

645101 13
MG01

Particulars of a mortgage or charge



A fee is payable with this form.

We will not accept this form unless you send the correct fee
Please see 'How to pay' on the last page

☒ **What this form is for**
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland

☐ **What this form is NOT for**
You cannot use this form to register
particulars of a charge for a Scott
company. To do this, please use
form MG01s

MONDAY



LD3 01/11/2010 6
COMPANIES HOUSE

1 Company details

Company number 6 8 3 8 8 9 5

Company name in full IZA Retail Limited

3 For official use

→ **Filling in this form**
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Date of creation of charge

Date of creation 2 0 1 0 2 0 1 0

3 Description

Please give a description of the instrument (if any) creating or evidencing the
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

Description ↘ Rent Deposit Deed dated 20 October 2010 made between the Landlord (1) and
the Company (2)

4 Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured 7
(a) The rents reserved by and the other sums
(whether of interest, damages, costs, expenses,
VAT, or otherwise) payable under a lease dated 20
October 2010 and made between Percy Nominees
Limited (1) ("the **Landlord**") and IZA Retail Limited
(2) ("the **Tenant**") of the premises known as Unit 8,
97/99 Kings Road, London SW3 (including all or any
deeds and documents made pursuant to or
supplemental to the said lease, whether or not
express to be so) (the "**Lease**") which have not been
paid within fourteen days after the due date for
payment and all sums payable under the terms of any
guarantee

(b) In the event of forfeiture or disclaimer of the
Lease the rents and other sums which would have
been payable under the Lease (had it not - cont'd

Continuation page

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

MG01

Particulars of a mortgage or charge

5 Mortgagee(s) or person(s) entitled to the charge (if any)

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

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

Name	Percy Nominees Limited (the "Landlord")
Address	The AIB Investment House, Percy Place, Dublin 4
Postcode	
Name	
Address	
Postcode	

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

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

Short particulars	<p>1 £72,000</p> <p>2 An interest bearing account in the name of the Tenant and specifically designated "Unit 8, 97/99 Kings Road Deposit Account" at such bank or other institution as the Landlord shall from time to time decide in its absolute discretion and notify the Tenant in writing (the "Deposit Account")</p> <p>3. The amount from time to time standing to the credit of the Deposit Account</p> <p>4 All interest credited to the Deposit Account from time to time</p>
-------------------	--

MG01

Particulars of a mortgage or charge

7 Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission allowance or discount

Nil

8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 866).

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 870). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

9 Signature

Please sign the form here

Signature

Signature

X For and on behalf of Madhukar LLP.

This form must be signed by a person with an interest in the registration of the charge

MG01

Particulars of a mortgage or charge



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 and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name AXXG/617539

Company name Macfarlanes LLP

Address 20 Cursitor Street

Post town

County/Region London

Postcode E C 4 A 1 L T

Country UK

DX 138 Chancery Lane

Telephone +44 (0)20 7831 9222



Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.



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
- ☒ You have included the original deed with this form
- ☒ You have entered the date the charge was created
- ☒ You have supplied the description of the instrument
- ☒ You have given details of the amount secured by the mortgagee or chargee
- ☒ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☒ You have entered the short particulars of all the property mortgaged or charged
- ☒ You have signed the form
- ☒ You have enclosed the correct fee



Important information

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



How to pay

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

Make cheques or postal orders payable to 'Companies House'.



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

MG01 - continuation page

Particulars of a mortgage or charge

4	Amount secured	
	Please give us details of the amount secured by the mortgage or charge	
Amount secured	<p>cont'd - been forfeited or disclaimed) for the period from the date of forfeiture or disclaimer until the earlier of.-</p> <p>(1) the date three months from the date of disclaimer or forfeiture, and</p> <p>(2) the date from which a full market rent is payable under a new lease of the Premises,</p> <p>(c) in the event of any breach, failure, non-observance, omission or non-performance of or in relation to the Tenant's covenants or other obligations under the Lease, such sums as would meet (or, if the amount from time to time standing to the credit of the Deposit Account is insufficient, would go towards meeting) the loss suffered by the Landlord in respect of such breach provided that sum shall not exceed the amount due to the Landlord pursuant to the terms of the Lease;</p> <p>(d) all legal costs and other fees and expenses properly incurred by the Landlord in enforcing the terms of the Lease or the Rent Deposit Deed,</p> <p>together in each case with an amount equal to such VAT or any tax of a similar nature which may be substituted for it or levied in addition to it as is or would have been properly chargeable thereon.</p>	



07

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 869(5) & (6) of the Companies Act 2006

COMPANY NO. 6838895
CHARGE NO. 3

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 20
OCTOBER 2010 AND CREATED BY IZA RETAIL LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO PERCY NOMINEES LIMITED UNDER THE TERMS
OF THE AFOREMENTIONED INSTRUMENT CREATING OR
EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO
CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 1
NOVEMBER 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2 NOVEMBER
2010



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES