

M

CHFP025

COMPANIES FORM No. 395

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.

395

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

078126/60

[] [] [] [] [] [] [] [] [] []

03837371

Name of company

* Portergate Residential Developments Limited

Date of creation of the charge

21 July 2003

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

Legal Charge

Amount secured by the mortgage or charge

£114,046.00

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

Paragon Mortgages Limited, St Catherine's Court, Herbert Road, Solihull,
West Midlands

Postcode B91 3QE

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

DLA
101 Barbirolli Square
Manchester
M2 3DL

JC/57112/120004

Time critical reference

For official Use
Mortgage Section



A18
COMPANIES HOUSE
COMPANIES HOUSE

AGE1RN2L

0816
30/07/03
0521
24/07/03

Short particulars of all the property mortgaged or charged

As a continuing security for payment of the outstanding balance charge with full title guarantee:

1. Apartment 28, The Deansgate, 1 White Oak Road, Fallowfield, Manchester M14 6WT ("Property") by way of legal mortgage.
2. The gross rents, licence fees and any other money at any time derived from the Property by way of first fixed charge.
3. The Property Rights being:
 - (a) any shares or other membership rights which you have or ought to have because you own the Property;
 - (b) the rights which you may at any time under any guarantee, agreement, option or insurance policy relating to the Property, the way it was built or its condition;
 - (c) the rights or claims which you may at any time have against any person in connection with any report, statement or valuation given in respect of the Property or which affected your decision to enter

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)

Signed

DNA

Date 23 July 2003

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

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 situate 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 CF4 3UZ

Please do not
write in this
binding margin

Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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

--

into ~~it~~ this charge.

(d) where there is a lease:

- (i) any rights you may at any time have to acquire a new or extended lease;
- (ii) any rights you may at any time have to acquire the freehold of the Property or the building of which the Property is a part;
- (iii) any rights or claims you may at any time have against the occupiers

and;

- (4) All of your undertaking and assets, present and future that are not charged under 1, 2 or 3 above by way of a floating charge

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

FILE COPY



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

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

COMPANY No. 03837371

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 21st JULY 2003 AND CREATED BY PORTERGATE RESIDENTIAL DEVELOPMENTS LIMITED FOR SECURING £114,046.00 DUE OR TO BECOME DUE FROM THE COMPANY TO PARAGON MORTGAGES LIMITED WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 30th JULY 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 31st JULY 2003.

A handwritten signature in black ink, appearing to be 'TH' or similar, located on the right side of the page.



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —