

# MG01

## Particulars of a mortgage or charge



**IRIS**  
LASERFORM

186738/13

### 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  
particulars of a charge for a  
company. To do this, please  
form MG01s

THURSDAY



\*RKRNIZW2\*

RCS

08/12/2011

7

COMPANIES HOUSE

1

### Company details

Company number

0 7 4 4 5 7 5 0

Company name in full

Habitat Retail 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

d0 d1 m1 m2 y2 y0 y1 y1

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

A rent deposit deed dated 1 December 2011 and made between (1) Zurich  
Assurance Ltd (the "Landlord") and (2) the Company (the "Rent Deposit  
Deed") supplemental to the Lease

4

### Amount secured

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

Amount secured

The amount secured (the "**Liabilities**") means all sums required

(a) to discharge all obligations which are due from time to time  
to the Landlord under the Lease or under the Rent Deposit  
Deed, and

(b) to compensate the Landlord for all losses from time to time  
of the Landlord which arise by reason of the forfeiture of the  
Lease or disclaimer of liability under the Lease,

and include and extend to

(see continuation sheet)

#### 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 Zurich Assurance Ltd

Address UK Life Centre, Station Road, Swindon

Wiltshire

Postcode S N 1 1 E L

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

As security for the payment of the Liabilities, the Company, with full title guarantee

1 1 charged by way of first fixed charge and in favour of the Landlord from time to time

- (a) all its interest in the Account, and
- (b) all its interest in the Deposit Balance, and

1 2 assigned by way of security all its rights under the Rent Deposit Deed (including its right to the return of the Deposit Balance from the person who is the Landlord at the relevant time)

#### Definitions

**"Account"** means the interest bearing, instant access account opened by the Landlord at a United Kingdom clearing bank from time to time and used by the Landlord for the purposes of the Rent Deposit Deed,

**"Bank"** means the United Kingdom clearing bank at which the Account is held at any relevant time,

**"Deposit Balance"** means as defined in the Rent Deposit Deed,

**"Lease"** means a lease dated 22 September 2009 and made between (1) Zurich Assurance Ltd and (2) Calder UK Limited

# 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 870).

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 866). 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 *Nabam UK*

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 A0722/09096/PB/SJG

Company name NABARRO LLP

Address Lacon House

84 Theobald's Road

Post town London

County/Region

Postcode W C 1 X 8 R W

Country

DX DX77 Chancery Lane London

Telephone 02075246000



### 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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://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><b>Habitat Retail Limited (Company No 07445750)</b></p> <p><i>Continued from MG01</i></p> <ul style="list-style-type: none"> <li>(c) rent, service charges, sums in respect of insurance, interest, costs, outgoings and all other payments payable to the Landlord by the Company under the Lease or for which the Landlord would otherwise be responsible in default of payment by the Company (and for which the Company is responsible under the Lease) and in any case whether or not reserved as rent and (in relation to rent) whether or not formally demanded,</li> <li>(d) claims, damages, losses, costs and expenses arising out of or incidental to <ul style="list-style-type: none"> <li>(i) any breach by the Company of any of the covenants and conditions on the part of the tenant in the Lease or of the Company's obligations in the Rent Deposit Deed, or</li> <li>(ii) the enforcement of those covenants, conditions or obligations,</li> </ul> </li> <li>(e) loss of rent arising by reason of <ul style="list-style-type: none"> <li>(i) the disclaimer of liability under the Lease, or</li> <li>(ii) the forfeiture of the Lease, or</li> <li>(iii) any other determination of the Lease otherwise than arising as a result of a breach by the Landlord or by effluxion of time or by agreement or pursuant to the exercise of the break right included in the Lease,</li> </ul> <p>or an amount equal to the rent which would have been reserved by the Lease had there been no disclaimer or forfeiture or other such determination,</p> </li> <li>(f) all bank charges applied to or levied on the Account by the Bank, and</li> <li>(g) VAT, if chargeable, in relation to such sums</li> </ul>	



FILE COPY

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

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

**COMPANY NO. 7445750  
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 1  
DECEMBER 2011 AND CREATED BY HABITAT RETAIL LIMITED  
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM  
THE COMPANY TO ZURICH ASSURANCE LTD 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  
8 DECEMBER 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 DECEMBER  
2011



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES