

MG01

Particulars of a mortgage or charge

SATURDAY
SA**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
particulars of a charge
company. To do this
form MG01s

AV86119B
A42 13/03/2010 29
COMPANIES HOUSE
ise uk

AXVVKI2T
A40 06/03/2010 118
COMPANIES HOUSE

1**Company details**

Company number 0 7 0 2 4 0 0 0
Company name in full Cambridge Western Academy Limited

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 02 05 20 02 12 10

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 7! Rent deposit deed made on 25 February 2010 ("the Deed") between (1) Dooba
Investments II Limited and (2) Cambridge Western Academy Limited in
favour of the Landlord

4**Amount secured**

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

Amount secured 7 The total of

(1) the rents and other sums due under the lease
dated 25 February 2010 between 1) Dooba
Investments II Limited and (2) Cambridge
Western Academy Limited ("the Lease") that
have not been paid by the Tenant

(2) any loss of future rent suffered by the
Landlord on the approval of a company
voluntary arrangement

(3) any loss, damage, costs and expenses incurred
by the Landlord due to any breach of the
Tenant's covenants in the Lease

Continued on from cs ..

Continuation pagePlease 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 Dooba Investements II Limited

Address 11 Florinis Street, City Forum, 7th Floor 1065

Nicosia Cyprus

Postcode

Name ~~Commercial Estates Group Limited~~

Address ~~61 Gaoe Square House, 1 Holbein Place, London~~

Postcode

~~IS W L W S N S~~

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

The Tenant with full title guarantee charges to the Landlord by way of fixed charge all its interest in the Deposit Balance (as defined below) and in the Deposit Account (as defined below)

"Deposit Balance" is the amount from time to time standing to the credit of the Deposit Account

"Deposit Account" is a separate interest bearing deposit account

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

None

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).

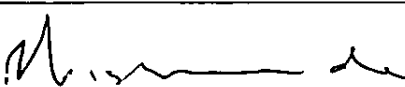
We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 870). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate 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  X

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 Elena Pantelli

Company name Mishcon De Reya

Address

Post town

County/Region

Postcode

W

C

1

R

4

Q

D

Country

DX 37954 Kingsway

Telephone 0207 440 7000



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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS
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

- (4) any loss, damage, costs and expenses incurred by the Landlord by the forfeiture, disclaimer or other termination of the Lease including:
- (a) the rents, VAT and other sums that would have been payable under the Lease had it not been determined at the rates payable under the Lease immediately before its termination for the period from the date possession is obtained by the Landlord until either:
- (1) the date the Property is relet on the same or better rental terms; or
- (11) the date the Lease would have been determined by effluxion of time
- whichever date is the earlier) ("the period"),
- (b) sums equal to all other outgoings assessed on the Property (including rates levied in respect of the Property while it is unoccupied) in respect of the period,
- (c) all proper and reasonable costs and expenses
- (1) on a solicitor and own client basis incurred in obtaining possession of the Property from the Tenant under the provisions of the Lease or a judgment for forfeiture and an order for possession of the Property;
- (11) incurred on any reletting or attempted reletting of the Property,
- (d) all agent's fees and expenses reasonably and properly incurred in introducing or attempting to introduce a new tenant



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

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

COMPANY NO. 7024000
CHARGE NO. 1

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 25
FEBRUARY 2010 AND CREATED BY CAMBRIDGE WESTERN
ACADEMY LTD FOR SECURING ALL MONIES DUE OR TO
BECOME DUE FROM THE COMPANY TO DOOBA
INVESTMENTS II 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 13 MARCH 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 17 MARCH 2010

Ox. Sele.



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES