

# MG01

## Particulars of a mortgage or charge

251592/13



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

WEDNESDAY



A50 30/06/2010 381  
COMPANIES HOUSE

### 1 Company details

Company number 0 5 4 6 8 6 8 3

Company name in full A & A Capital Limited

2 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 1 0 6 2 0 1 0

### 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

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### 4 Amount secured

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

Amount secured the payment of all proper sums, whether actual or contingent, properly required for  
one or more of the following

(a) to make good any loss or damage to the Landlord arising from any breach by the  
Tenant of the Covenants,

(b) to make good any dilapidations to the Premises at the end of the term of the  
Lease,

(c) to make good any loss or damage to the Landlord arising from any breach by the  
Tenant of the terms of this Deed,

(d) to make good any loss or damage to the Landlord arising from an Event of Default,  
including any sums for which the Landlord is entitled to prove in the winding up or  
bankruptcy of the Tenant whether or not following a disclaimer of the Lease, and

(e) to pay all legal and other proper costs, charges and expenses incurred by the  
Landlord in relation to paragraphs (a) to (d) of this definition

known as "the Secured Liabilities"

**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 / Barberry Group Limited (05255044)

Address Barberry House, Bromsgrove Road, Belbroughton  
Worcestershire

Postcode D Y 9 9 X X

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

*A first fixed equitable charge to the Landlord over the Deposit Balance given by the Tenant with full title guarantee as continuing security for the Secured Liabilities.*

*The "Current Balance" is defined in the Rent Deposit Deed as the balance from time to time of the Deposit Account*

*The "Deposit Account" is defined as a separate designated interest earning deposit account opened by the Landlord with a clearing bank in England and Wales in which the Deposit is placed and "Deposit" is defined as Twelve Thousand Five Hundred pounds (£12,500 00) plus VAT being a total of Fourteen Thousand Six Hundred and Eighty Seven pounds fifty pence (£14,687.50).*

*On the date of the Rent Deposit Deed, the Tenant paid to the Landlord the Deposit which was paid into the Deposit Account*

*The Rent Deposit Deed provides that the Tenant is not to create any other legal or equitable charge (whether fixed or floating), lien or encumbrance over the Current Balance whether ranking in priority to, equal with or behind the security created by this Deed.*

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## 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

- 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

### 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 866).

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 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  
(L. YORSTON FOR EVERSHEDS LLP)

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

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## 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 Adele Pogmore (birprop2/1486467)

Company name Eversheds LLP

Address 115 Colmore Row

Post town Birmingham

County/Region West Midlands

Postcode B 3 3 A L

Country

DX DX 13004 Birmingham

Telephone 0845 497 1231



### 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 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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://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. 5468683  
CHARGE NO. 2

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 21  
JUNE 2010 AND CREATED BY A & A CAPITAL LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY TO BARBERRY GROUP 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  
30 JUNE 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2 JULY 2010

DY



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES