

MG01

Particulars of a mortgage or charge



**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**

You cannot use this for  
particulars of a charge  
company. To do this, pl  
form MG01s

SATURDAY



A13 \*AFOEBX10\* 187  
27/08/2011  
COMPANIES HOUSE

1

**Company details**

Company number 0 3 2 5 0 2 0 3

Company name in full PJA Promotions Limited

For official use

→ **Filing 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 d1 d2 m0 m8 y2 y0 y1 y1

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 Rent Deposit Deed made between (1) David Chontow, Sidney Shalom Chontow  
and Michael Meyer Chontow and (2) PJA Promotions Limited relating to a  
lease of 3 Swan Court 4 London Road East Grinstead

4

**Amount secured**

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

Amount secured

The total of

(1) the rents and other sums due under the lease  
between (1) David Chontow, Sidney Shalom Chontow and  
Michael Meyer Chontow (the "**Landlord**") and (2) PJA  
Promotions Limited (the "**Tenant**") dated 12 August  
2011 (the "**Lease**") that have not been paid by the  
Tenant

(2) any loss of future rent suffered by the  
Landlord on the approval of a company voluntary  
arrangement of the Tenant

(see continuation page)

**Continuation page**

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

**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 D Chontow, S Chontow and M Chontow

Address 130-134 Granville Road

London

Postcode N W 2 2 L D

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

1 The Tenant with full title guarantee charges to the Landlord by way of fixed charge, all its interest in the Deposit Balance and in the Deposit Account (and the Tenant's right to the return of the amount representing the Deposit Balance) as security for the payment and discharge of the Liabilities (as defined in the Deed).

2 Note. The Tenant warrants to the Landlord that the Deposit Balance is and will at all times be free from any charge or encumbrance except as mentioned in at 1 above.

Definitions:

"Deposit Account" a separate interest bearing deposit account

"Deposit Balance": the amount from time to time standing to the credit of the Deposit Account including any accrued interest

# 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

None

### 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).

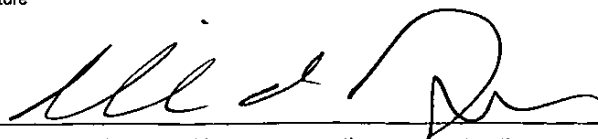
### 9 Signature

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

# 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 Matthew Papasavva

Company name Mishcon De Reya

Address Summit House

Red Lion Square

Post town London

County/Region

Postcode W C 1 R 4 Q D

Country

DX 37954 Kingsway

Telephone 0207 440 7000



### 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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.companieshouse.gov.uk)**

## LL MG01s - continuation page

Particulars of a charge created by a Limited Liability Partnership (LLP)  
registered in Scotland

### 6 Short particulars of all the property charged

Please give the short particulars of the property charged

#### Short particulars

(3) any loss, damage, costs and expenses incurred by the Landlord due to any breach of the Tenant's covenants in the Lease

(4) any loss, damage, costs and expenses properly incurred by the Landlord by the forfeiture, disclaimer or other termination of the Lease including

(a) the rents, VAT and other sums that would have been payable under the Lease had it not been determined at the rates payable under the Lease immediately before its termination for the period from the date possession is obtained by the Landlord until either

(i) the date the Property is relet on the same or better rental terms, or

(ii) the date the Lease would have been determined by effluxion of time

whichever date is the earlier ("the period");

(b) sums equal to all other outgoings assessed on the Property (including rates levied in respect of the Property while it is unoccupied) in respect of the period,

(c) all proper and reasonable costs and expenses,

(i) on a solicitor and own client basis incurred in obtaining possession of the Property from the Tenant under the provisions of the Lease or a judgment for forfeiture and an order for possession of the Property;

(ii) incurred on any reletting or attempted reletting of the Property,

(d) all agent's fees and expenses reasonably and properly incurred in introducing or attempting to introduce a new tenant



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

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

**COMPANY NO. 3250203  
CHARGE NO. 1**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 12  
AUGUST 2011 AND CREATED BY PJA PROMOTIONS LIMITED  
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM  
THE COMPANY TO D CHONTOW, S CHONTOW AND M  
CHONTOW 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 27 AUGUST 2011**

**GIVEN AT COMPANIES HOUSE, CARDIFF THE 31 AUGUST 2011**



*Companies House*  
— for the record —

*DX*



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