also register any priority arrangements at the Land Registry which will then be publicly available.

## 5. Property Undertakings

The Owner will:

5.1 permit the Bank at any time to inspect the Property.

5.2 keep all Property of an insurable nature comprehensively insured (including if requested by the Bank, terrorism cover) to the Bank's reasonable satisfaction for its full reinstatement cost. In default, the Bank may arrange insurance at the Owner's expense.

5.3 hold on trust for the Bank all proceeds of any insurance of the Property. At the Bank's option, the Owner will apply the proceeds in making good the relevant loss or damage, or to reduce the Owner's Obligations.

5.4 where required by the Bank, deposit with the Bank all insurance policies (or copies where the Bank agrees), and all deeds and documents of title relating to the Property.

5.5 keep the Property in good condition.

5.6 not, without the Bank's consent, carry out any development on or make any alterations to the Property which require planning permission or approval under building regulations.

5.7 if the Property is leasehold, comply with the terms of the lease and immediately inform the Bank if any notice is received from the lessor relating to any actual or suggested breach of the lease or threatening action or proceedings for possession or to forfeit the lease.

## 6. Possession and Exercise of Powers

6.1 The Bank does not have an immediate right to possession of the Property or its income (and will not be considered to be taking possession if it enters to inspect or repair the Property). The Owner will continue in possession until the Bank takes possession.

6.2 If the Bank makes a demand, the Bank may then take possession or exercise any of its other powers without further delay.

6.3 Any purchaser or third party dealing with the Bank or a receiver may assume that the Bank's powers have arisen and are exercisable without proof that demand has been made.

6.4 The Bank will not be liable to account to the Owner for any money not actually received by the Bank.

## 7. Appointment of Receiver

The Bank may appoint or remove a receiver or receivers of the Property. If the Bank appoints a receiver, the Bank may fix and pay the receiver's fees and expenses. The receiver will be the Owner's agent and the Owner (and not the Bank) will be responsible for the acts, defaults and remuneration of the receiver.

## 8. Powers of the Bank and Receivers

8.1 The Bank or any receiver may deal with the Property in any manner (including carrying out works) and sell, lease, charge or take any action to realise the Property or income from the Property. The Bank or receiver may borrow and secure the repayment of any money, in priority to the Owner's Obligations, for these purposes.

8.2 Joint receivers may exercise their powers jointly or separately.

8.3 A receiver will first apply any money received from the Property towards the repayment of all money that the receiver has borrowed and secondly in payment of the receiver's fees and expenses. The receiver will then apply any remaining money received as required by law.

8.4 The Bank may exercise any of its powers even if a receiver has been appointed.

8.5 The receiver may dispose of any of the Owner's assets (not charged by this deed) that are at the Property. If the receiver does this, it will pay the proceeds to the Bank, after the deduction of any fees or expenses incurred in the sale. The proceeds received by the Bank will be a debt owed by the Bank to the Owner.

8.6 The Bank may set off any amount due from the Owner against any amount owed by the Bank to the Owner. The Bank may exercise this right, without prior notice, both before and after demand. For this purpose, the Bank may convert an amount in one currency to another, using its market rate of exchange at the relevant time.

8.7 Any credit balance with the Bank will not be repayable, or capable of being disposed of, charged or dealt with by the Owner, until the Owner's Obligations, both before and after demand, have been paid in full. The Bank allowing the Owner to make withdrawals will not waive this restriction.

## 9. Application of Payments

9.1 The Bank may apply any payments received for the Owner to reduce any of the Owner's Obligations, as the Bank decides.

9.2 If the Bank receives notice of any charge or other interest affecting the Property, the Bank may suspend the operation of the Owner's account(s) and open a new account or accounts. Regardless of whether the Bank suspends the account(s), any payments received by the Bank for the Owner after the date of that notice will be applied first to repay the Owner's Obligations arising after that date.

## 10. Preservation of Other Security and Rights and Further Assurance

10.1 This deed is in addition to any other security or guarantee for the Owner's Obligations held by the Bank now or in the future. The Bank may consolidate this deed with any other security so that they have to be redeemed together, but it will not merge with or prejudice any other security or guarantee or any of the Bank's other rights.

10.2 On request, the Owner will execute any deed or document, or take any other action required by the Bank, to perfect or enhance the Bank's security under this deed.

## 11. Power of Attorney

To give effect to this deed and secure the exercise of any of their powers, the Owner irrevocably appoints the Bank, and separately any receiver, to be the Owner's attorney (with full power of substitution and delegation), in the Owner's name to sign or execute any documents, deeds and other instruments, or take, continue or defend any proceedings.

**12. More than One Owner**

Where the Owner is more than one person the Owner's Obligations include their joint and several liabilities. References to the Owner are to them together and separately.

**13. Consents, Notices and Demands**

13.1 All consents, notices and demands must be in writing.

13.2 The Bank may deliver a notice or demand to the Owner at its registered office, or at the contact details last known to the Bank.

13.3 A notice or demand signed by an official of the Bank will be effective at the time of personal delivery; on the second business day after posting; or, if by fax, at the time of sending, if sent before 6.00 p.m. on a business day, or otherwise on the next business day. A **business day** is a weekday other than a national holiday.

13.4 A notice from the Owner to the Bank will be effective on receipt.

**14. Transfers**

The Bank may allow any person to take over any of its rights and duties under this deed. The Owner authorises the Bank to give that person or its agent any financial or other information about the Owner. References to the Bank include its successors.

**15. Law**

15.1 English law governs this deed and the English courts have exclusive jurisdiction.

15.2 For the benefit of the Bank, the Owner irrevocably submits to the jurisdiction of the English courts and irrevocably agrees that a judgment or ruling in any proceedings in connection with this deed in those courts will be conclusive and binding on the Owner and may be enforced against the Owner in the courts of any other jurisdiction.

**Executed** and **Delivered** as a deed by the Owner )

Director/~~Member~~

Director/~~Secretary/Member~~

If there is only one signature, which must be that of a Director/Member, a witness is required.

Signed by the Director/Member in the presence of:

Witness' signature _____

Witness' name in full _____

Address _____

Occupation _____