

LL MG01

Particulars of a mortgage or charge created by a Limited Liability Partnership (LLP)



225093/13

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
created by an LLP in England and
Wales or Northern Ireland



What this form is NOT

You cannot use this form
particulars of a mortgage
for a Scottish LLP
To do this, please use fo
LL MG01s

THURSDAY



AQ6HOQKL

A07

06/01/2011

162

COMPANIES HOUSE

1

LLP details

LLP number

0 C 3 5 9 8 2 3

LLP name in full

SQM PROPERTIES LLP

For official use

→ Filing 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

d3 d0 m1 m2 y2 y0 y1 y0

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

LEGAL MORTGAGE ("THE MORTGAGE")

4

Amount secured

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

Amount secured

All monies, debts and liabilities from time to time
due, owing or incurred by the LLP to the Bank on
any current or other account whatsoever or
otherwise in any manner whatsoever, in each case
whether present or future; alone or jointly with
any other person; actual or contingent; as
principal or as surety; in whatsoever name, firm or
style; in whatsoever currently denominated.

Continuation page

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

1a

LL MG01

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

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 UNITED TRUST BANK LIMITED

Address 80 HAYMARKET, LONDON

Postcode S W 1 Y 4 T E

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

Freehold land being 54 and 56 Palace Road, East Molesey, Surrey KT8 9DW, as is registered with title absolute at HM Land Registry under title number SY265105 ("the Property") and all Rights relating to the Property in existence at the date of the Mortgage

"Rights" means all the LLP's rights, title and interest from time to time in any lease, licence or occupational right whatsoever together with the entire benefit of all the LLP's rights, title and interest from time to time in any renewal of, replacement of or variation to any such lease, licence or occupational right (including, without limitation, all its rights, title and interest in any Occupational Lease, agreement for any Occupational Lease and any associated agreements which may be granted by the LLP or any person deriving title from the LLP) from time to time over or in respect of the whole or any part of the Charged Property.

The Mortgage also contains the following provisions -

The LLP shall not -

- 1 Create, purport to create or allow to subsist, any Security Interest over the whole or any part of the Charged Property except for any Permitted Security Interest
- 2 Convey, assign, transfer, or agree to convey, assign or transfer the whole or any part of the Charged Property
- 3 Permit or agree to any variation of the rights attaching to the whole or any part of the Charged Property
- 4 Do, cause or permit to be done anything which may in the opinion of the Bank, in any way depreciate, jeopardise or otherwise prejudice the value to the Bank (whether monetary or otherwise) of the whole or any part of the Charged Property

"Charged Property" means the whole or any part of the property, assets, income and undertaking of the LLP from time to time, mortgaged, charged or assigned to the Bank pursuant to this Mortgage

LL MG01

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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. 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.

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. 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 property situated in another part of UK.

9 Signature

Please sign the form here

Signature

Signature

X *Mabean*

X

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

LL MG01

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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 STEPHEN LANE

Company name Martineau

Address NO. 1 COLMORE SQUARE

Post town

County/Region WEST MIDLANDS

Postcode B 4 6 A A

Country WEST MIDLANDS

DX 721090 Birmingham 43

Telephone 0870 763 2000



Certificate

We will send your certificate to the presenter's address if given above or to the LLPs 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 LLP 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 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 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 LLPs registered in England and Wales:

The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For LLPs 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 LLPs 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 enquires@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk

LL MG01 - continuation page

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6	Short particulars of all the property mortgaged or charged	
	Please give the short particulars of the property mortgaged or charged	
Short particulars	<p>Occupational Leases" means all leasehold interests and other occupational rights whatsoever (including, without limitation all licences and agreements for leases) in existence from time to time relating to the whole or any part of the Charged Property, the immediate reversion to which is vested in the LLP</p> <p>"Permitted Security Interest" means -</p> <ul style="list-style-type: none"> (a) The security constituted by this Mortgage, (b) Liens arising by operation of law in the ordinary course of business, (c) Any Security Interest permitted to subsist with the prior written consent of the Bank <p>"Security Interest" means any mortgage, charge, assignment, pledge, lien, right of set off, hypothecation, encumbrance, priority or other security interest (whether fixed or floating) including, without limitation, any "hold-back" or "flawed asset" arrangement together with any preferential right, retention of title, deferred purchase, leasing, sale or purchase, sale and lease back arrangement, trust agreement, declaration of trust, trust arising by operation of law, any option or agreement for any of the same or any arrangements which have substantially the same commercial or substantive effect as the creation of security</p>	



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

**Pursuant to section 869(5) & (6) of the Companies Act 2006 as
applied to the Limited Liability Partnerships (Application of
Companies Act 2006) Regulations 2009**

LLP NO. OC359823
CHARGE NO. 3

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED 30
DECEMBER 2010 AND CREATED BY SQM PROPERTIES LLP FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
LIMITED LIABILITY PARTNERSHIP TO UNITED TRUST BANK
LIMITED WAS REGISTERED PURSUANT TO CHAPTER 1 PART
25 OF THE COMPANIES ACT 2006 AS APPLIED TO THE LIMITED
LIABILITY PARTNERSHIPS (APPLICATION OF COMPANIES ACT
2006) REGULATIONS 2009 ON THE 6 JANUARY 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 JANUARY
2011

