

M

CHFP025

Please do not
write in
this margin

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

*insert full name
of Company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

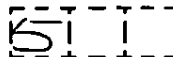
A fee of £13 is payable to Companies House in respect
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



06213441

Name of company

* Quad Projects (Munster Road) Limited (the "Company")

Date of creation of the charge

22 September 2009

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

Legal Charge

Amount secured by the mortgage or charge

- 1.1 all monies (in whatever currency), obligations and liabilities which are from time to time due, owing or incurred by the Company to the Chargee, whether actually or contingently, solely or jointly and whether as principal or surety, including interest (as well after as before judgement) commission and other fees and charges at the rates and on the terms agreed between the Company and the Chargee from time to time; and
- 1.2 expenses and all amounts owing in respect of Indemnified Events, plus interest (both before and after judgement) at the rate agreed with the Company, from the date the same are incurred to the date of payment in full (compounded monthly if not paid).

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

Pitt FZE, Office No. B210 Dubai Silicon Oasis, Dubai UAE (the "Chargee")

Postcode N/A

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

HBJ Gateley Wareing LLP
One Eleven
Edmund Street
Birmingham
B3 2HJ

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

FRIDAY



AW7QNDKN

A18

25/09/2009

175

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

1. by way of legal mortgage, the Property;
2. by way of fixed charge, all buildings, fixtures and fittings (including trade fixtures and fittings) from time to time in, on or attached to the Property;
3. by way of fixed charge, all the Chargor's rights and claims (including any rights to the return of premiums) under all insurance of the Property;
4. by way of fixed charge, all Material Contracts; and
5. by way of fixed charge, all Rental Income.

Definitions

"Property" the freehold property k/a 128 Munster Road, Teddington, Middlesex, registered with title number MX146741 (and the benefit of all rights, easements and privileges in relation thereto).

"Material Contracts" (1) the JCT building contract between the Company and the contractor relating to the construction of residential houses at the Property; (2) the appointment of or contracts with (and all rights and remedies against) all professional advisors, contractors, subcontractors and any other person engaged by or on behalf of the Company in relation to that redevelopment of the Property; (3) all guarantees, warranties and contracts entered into with or given by (and all rights and remedies against) manufacturers, suppliers or installers of all plant, fixtures, fittings and other items in the buildings erected on the Property; and (4) all agreements for lease or other disposal of the Property.

"Rental Income" all rents, profits, income, fees and other sums whatsoever payable to the Company deriving from the Property.

"Indemnified Events" the matters and events in respect of which the Company is liable to indemnify or reimburse the Chargee in accordance with the Legal Charge.

Please do not write in this margin

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

745

Particulars as to commission allowance or discount (note 3)

N/A

Signed H B J Gatelegu Wareing Date 24/09/2009

On behalf of ~~XXXXXXXXXXXX~~ (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. 6213441
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 22
SEPTEMBER 2009 AND CREATED BY QUAD PROJECTS
(MUNSTER ROAD) LIMITED FOR SECURING ALL MONIES DUE
OR TO BECOME DUE FROM THE COMPANY TO PITT FZE ON
ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT
TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE
25 SEPTEMBER 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 27 SEPTEMBER
2009

PO
3.8.



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES