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## COMPANIES FORM No. 395

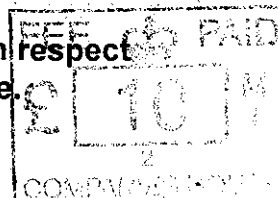
### Particulars of a mortgage or charge

166849/10

# 395

CHFP025

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

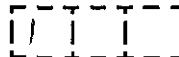


Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



04578079

Please do not  
write in  
this margin

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

Name of company

\*insert full name  
of Company

\* CELSA (WALES) LIMITED

Date of creation of the charge

31 MARCH 2004

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

LEGAL MORTGAGE

Amount secured by the mortgage or charge

1. All present and future indebtedness of the Mortgagor to the Bank on any current advance, loan or other account whatsoever.
2. All liabilities whatsoever of the Mortgagor to the Bank present or future in respect of notes or bills discounted or paid or bills or drafts accepted or endorsed or guarantees indemnities bonds letters of credit documentary credits or similar instruments issued for or at the request of the Mortgagor or other loans credits or advances made to or for the accommodation or at the request of the Mortgagor.
3. All other liabilities and obligations whatsoever of the Mortgagor to the Bank present or future actual or contingent howsoever arising and whether or not initially incurred to the Bank.
4. All obligations in respect of legal and other costs charges fees and expenses.

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

Svenska Handelsbanken AB (publ) whose address for service in England and Wales is Trinity Tower, 9 Thomas More Street, London

Postcode E1W 1GE

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

Eversheds LLP  
1 Callaghan Square  
Cardiff  
CF10 5BT

5.DJB.F5564

Time critical reference

For official Use  
Mortgage Section

Post room



A09  
COMPANIES HOUSE

0501  
03/04/04

Short particulars of all the property mortgaged or charged

1. By way of legal mortgage land at East Moors Road, Cardiff and land to the <sup>e</sup> west of East Moors Road, Cardiff registered at HM Land Registry under title numbers CYM13119 and CYM108753 and part of CYM121192 and also an unregistered parcel of land at Castle Works, Cardiff and all buildings erections and structures and fixtures and fittings and fixed plant and machinery now or hereafter thereon and all improvements and additions thereto and with the benefit of all existing and future leases underleases tenancies agreements for lease rights covenants undertakings warranties that otherwise free from encumbrances.
2. By way of floating charge or removeable plant machinery implements utensils furniture and equipment now or from time to time face on or used in or about the mortgaged property.
3. By way of fixed charge or the benefit of underwrite to enforce all contracts and agreements for the sale purchase lease and mortgaging management or other dealing with the mortgage property and all building contracts and agreements for professional and other services and all other contracts.
4. By way of fixed charge all rents and licence fees now or hereafter owing in respect of the mortgage property.
5. By way of fixed charge all its rights title and interest in and to and in the proceeds of all present and future insurances in respect of the mortgage property.
6. By way of fixed charge all its rights title and interest in and to all or any monies from time to time received by it or its agents or solicitors or now or hereafter owing to it.
7. By way of floating charge of the property assets and rights described in the legal mortgage.

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

*Erin Hadzic*

Date 2 April 2004

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 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 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. 04578079

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED THE 31st MARCH 2004 AND CREATED BY CELSA (WALES) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO SVENSKA HANDELSBANKEN AB (PUBL) ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 3rd APRIL 2004.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8th APRIL 2004.



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



*Companies House*

— for the record —