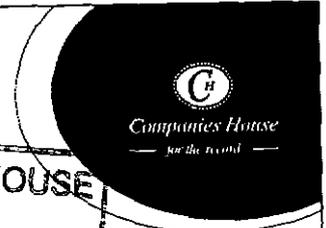


MG01

Particulars of a mortgage or charge



COMPANIES HOUSE
FEE PAID
BELFAST

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
particulars of a charge for a
company To do this, please
form MG01s

THURSDAY



JZ5L1HMC
JNI 18/02/2010 36
COMPANIES HOUSE

1 Company details		For official use 20
Company number	N 1 1 6 8 4 7	→ Filling in this form Please complete in typescript or in bold black capitals All fields are mandatory unless specified or indicated by *
Company name in full	Property, Equipment and Construction Holdings Limited (the "Mortgagor")	

2 Date of creation of charge	
Date of creation	^d 0 ^d 1 ^m 0 ^m 2 ^y 2 ^y 0 ^y 1 ^y 0

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	Indenture of Mortgage and Charge (the "Mortgage and Charge")

4 Amount secured		Continuation page Please use a continuation page if you need to enter more details
Amount secured	Please give us details of the amount secured by the mortgage or charge The balance which at the time of execution of the Mortgage and Charge is or shall for the time being be or become due or owing by the Mortgagor to the Bank on any account or accounts or in any manner whether for or on foot of bills of exchange, promissory notes, loans, credits, advances, leasing, guarantees, indemnities, interest, commission, discount, liability in connection with foreign exchange transactions, Bank charges (including legal charges occasioned by or incidental to the Mortgage and Charge or any other security held by or offered to the Bank or by or to the enforcement of any such security) or otherwise howsoever and whether the Mortgagor shall be liable therefor alone or jointly with any person or persons as principal or surety together with interest	

