

Particulars of a mortgage or charge

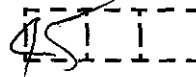
A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number



01051420

Name of company

* ZERLAN ESTATES LIMITED

Date of creation of the charge

23 OCTOBER 2002

Description of the instrument (if any) creating or evidencing the charge (note 2)

Principal Charge over Rents

Amount secured by the mortgage or charge

All sums of money and liabilities present, future, actual, contingent, owing or incurred by the Borrower solely or jointly with any other or others in partnership or otherwise and whether as principal or surety to the bank on any account including the amount of notes or bills discounted or paid or for other loans, credits or advances made to or for the accommodation or at the request of the Borrower solely or jointly as aforesaid or in any way whatsoever together with all sums expended by the Bank under the powers contained in any Agreement and all commission, discount and other banker's charges including legal or surveyors' fees occasioned by or incident to this or any other security held by or offered to the Bank for the said indebtedness or by or incident to the perfection or enforcement of any such security and in every case on a full indemnity basis together with interest on all such sums of money and liabilities

Names and addresses of the mortgagees or persons entitled to the charge

Woolwich PLC of Corporate Headquarters, Watling Street, Bexleyheath, Kent

Postcode DA6 7RR

Presentor's name address and reference (if any):

Fladgate Fielder
25 North Row
London
W1K 6DJ

DLM/18011/0188

Time critical reference

For official Use
Mortgage Section

Post room



A28
COMPANIES HOUSE

0767
30/10/02

Short particulars of all the property mortgaged or charged

1 By way of first fixed legal mortgage all rents now owing or hereafter to become owing to it in respect of the properties known as

a) 1-6 Stanley Mansions, Marius Road, Wandsworth, London, SW17 7QS ✓

b) 118-128 (even numbers) Stepney Way, London ✓

2 By way of first fixed charge all monies now or at any time hereafter during the subsistence of this security standing to the credit of an account held at the Chargee and designated as Rent Account (of) and all entitlements to other rights and benefits accruing or arising in connection with such monies

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

NIL

Signed

Flaggate Fielder

Date 29 October 2002

On behalf of [company] [mortgagee/chargee] †

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† delete as appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situated in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 Cheques and Postal Orders are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is:-
Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 01051420

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A PRINCIPAL CHARGE OVER RENTS DATED THE 23rd OCTOBER 2002 AND CREATED BY ZERLAN ESTATES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO WOOLWICH PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 30th OCTOBER 2002.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 31st OCTOBER 2002.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —