

MR04

Statement of satisfaction in full or in part of a charge



You can use the WebFiling service to file this form online

Please go to www.companieshouse.gov.uk



What this form is for

You may use this form to register a statement of satisfaction in full or in part of a mortgage or charge against a company



What this form is NOT for

You may not use this form to register a statement of satisfaction in full or in part of a mortgage or charge against an LLP. Use form LL MR04

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01/05/2015

#156

COMPANIES HOUSE

1 Company details

Company number 0 5 8 4 4 6 7 5

Company name in full Gala Due Limited

► Filing in this form
Please complete in typescript or in bold black capitals

All fields are mandatory unless specified or indicated by *

2 Charge creation

When was the charge created?

- Before 06/04/2013 Complete Part A and Part C
- On or after 06/04/2013 Complete Part B and Part C

Part A Charges created before 06/04/2013

A1 Charge creation date

Please give the date of creation of the charge

Charge creation date 1 0 1 2 2 0 0 9

A2 Charge number

Please give the charge number. This can be found on the certificate

Charge number* 3

A3 Description of instrument (if any)

Please give a description of the instrument (if any) by which the charge is created or evidenced

Instrument description Charge Deed

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

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Short particulars of the property or undertaking charged

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

"Assets" means all the assets, goodwill property (real, personal and in action) undertaking, rights and revenues whatsoever (present and future)

Charges created on or after 06/04/2013

Charge code

This is the unique reference code allocated by the registrar

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Part C To be completed for all charges

C1	Satisfaction I confirm that the debt for the charge as described has been paid or satisfied Please tick the appropriate box <input checked="" type="checkbox"/> In full <input type="checkbox"/> In part	
C2	Details of the person delivering this statement and their interest in the charge Please give the name of the person delivering this statement Name Timothy John Richardson Please give the address of the person delivering this statement Building name/number 29 Street Mosley Street Post town Newcastle upon Tyne County/Region Tyne and Wear Postcode N E 1 1 Y F Please give the person's interest in the charge (e.g. chargor/chargee etc) Person's interest in the charge Director of Gala Due Limited - Chargor	
C3	Signature Please sign the form here Signature X <i>T. J. Richardson</i> X	

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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. The contact information you give will be visible to searchers of the public record.

Contact name

Company name

Ward Hadaway

Address

Sandgate House

102 Quayside

Newcastle upon Tyne

Post town

County/Region

Postcode

N E 1 3 D X

Country

DX

Newcastle upon Tyne 30 - DX 730360

Telephone

0191 2044000



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
- Part A Charges created before 06/04/2013**
- ☐ You have given the charge date
- ☐ You have given the charge number (if appropriate)
- ☐ You have completed the Description of instrument and Short particulars in Sections A3 and A4
- Part B Charges created on or after 06/04/2013**
- ☐ You have given the charge code
- Part C To be completed for all charges**
- ☐ You have ticked the appropriate box in Section C1
- ☐ You have given the details of the person delivering this statement in Section C2
- ☐ You have signed the form



Important information

Please note that all information on this form will appear on the public record



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 or email 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