COMPANIES HOUSE
18 FEB 2010
BELFAST

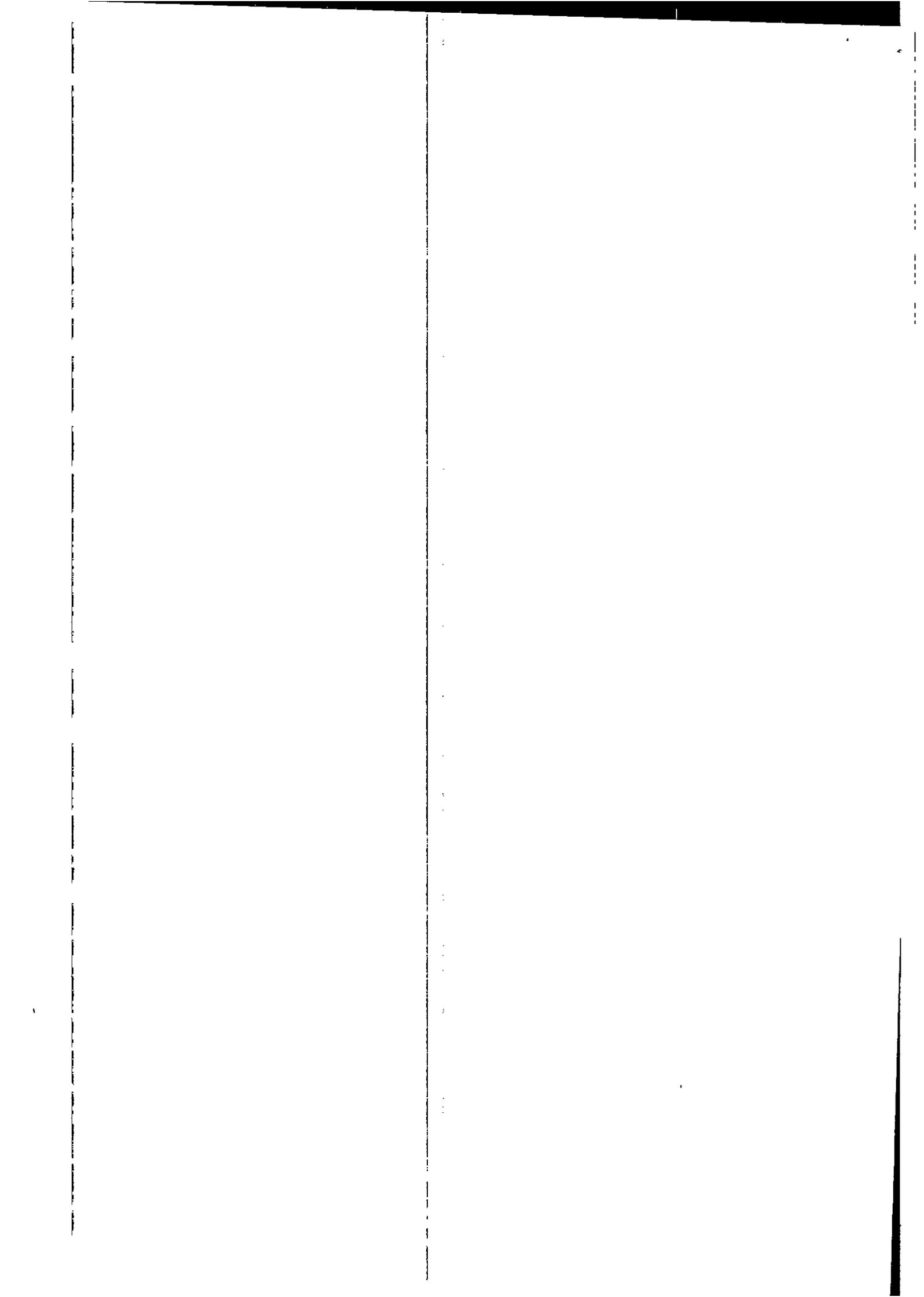
DOMESTIC
REVENUE
DEPARTMENT

MG01

Particulars of a mortgage or charge

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	The Governor and Company of the Bank of Ireland (the "Bank")	
Address	Lower Baggot Street	
	Dublin 2	
Postcode	<input type="text"/>	
Name	<input type="text"/>	
Address	<input type="text"/>	
Postcode	<input type="text"/>	

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	<p>(a) By way of Mortgage so much of the Mortgaged Premises (as defined below) as is not registered in the Land Registry,</p> <p>(b) By way of Charge such of the Mortgaged Premises as is registered in the Land Registry,</p> <p>"Mortgaged Premises" means all the lands and premises comprised in an Indenture of Lease dated 1st February 2010 made between McGinn Developments Limited (1), Tamlaght Mews (Block B) Limited (2), Greenbelt Group Limited (3) and the Mortgagor (4) which lands and premises are situate at and known as Apartment 23 Tamlaght Mews, Omagh, Co Tyrone, being part of the lands comprised in 32692, TY 3349, TY 1798, 34691 and TY 34440 County Tyrone</p> <p>Negative Pledge</p> <p>The Company shall and will not</p> <p>(a) create a second or subsequent mortgage or charge of the Mortgaged Premises without the prior consent in writing of the Bank</p> <p>(b) assign or transfer or part with his nominal reversion in any lease or leases under which the Mortgaged Premises is held</p>	



MG01

Particulars of a mortgage or charge

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 *Arthur Core* X

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

2011-2012

MG01

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 **Judith Brown**

Company name **Arthur Cox Solicitors**

Address **Capital House**

3 Upper Queen Street

Belfast

Post town

Country/Region

Postcode

B	T	1	6	P	U
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Country **Northern Ireland**

