

CHFP025

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

*insert full name
of Company

✓ 00400041

395

A fee of £13 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

05454977

Name of company

* Arora Hotels Limited (the "Company")

Date of creation of the charge

25th February 2008

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

A Power of Attorney (the "Power of Attorney") dated 25th February 2008 given by way of security and made between the Company and AIB Group (UK) p l c

Amount secured by the mortgage or charge

See Rider 1

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

AIB Group (UK) p l c (the "Attorney") at 4 Queen's Square, Belfast

Postcode BT1 3DJ

Presenter's name address and reference (if any)

CMS Cameron McKenna LLP

~~Mitre House~~

~~160 Aldersgate Street~~

~~London~~

ECIA 4DD

aak1/nib/105307/00018

Time critical reference

For official Use (06/2005)

Mortgage Section

1 Post room

WEDNESDAY



LD4

LQQ99XR7

05/03/2008

COMPANIES HOUSE

37

**Please return via
CH London Counter**

See Rider 2

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 CMV Cameran McKenna LLP Date 5th March 2008

On behalf of ~~XXXXXX~~ [mortgagee/chargee] †

A fee 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 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge Cheques and Postal Orders must be made payable to **Companies House**
- 6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ

RIDERS TO FORM 395

Company: Arora Hotels Limited

Company No: 05454977

Rider 1

Amount secured by mortgage or charge

The performance of the obligations owed by MJ Property Limited to the Attorney pursuant to a facility letter dated on or about the date of the Power of Attorney made between the same parties

RIDERS TO FORM 395

Company: Arora Hotels Limited

Company No: 05454977

Rider 2

Short particulars of all property mortgaged or charged

- 1 1 The Company appointed the Bank to be the Company's attorney in the Company's name and on the Company's behalf to
- 1 2 Exercise the Option at any time during the Attorney Period (provided that the Company has not already served an Option Notice to require the Landlord to grant to the Company a Renewal Lease for a term of 4 years or more from and including 1 October 2010) to require the Landlord to grant to the Company a Renewal Lease for the Term by signing and serving an Option Notice in the form of the option notice set out in the schedule to the Power of Attorney, and
- 1 3 Execute and deliver to the Landlord, on or after 1 October 2010, a Renewal Lease for (i) a term of 4 years or more from and including 1 October 2010 which is specified in an Option Notice served by the Company or (ii) if the Company has not served such an Option Notice, the Term provided that the Company has not already executed a Renewal Lease for a term of 4 years or more from and including 1 October 2010 and delivered the same to the Landlord

Definitions

Specific Definitions

"Attorney Period" means the period from and including 16 September 2010 to and including 30 September 2010,

"Landlord", "Option", "Option Notice" and "Renewal Lease" each mean the meaning ascribed to them in the Lease,

"Lease" means the lease dated 1 October 2007 made between Arora Manchester Limited (1) and the Company (2), and

"Term" means a term of 4 years from and including 1 October 2010



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 5454977
CHARGE NO. 7

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A POWER OF ATTORNEY DATED 25
FEBRUARY 2008 AND CREATED BY ARORA HOTELS LIMITED
FOR SECURING ALL OBLIGATIONS DUE OR TO BECOME DUE
FROM MJ PROPERTY LIMITED TO AIB GROUP (UK) PLC UNDER
THE TERMS OF THE AFOREMENTIONED INSTRUMENT
CREATING OR EVIDENCING THE CHARGE WAS REGISTERED
PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT
1985 ON THE 5 MARCH 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12 MARCH 2008



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

LC 3