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A4

Short particulars of the property or undertaking charged

Short particulars

Please give the short particulars of the property or undertaking charged

of the Chargor as are assigned or charged (or agreed so to be) under this Charge Deed and including but not limited to the Mortgaged Property and (where the context permits includes any part thereof),
"Chargor" includes those deriving title from the Chargor or otherwise entitled to redeem the security constituted hereby,
"Facility" means the term loan facility made available under the Facility Agreement,
"Facility Agreement" means the Facility Agreement dated 7th April 2009 and made between the Bank and the Chargor and relating to facilities of up to £1,212,000 (one million two hundred and twelve thousand pounds) and includes any substitution therefore or variation thereof including but not limited to the Amending Agreement to the Facility Agreement dated on or about the date of this Charge Deed,
"Guarantees" means any guarantee granted to the Chargor in respect of any tenants obligations under a Lease,
"Hedging Agreements" means each interest rate hedging agreement or swap entered into by the Chargor with the Bank (including but not limited to the Interest Hedging Arrangement) and/or with any other party to hedge its interest rate exposure,
"Interest Hedging Arrangement" means any interest rate swap or other interest hedging contract entered into by the Chargor in accordance with clause 4.6 of the Facility Agreement or otherwise for the purpose of hedging the Chargor's interest rate exposure in respect of the Facility,
"Insurances" means the interest of the Chargor in any insurances now or hereafter in existence relating to the Mortgaged Property or Rental Income (or any part thereof) whether taken out by the Chargor or otherwise,
"Leases" means all agreements for lease, leases underleases tenancy agreement and licences which the Mortgaged Property and/or any part thereof is from time to time subject and renews therefore and (where the context permits) includes each and any one of them and Lease has a corresponding singular meaning,
"Mortgaged Property" means
1 Part of the leasehold land on the south west side of Fort Road, Newhaven, known as Mariners Wharf, Newhaven, registered under Title Number ESX265772 being the land transferred within the transfer dated 10 December 2009 between (1) Persimmon Homes Limited and (2) Gala Due Limited
2 Part of the freehold land and buildings on the west side of Pentwyn Road, Pentwyn, Cardiff, known as Wynclyffe Gardens, registered under Title Number CYM230088 being the land transferred within the transfer dated 10 December 2009 made between (1) Persimmon Homes Limited and (2) Gala Due Limited
3 Part of the freehold land and buildings on the north west side of Cuxton Road and on the north side of Sunndge Road, Strood, Rochester, known as Medway Gate, registered under Title Number K829014 being the land transferred within the transfer dated 10 December 2009 made between (1) Persimmon Homes Limited and (2) Gala Due Limited
including any buildings thereon or to be constructed thereon and the plant and machinery thereon (including fixtures and improvements) in the nature of landlord's fixtures and fittings,
"Properties" means the freehold title of such properties as the Bank may approve and advance funds in respect of to assist in their acquisition and
"Property" shall be construed accordingly,

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A3

Description of instrument (if any)

Please give a description of the instrument (if any) by which the charge is created or evidenced

Instrument description

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A4

Short particulars of the property or undertaking charged

	Please give the short particulars of the property or undertaking charged	
Short particulars	<p>"Rental Income" means the aggregate of all amounts paid or payable to, or for the benefit or account of, the Chargor in connection with any leasehold interest granted or the use of the Properties or any part thereof, including (but not limited to, and without double counting)</p> <p>(a) rent, licence fees and equivalent sums paid or payable whether it is variable or not and however or whenever it is described, reserved or made payable,</p> <p>(b) any moneys payable under any policy of insurance in respect of loss of rent or interest on such loss of rent, and</p> <p>(c) any interest paid or payable on any sum referred to above and any damages, compensation or settlement payable in respect of the same, and shall include, for the avoidance of doubt any Rental Increase Amount,</p> <p>"Rent Account" means the Chargor's interest bearing account with the Bank, account number 03377369 sort code 20-59-42 designated Gala Due Rent Account as re-designated renumbered or substituted from time to time,</p> <p>"Rental Increase Amount" means any sum or sums received by or due to the Chargor in respect of the Properties due to or arising from any increase in any rent, licence fees and/or equivalent sums paid or payable by the tenants of the Properties,</p> <p>"Sale Agreements" means any agreement, contracts or options now or hereafter in existence for or in relation to the assignment, conveyance, lease, transfer or disposal by way of sale of the whole or any part of the Mortgaged Property or in relation to the creation of any estate or interest in the Mortgaged Property or any part thereof or from which any capital sum is or is to be derived from the Mortgaged Party,</p> <p>"Security Interest" means any mortgage, charge, security, pledge, lien, right of set-off, right to retention of title or other encumbrance, or security interest, whether fixed or floating, over any present or future property, assets or undertaking if the Charger or any other agreement or arrangement having a similar effect,</p> <p>"Tenant Security" means any security created in favour of the Chargor by a tenant of the Mortgaged Property (or any part thereof),</p> <p>"the Security" means all security constituted by or pursuant to the Charge Deed, and</p> <p>"Warranties" means all warranties granted at any time to the Chargor in respect of all or any part of the Mortgaged Property (including for the avoidance of doubt those granted to the Chargor by any building contractor or other professional engineer)</p>	

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A3

Description of instrument (if any)

Please give a description of the instrument (if any) by which the charge is created or evidenced

Instrument description