DX **DX2012 NR BELFAST 2**

Telephone **028 9023 0007**

 **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

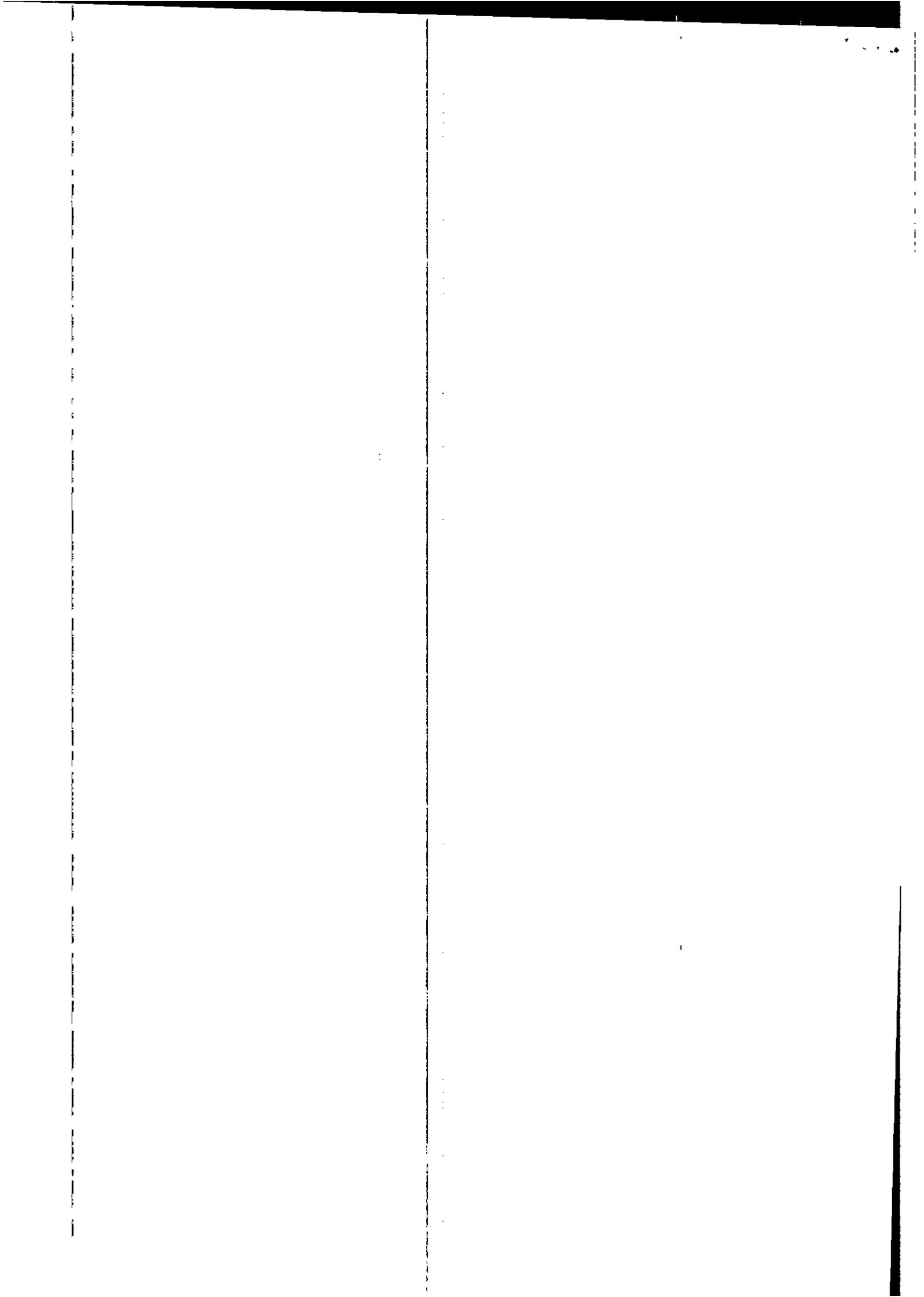
For companies registered in Scotland
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

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





FILE COPY

**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

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

**COMPANY NO. NI16847
CHARGE NO. 20**

**THE REGISTRAR OF COMPANIES FOR NORTHERN IRELAND
HEREBY CERTIFIES THAT AN INDENTURE OF MORTGAGE
AND CHARGE DATED 1 FEBRUARY 2010 AND CREATED BY
PROPERTY, EQUIPMENT AND CONSTRUCTION HOLDINGS
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO THE GOVERNOR & COMPANY
OF THE BANK OF IRELAND ON ANY ACCOUNT WHATSOEVER
WAS REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE
COMPANIES ACT 2006 ON THE 18 FEBRUARY 2010**

**GIVEN AT COMPANIES HOUSE, BELFAST THE 19 FEBRUARY
2010**



Companies House
— for the record —



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

