

MG01

Particulars of a mortgage or charge

189673/13



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

TUESDAY



L1NKFR13

LD4

11/12/2012

#59

COMPANIES HOUSE

1

Company details

Company number 0 4 8 1 7 2 1 5

Company name in full ELVETHAM LTD

→ 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 d0 d4 m1 m2 y2 y0 y1 y2

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 Rent deposit deed dated 4 December 2012 and made between (1) Knollys House Limited and Knollys House (No 1) Limited (the "Landlord") and (2) the Company (the "Rent Deposit Deed") and which is 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 ("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

(please see continuation sheet)

Continuation page

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

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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 Knollys House Limited

Address 5 Strand

London

Postcode W C 2 N 5 A F

Name Knollys House (No 1) Limited

Address 5 Strand

London

Postcode W C 2 N 5 A F

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 the Bank from time to time and used by the Landlord for 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 the deposit balance as defined in the Rent Deposit Deed, and

"Lease" means the lease dated 4 December 2012 made between (1) the Landlord and (2) the Company

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>(c) rent, service charges, sums in respect of insurance, interest, costs, outgoings and all other payments that are due and 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) such sum to be demanded in accordance with and if required by the terms of the Lease,</p> <p>(d) claims, damages, losses, costs and expenses arising out of, or incidental to</p> <p>(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</p> <p>(ii) the enforcement of those covenants, conditions or obligations,</p> <p>(e) loss arising by reason of</p> <p>(i) the disclaimer of liability under the Lease, or</p> <p>(ii) the forfeiture of the Lease, or</p> <p>(iii) any other determination of the Lease otherwise than by effluxion of time or by agreement or pursuant to the exercise of the break right included in the Lease,</p> <p>or an amount equal to the rent which would have been reserved by the Lease had there been no compromise, arrangement, composition, disclaimer or forfeiture or other such determination,</p> <p>(f) all bank charges applied to or levied on the Account by the Bank, and</p> <p>(g) VAT, if chargeable, in relation to such sums</p>	

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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

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



X

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

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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 Venessa Toofanny

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 020 7524 6532



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 mortgage 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 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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 4817215
CHARGE NO. 12**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 4
DECEMBER 2012 AND CREATED BY ELVETHAM LTD FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO KNOLLYS HOUSE LIMITED AND KNOLLYS
HOUSE (NO.1) LIMITED 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 11 DECEMBER
2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 13 DECEMBER
2012

Dr



Companies House



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