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COMPANIES FORM No. 395

Particulars of a mortgage or charge

094848/13

395

CHFP025

Please do not
write in
this margin

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

*insert full name
of Company

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

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

05759399

Name of company

* SUNKAR RESOURCES PLC (the Company)

Date of creation of the charge

21 JULY 2009

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

Rent Deposit Deed dated 21 July 2009 and made between Her Majesty the Queen (1) The Crown Estate Commissioners (2) and Sunkar Resources Plc (3)

Amount secured by the mortgage or charge

- (a) All rent and other money due and payable by the Company to the Landlord from time to time under the Lease dated 25 May 2007 made between Benchmark Group Limited (1) Commercial Industrial Finance Corp International Limited (2) and Commercial Industrial Finance Corp (the Lease) whether or not reserved as rent and whether or not formally demanded;
- (b) The cost to the Landlord from time to time of remedying the Company's obligations under the Lease;
- (c) all losses and expenses from time to time incurred by the Landlord as a result of any forfeiture or disclaimer of the Lease
- together with any VAT where applicable.

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

The Crown Estate Commissioners on behalf of Her Majesty acting in exercise of the powers of The Crown Estate Act 1969 c/o The Head of Legal, The Crown Estate Commissioners, 16 New Burlington Place, London

Postcode W1S 2HX

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

Burges Salmon LLP
Narrow Quay House
Narrow Quay
Bristol
BS1 4AH

Time critical reference

AJ06

For official Use (06/2005)

Mortgage Section

Post room

SATURDAY



A12

COMPANIES HOUSE

125

Short particulars of all the property mortgaged or charged


All the monies from time to time standing to the credit of the Company in the account opened at a bank nominated by the Landlord (the **Deposit**) from which the Landlord may withdraw any amount in payment of any liabilities secured and which balance must be maintained by the Company.

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



Date 24/7/09

On behalf of [company] [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



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

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

**COMPANY NO. 5759399
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 21
JULY 2009 AND CREATED BY SUNKAR RESOURCES PLC FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO THE CROWN ESTATE COMMISSIONERS 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 25 JULY 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 30 JULY 2009

p/olh



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES