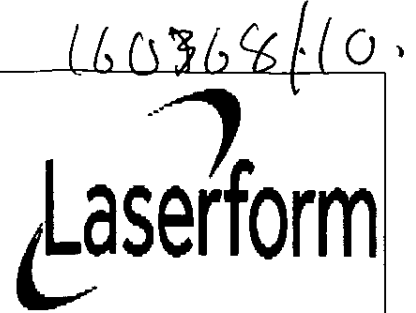


MR01

Particulars of a charge

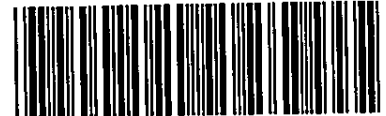


A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online.
Please go to www.companieshouse.gov.uk

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

☒ **What this form is NOT for**
You may not use this form to
register a charge where the
instrument Use form MR08



LD2 *L42WSTZB* #57
10/03/2015
COMPANIES HOUSE

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery

☒ You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original**

1 Company details

Company number 0 9 2 0 0 0 8 5

Company name in full Cygnet Street Developments 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 Charge creation date

Charge creation date d 0 d 3 m 0 m 3 y 2 y 0 y 1 y 5

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name Stephen Ratzker

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

MR01

Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument

Please submit only a short description if there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

Brief description

The premises known as 91 Sclater Street, 2, 4 and 6 Bacon Street and 7 Cygnet Street, 83-89 (Odd numbers) Sclater Street and 13 Cygnet Street, 9 and 11 Cygnet Street, and 8 and 10 Bacon Street, London

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☐ Yes

☒ No

8

Trustee statement ¹

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

¹ This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X

Howard Vandy

X

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

MR01

Particulars of a 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. The contact information you give will be visible to searchers of the public record.

Contact name Steve Clinning

Company name Howard Kennedy LLP

Address 1 London Bridge

Post town London

County/Region

Postcode S E 1 9 B G

Country

DX DX 144370 Southwark 4

Telephone 020 3755 6000



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 a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



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 filed on paper.

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



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9200085

Charge code: 0920 0085 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd March 2015 and created by CYGNET STREET DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th March 2015

Dx

Given at Companies House, Cardiff on 17th March 2015



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

THIS LEGAL CHARGE made the

3

day of March 2015

BETWEEN:

- 1 **STEPEHN RATZKER** of 78-90 Cheshire Street, London, E2 ("the Seller") of the one part and
- 2 **CYGNET STREET DEVELOPMENTS LIMITED** (Company No 09200085) whose registered office is at 3rd Floor, Sterling House, Langston Road, Loughton, Essex, IG10 3TS ("the Mortgagor") of the other part

WITNESSETH AS FOLLOWS

- 1 As security for the payment of all sums due in an agreement ("the Agreement") dated 5 September 2014 and made between (1) Stephen Ratzker (2) Garry Lucas and Stuart Jacobs (3) Cygnet Street Developments Limited and (4) Galliard Holdings Limited as varied by a Memorandum of Agreement dated 4 December 2014 and a Memorandum of Agreement dated 14 January 2015 both entered into between the same aforementioned parties relating to the sale of the premises known as 91 Sclater Street, 2, 4 and 6 Bacon Street and 7 Cygnet Street, 83-89 (Odd numbers) Sclater Street and 13 Cygnet Street, 9 and 11 Cygnet Street, and 8 and 10 Bacon Street, London (the "Property") the Mortgagor with full title guarantee CHARGES by way of legal mortgage the Property to the Seller
2. The monies hereby secured shall become immediately payable without demand and the statutory power of sale shall be exercisable at any time upon the happening of any one or more of the events following that is to say
 - (a) an administration order is made in relation to the Mortgagor, or
 - (b) an order is made and confirmed for the compulsory acquisition of the Property, or
 - (c) a receiver administrative receiver administrator supervisor or trustee is appointed of the Mortgagor or over the property or assets of the Mortgagor or any part or parts thereof, or
 - (d) the Mortgagor certify that it is unable to pay their debts as and when they fall due, or
 - (e) it shall be or become unlawful at any time for the Mortgagor to perform any of the obligations of the Mortgagor herein contained, or
 - (f) the Mortgagor fails to pay any sums due to the Seller under the Agreement when due
- 3 The parties hereto request and authorise the Chief Land Registrar to note on the proprietorship register of the title to the Property the following restriction

"Except under an Order of the Registrar no disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any charge registered after the date hereof shall be registered without the consent of the proprietor for the time being of the Charge dated 13 March 2015 in favour of Stephen Ratzker referred to in the Charges Register"

- 4 THE Mortgagor represents and warrants to the Seller that the execution of this Legal Charge and the observance and performance of the obligations of the Mortgagor to the Seller under this Legal Charge does not contravene any charge mortgage lease loan facility agreement document or (where applicable) or other deed or document whatsoever
- 5 The powers and remedies conferred on mortgagees by the Law of Property Act 1925 shall apply to the security with the variation or extension that on the expiration of one days' notice to the Mortgagor of its intention so to do the Seller may exercise and put in force all and every of such powers and remedies as hereby carried or extended
- 6 The power of sale and the power of appointing a receiver conferred on mortgagees by the Law of Property Act 1925 shall in relation to this security be modified so that they should be exercisable without the necessity of giving any notice in that behalf in the event that the Mortgagor shall commit any breach of any of the obligations herein contained and on the part of the Mortgagor to be observed and performed
- 7 This charge and the security created by it is subservient to a charge granted on even date by the Mortgagor to Investec Bank Plc which charge shall rank in all respect in priority to this charge

IN WITNESS whereof the parties hereto have executed this instrument as their Deed

Signed as a Deed by **STEPHEN**)
RATZKER in the presence of -)

Signature .

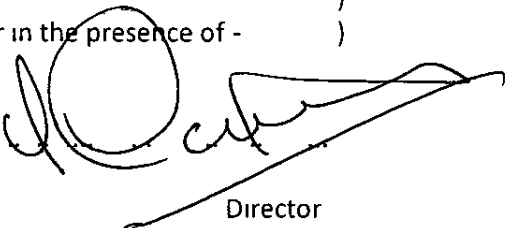
Signature of witness

Name (in BLOCK CAPITALS)

Address .

EXECUTED as a DEED by
CYGNET STREET
DEVELOPMENTS LIMITED
acting by
a Director in the presence of -

Signature


Director

We hereby certify this
to be a true copy of the original
Howard Kennedy LLP
1 London Bridge
LONDON
SE1 9BG
9.3.15

Signature of witness



Name (in BLOCK CAPITALS) ANN AKERS

Address 116 BLYTH ROAD E17 8HT