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COMPANIES FORM NO. 395

132594/169
395

Please do not
write in this
margin

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

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

To the Registrar of Companies

For Official Use

Company Number

2	0	
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06397071

Name of company

*Insert full name
of company

River7 Homes LIMITED

Date of creation of the charge

22 December 2008

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

Legal charge containing fixed and floating charge

Amount secured by the mortgage or charge

All sums of money owed and all liabilities or obligations to be carried out to **BoS** at any time and from time to time by any and every person who has agreed to repay the debt to **BoS**.

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

Bank of Scotland, Read Estate, First Floor, 1 Lochrin Square, 92 Fountainbridge
Edinburgh EH1 9QA ("BOS")

Presenter's name, address and reference
(if any):
Muckle LLP
Time Centre
32 Gallowgate
Newcastle upon Tyne
NE1 4BF

Ref: KSM/ANS/5958/347

Time critical reference

For Official Use
Mortgage section

Post Room

TUESDAY



A05

ATMXC637

30/12/2008

COMPANIES HOUSE

150

Short particulars of all the property charged

1. Legal mortgage over the freehold property known as land adjoining Railway Inn, Ely, Cardiff registered at the Land Registry under title number ~~CYM194709~~ but does not include the freehold property known as Plot 9, Ely Road, Fairwater, Cardiff forming part of the land registered at HM Land Registry under title number CYM194709 ("Property").
2. A fixed charge over all buildings and other structures on, and items fixed to, the Property.
3. A fixed charge over any goodwill relating to the Property or the business or undertaking conducted at the Property.
4. A fixed charge over all plant, machinery and other items affixed to and forming part of the Property on or at any time after the date of the charge.
5. A charge by way of assignment of all rents, profits, income, fees and other sums payable by lessees or licensees of the Property.
6. A fixed charge over the proceeds of any claim made under any insurance policy relating to the Property.
7. A floating charge over all unattached plant, machinery, chattels and goods now or at any time after the date of this charge on or in or used in connection with the Property or the business or undertaking conducted at the Property.

The charge also contains covenants by and restrictions on the Company which are set out in the attached Schedule which protect and further define the charges and must be read as one with the charges.

Please do not write in this margin

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

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06

Particulars as to commission allowance or discount (note 3)

N/A

For BoS

Signed Mae Llo

Date 24 December 2008

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, e.g. "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.

Particulars of a mortgage or charge

Name of Company RIVER7 HOMES LIMITED

Number of Company 06397071

SCHEDULE OF CHARGES, COVENANTS AND RESTRICTIONS

contained in a legal charge in favour of BoS dated 22 December 2008

Restriction on charges and disposals

The Company will not, without the previous written consent of BoS:

1. create or attempt to create or allow to be created or to exist (whether by a specific agreement imposed by rule of law or Act of Parliament) any charge or lien of any kind over the Property; or
2. sell, transfer, lease or otherwise dispose of all or any part of the Property, or agree to do so, whether at law or in equity.



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

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

COMPANY NO. 6397071
CHARGE NO. 20

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 22
DECEMBER 2008 AND CREATED BY RIVER7 HOMES LIMITED
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO BANK OF SCOTLAND PLC (BOS) WAS
REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE
COMPANIES ACT 1985 ON THE 30 DECEMBER 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 31 DECEMBER
2008

PO
JEL



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES