

MR01

Particulars of a charge

COMPANIES HOUSE
FEE PAID
BELFAST



Companies House

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 there is no
instrument. Use form MR08

For further information, please
refer to our guidance at:
www.companieshouse.gov.uk

This form must be delivered to the Registrar for registration v
21 days beginning with the day after the date of creation of the ch;
delivered outside of the 21 days it will be rejected unless it is accom
court order extending the time for delivery.

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



J4E6MG01

JNI

20/08/2015

#13

COMPANIES HOUSE

THURSDAY

1 Company details

Company number **N I 6 2 9 2 3 8**

Company name in full **ALGEO PROPERTIES LIMITED**

0002 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 **0 5 0 8 2 0 1 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 **BALLYVADEN PROPERTIES**

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.

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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

LAND IN FOLIO FE 857214 CO. FERMANAGH

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 *Katie Cooper* X

This form must be signed by a person with an interest in 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. The contact information you give will be visible to searchers of the public record.

Contact name **KATIE COOPER**

Company name **COOPER WILKINSON**

Address

IMPERIAL BUILDINGS

38-40 QUEEN ELIZABETH ROAD

Post town

ENNISKILLEN

County/Region

FERNANAGH

Postcode

B T 7 4 7 8 4

Country

N. IRELAND

DX

DX 3550 NR ENNISKILLEN

Telephone

028 66 322615

**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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: NI629238

Charge code: NI62 9238 0002

The Registrar of Companies for Northern Ireland hereby certifies that a charge dated 5th August 2015 and created by ALGEO PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th August 2015.

Given at Companies House, Belfast on 20th August 2015



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

LR FORM 29 (CHARGE DEED)

LAND REGISTRY

FOLIO NUMBERS: FE 85721L COUNTY FERMANAGH

REGISTERED OWNER: ALGEO PROPERTIES LIMITED

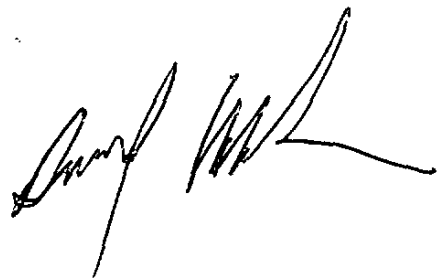
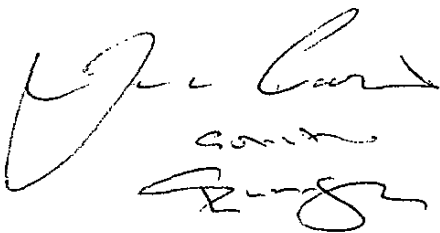
ALGEO PROPERTIES LIMITED the above named registered owners in consideration of the sum of one hundred and ten thousand pounds (£110,000.00) hereby charges all the land comprised in the above mentioned folios with payment to BALLYVADDEN PROPERTIES

And hereby covenants for payment of all monies owing to Ballyvadden Properties Limited in accordance with the terms of the Loan Agreement dated ^{5th} day of August 2015 between Ballyvadden Properties of the one part and Algeo Properties Limited of the other part.

All dealings with the land herein (save and except dealing overriding the registered ownership) are inhibited unless consented to by Ballyvadden Properties whose address in the UK for service of Notices is 126 Ballagh Road, Fivemiletown, County Tyrone BT75 0LE.

Dated this 5 day of August 2015

EXECUTED AS A DEED BY
ALGEO PROPERTIES LIMITED
In the presence of:-



We certify that this document has
been compared with the original
and is a true copy thereof.

Cooper Wilkin
Solicitors, Enniskillen

We certify that this document has been compared with the original and is a true copy thereof.

LOAN AGREEMENT

Cooper Wilkinson
Solicitors, Enniskillen

- between -

(1) **BALLYVADDEN PROPERTIES** having its registered office at 126 Ballagh Road, Fivemiletown, Co Tyrone, BT75 0LE (hereinafter called "the Lender")

- and -

(2) **ALGEO PROPERTIES LIMITED** Company Number NI629238 having its registered office address is situate at Northern Bank House, Main Street, Kesh, Co Fermanagh BT93 1TF (hereinafter called "the Borrower")

Dated this *5th* day of *August* 2015

1 WHEREAS :

(A) By an Agreement dated 7th May, 2015 between Deane Developments Limited of the one part and the Borrower of the other part the Borrower is purchasing all the land situate in Folio FE 85721L County Fermanagh ("the Property") at a purchase price of £105,000.00 (One Hundred and Fiver Thousand pounds). The Lender is lending the sum of £110,000 (One Hundred and Ten Thousand pounds) ("the Loan") to the Borrower to assist with the purchase of the Property.

(B) The Lender has agreed the Loan in return for the sum set out at clauses 2(4) and 2(5) hereof and a First Legal Charge and Inhibition against the Property (in the form appended hereto).

(C) The term of the Loan is 12 months and on or before the expiry of the term the Borrower shall repay the Loan plus the additional monies as set out in clauses 2(4) and 2(5) hereof.

2 IT IS HEREBY AGREED AS FOLLOWS:

(1) The Lender will transfer directly to the bank account of Cooper Wilkinson Limited Solicitors Client Account (the nominated vehicle for the Borrower) the sum of £110,000 (One Hundred and Ten Thousand pounds) upon completion of this agreement.

(2) The Borrower will use the Loan exclusively to complete the purchase of the Property and all costs associated therewith.

(3) The Lender's Solicitors, Cooper Wilkinson Limited, will register the Charge and Inhibition upon completion of the purchase in Land Registry Northern Ireland and Companies Registry.

(4) On expiry of the Term or, in the event that the Borrower wishes to repay the Loan prior to the expiry of the Term, the Borrower agrees to repay the Capital sum plus 10% interest provided always that the Lender will receive a minimum sum of £120,000.00 (one hundred and twenty thousand pounds).

(5) In addition to Clause 2(4) above when the Borrower sells the Property the Borrower shall deduct all costs associated with the purchase and sale of the property and the repayment of the Loan plus interest in accordance with Clause 2(4) above and thereafter the profit will be split between the Borrower and the Lender on a 50:50 basis.

(6) The Borrower will be responsible for the Land Registry and Companies Registry costs and legal costs for registering the Charge and Inhibition against the Property and must place the Lender's Solicitors in funds for same upon signing of this agreement.

(7) Neither party intends that this transaction be of a nature that gives rise to any Stamp Duty Land Tax or other liabilities to any public revenue.


(8) For the avoidance of doubt should any actions under this contract rely on the Borrower's acts, cooperation or agreement the Borrower accepts full liability for procuring such acts, cooperation or agreement and accepts all liability for all losses occasioned to the Lender for its failure or inability to do so.

(9) Should any part of this contract be held unenforceable the remaining parts shall continue in effect.

(10) The parties to this contract agree to keep the terms confidential and shall not disclose them other than as necessary to their professional advisors.

EXECUTED AS A DEED on behalf
BALLYVADDEN PROPERTIES
by:

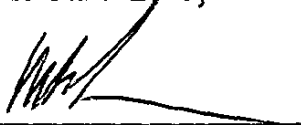
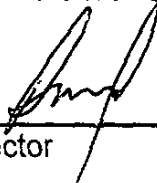
Director



Secretary/Director

Witness
James
Somers
Emph.

EXECUTED AS A DEED on behalf
ALGEO PROPERTIES LIMITED by:



Witness
James
Somers
Emph.

Director

Secretary/Director