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in black type, or  
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\*insert full name  
of company

## COMPANIES FORM No 395

### Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

# 395

087774/182

To the Registrar of Companies  
(Address overleaf - Note 5)

For official Use

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Company Number

4596307

Name of company

**Contract House Builders Limited**  
("the Mortgagor")

Date of creation of the charge (note 1)

30 July 2007

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal Mortgage

Amount secured by the mortgage or charge

All monies and liabilities (whether actual or contingent and whether principal or surety) now or at any time in the future due, owing or incurred by (a) Contract House Investments Limited (registered number 4779446) to Julian Hodge Bank Limited ("the Bank") or (b) the Mortgagor to the Bank under the Legal Mortgage ("the Secured Liabilities")

Names and addresses of the mortgagees or persons entitled to the charge

Julian Hodge Bank Limited, (registered number 743437) whose registered office is at  
31 Windsor Place, Cardiff

Postcode CF10 3UR

Presentor's name, address and reference  
(if any)

Morgan Cole, Solicitors  
Bradley Court, Park Place, Cardiff  
CF10 3DP  
Ref AJ//JUL 96050 36  
Tele 029 2038 5598

Time critical reference

For official use  
Mortgage section

Post room

FRIDAY



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\*AJFBQRSS\*  
03/08/2007  
COMPANIES HOUSE

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Short particulars of all the property mortgaged or charged

The property and assets of the Mortgagor specified in the attached Schedule which also contains covenants by and restrictions on the Mortgagor which protect and further define the charges and must be read as one with the charges

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legibly, preferably in  
black type or bold  
block lettering

Particulars as to commission allowance or discount (note 3)

NIL

Signed

*Morgan Cole*

Date 30/07/07

MORGAN COLE SOLICITORS

On behalf of mortgagee

## Notes

1. The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395) If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398) A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No 398 is submitted
2. A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc as the case may be, should be given
3. In this section there should be inserted the amount or rate per cent of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his,
  - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
  - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return The rate of interest payable under the terms of the debentures should not be entered
4. If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet
5. The address of the Registrar of Companies is -  
Companies House, Crown Way, Cardiff CF14 3UZ

Particulars of a mortgage or charge

Name of Company      Contract House Builders Limited

Number of Company    4596307

**SCHEDULE OF CHARGES, COVENANTS AND RESTRICTIONS**

**contained in a Legal Mortgage in favour of Julian Hodge Bank Limited dated 30 July 2007**

**Charges**

Under clause 3 of the Legal Mortgage the Mortgagor charges with full title guarantee as security for the Secured Liabilities -

- 1      by way of legal mortgage all that freehold property known as The Central Hotel, St Mary's Street, Cardiff and registered at HM Land Registry under title number WA403050 including all buildings and fixtures on that property ("the Property"),
- 2      by way of fixed charge the goodwill of any business carried on at the Property,
- 3      by way of floating charge all moveable plant, machinery, implements, utensils, furniture, goods and equipment now or from time to time located on or about the Property

**Restriction on charges and disposals**

The Mortgagor shall not without the prior written consent of the Bank -

- 1      create or permit to subsist or arise any mortgage, charge, debenture or any other security interest or encumbrance or any right or option over the Property or any part thereof,
- 2      sell, convey, assign, lease, or transfer the Property or any interest therein, or otherwise part with or dispose of the Property or assign or otherwise dispose of any monies payable to the Mortgagor in relation to the Property or agree to do any of the above, or
- 3      part with or share possession or occupation of the Property or any part of it, or grant any tenancy or licence to occupy the Property or agree to do any of the above

**FILE COPY**



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

**Pursuant to section 401(2) of the Companies Act 1985**

COMPANY No 04596307

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED THE 30th JULY 2007 AND CREATED BY CONTRACT HOUSE BUILDERS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM CONTRACT HOUSE INVESTMENTS LIMITED OR FROM THE COMPANY TO JULIAN HODGE BANK LIMITED ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 3rd AUGUST 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 9th AUGUST 2007



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES