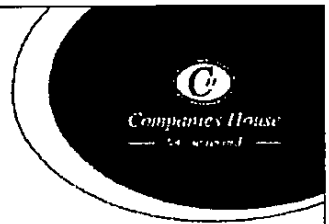


563971 13
MG01

Particulars of a mortgage or charge



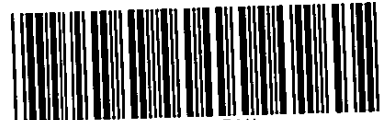
A fee is payable with this form

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
Scottish company. To register
particulars of a charge for a Scottish
company, please use MG01s

TUESDAY



A17 *AZZLJVDK* 95
28/06/2011
COMPANIES HOUSE

1 Company details

Company number 0 7 4 5 9 4 8 2

Company name in full Grove Developments Limited (the "Chargor")

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 1 0 6 2 0 1 1

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 Development Costs Account Charge dated 21 June 2011 between (1) the Chargor and (2) Lime Property Fund Limited Partnership (the "Chargee") (the "Charge")

4 Amount secured

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

Amount secured Please see attached 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	Lime Property Fund Limited Partnership
Address	1 Poultry
	London
Postcode	E C 2 R 8 E J
Name	
Address	
Postcode	

6

Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

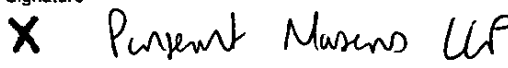
Continuation page

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

Short particulars	Please see attached Continuation Sheet
-------------------	--

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 <ul style="list-style-type: none">- 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 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 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 accept a verified copy where section 867(2) applies (property situated in another part of UK).	
9	Signature Please sign the form here Signature <div style="text-align: center;"></div> 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 NH07/629600 07066

Company name Pinsent Masons LLP

Address 1 Park Row

Post town Leeds

County/Region

Postcode L S 1 5 A B

County

DX

Telephone 0113 244 5000



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 the 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

All monies, damages, losses, obligations and liabilities owing or incurred (whether as principal or surety) now or at any time hereafter by the Chargor to the Chargee under, pursuant to or referred to in the Development Costs Deposit Agreement and clauses 3 to 6 (inclusive) of the Development Agreement

All reasonable costs, charges, expenses and other sums for the time being and from time to time properly incurred by the Chargee or by or through any attorney, delegate, sub-delegate, substitute agent or employee of the Chargee in or about the exercise of any power, authority or discretion conferred on the Chargee by or pursuant to these presents or by law or in relation to the security hereby constituted or in or about protection, realisation, enforcement, collection or recovery of monies, obligations and liabilities for the time being and from time to time arising under the Development Costs Deposit Agreement and/or clauses 3 to 6 of the Development Agreement or the security hereby constituted and all remuneration or any attorney, delegate, sub-delegate, substitute agent or employer of the Chargee (the "**Secured Obligations**")

MG01 – continuation page

Particulars of a mortgage or charge

6

Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars	<p>1 The Chargor with full title guarantee as security for the payment and performance of the Secured Obligations charged in favour of the Chargee by way of a first fixed charge all its right, title and interest in the Deposit Monies</p> <p>2 Except with the prior written consent of the Chargee, the Chargor shall not -</p> <p>2 1 create or permit to subsist -</p> <p>2 1 1 any Encumbrance (other than any Encumbrance created by this Deed and the Development Costs Deposit Agreement), or</p> <p>2 1 2 any third party interest or claim,</p> <p>in or on any part of the Deposit Monies or the Account, or</p> <p>2 2 save as permitted by the Development Costs Deposit Agreement, sell, transfer or otherwise dispose of all or any part of the Deposit Monies or the Account, or</p> <p>2 3 save as permitted by the Development Costs Deposit Agreement, withdraw any Monies standing to the credit of the Account</p> <p>Definitions -</p> <p>"Account" means Account Number 00230738, Sort Code 09 01 28, held with the Bank and any renewals, renumberings or redesignations thereof or substitutes therefor</p> <p>"Bank" means Santander UK plc</p> <p>"Deposit Monies" means all monies (including interest) from time to time standing to the credit of the Account</p> <p>"Development Costs Deposit Agreement" means the Development Costs deposit agreement dated 21 June 2011 and made between (1) the Chargor and (2) the Chargee relating to the creation and management of the Account</p> <p>"Development Agreement" means a development agreement dated 2 March 2007 and made between (1) the Chargee, (2) the Chargor and (3) Arora Management Services Limited as Guarantor</p> <p>"Encumbrance" means any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, standard security, assignation in security, bond and floating charge or other security interest of any kind, and any right of set-off, assignment, trust, flawed asset or other agreement or arrangement whatsoever for the purpose of providing security or having a similar effect to the provision of security</p>
-------------------	--



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 7459482
CHARGE NO. 3**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEVELOPMENT COSTS ACCOUNT
CHARGE DATED 21 JUNE 2011 AND CREATED BY GROVE
DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE
OR TO BECOME DUE FROM THE COMPANY TO LIME
PROPERTY FUND LIMITED PARTNERSHIP 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 28
JUNE 2011**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 1 JULY 2011

Ro



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**