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COMPANIES FORM No. 395

Particulars of a mortgage or charge

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395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

CHFP025

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

05966808

Name of company

* RANNS DEVELOPMENTS LIMITED

Date of creation of the charge

20TH DECEMBER 2006

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

Legal and General Charge made between (1) the Company and (2) Abbey
National Plc ("the Bank")

Amount secured by the mortgage or charge

All sums of money and liabilities of the Company actual or contingent owing
to the Bank including interest, discount, commission and all other charges
and legal and other costs and expenses on a full indemnity basis.

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

ABBEY NATIONAL PLC of 2 Triton Square Regents Place London

Postcode NW1 3AN

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

Callaghans
DX 32803 FARNHAM

JKOC/ABBEY/RANNS

Time critical reference

For official Use (02/00)
Mortgage Section

Post room

FRIDAY



AG2VCLK4

A66

22/12/2006

676

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

(i) By way of Legal Mortgage the freehold property known as 6 St Peter's Lane, Canterbury, Kent as the same is registered at HM Land Registry with Title Absolute under Title Number K627109 and any Other Property now vested in the Company by way of Legal Mortgage

(ii) By way of fixed charge:-

(a) Other Property at any time hereinafter vested in the Company;

(b) all the Company's uncalled capital for the time being and all its Intellectual Property Rights and all other freehold and leasehold property now or in the future in which it has or acquires any legal or beneficial interest;

(c) any legal or beneficial interest which the Company has (whether now or in the future) in all and any securities;

(d) the Company's stock in trade and plant insofar as it is not already charged;

(e) all its Land interests not already effectively charged;

(f) its book debts;

(iii) By way of assignment all the Company's Related Rights.

(iv) The Company's Undertaking (other than anything already effectively charged or assigned) by way of floating charge including (without limitation) any immoveable property and any Assets falling within any of the types already herein previously mentioned situate in Scotland and not already effectively charged by way of fixed charge.

(v) Further advances and readvances.

Please do not write in this margin

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

T
+
C + P

Particulars as to commission allowance or discount (note 3)

NIL

Signed

Cellaghar

Date 21.12.06

On behalf of ~~XXXXXXXXXXXXXXXXXX~~ [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

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 05966808

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL AND GENERAL CHARGE DATED THE 20th DECEMBER 2006 AND CREATED BY RANNS DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO ABBEY NATIONAL PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 22nd DECEMBER 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 4th JANUARY 2007.

Handwritten signature



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES