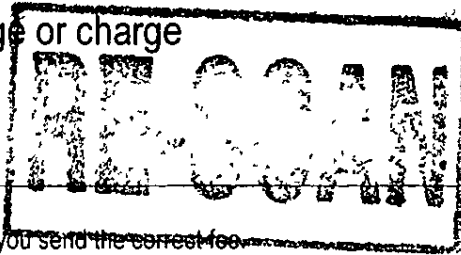


MG01

Particulars of a mortgage or charge



**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



PC4

23/01/2010  
COMPANIES HOUSE

67

**1 Company details**

Company number 0 6 6 6 1 8 4 5

Company name in full BB PROPERTY VENTURES LIMITED

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 2 2 / 0 1 / 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 Legal Charge

**4 Amount secured**

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

Amount secured 4 All the Company's liabilities to National  
Westminster Bank Plc (the 'Bank') of any kind and  
in any currency (whether present or future actual  
or contingent and whether incurred alone or jointly  
with another) including banking charges,  
commission, interest, costs and expenses.

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

25/11/0 008

MG01

Particulars of a mortgage or charge

**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 National Westminster Bank Plc

Address 135 Bishopsgate

London

Postcode E C 2 M 3 U R

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

1 By way of legal mortgage:-

Firstly all that property being land at West Street Hambledon Hampshire PO7 4SN comprised within title number HP579946 less the land shown tinted pink on plan 1 annexed and secondly all that property immediately adjoining the land firstly before described and being part of the land comprised within title number HP624080 and shown tinted green on plan 1 annexed and thirdly part of the land comprised within title numbers HP444480 and HP444849 shown edged red on plan 2 annexed (the 'Property') all covenants and rights affecting or concerning the Property and any share from time to time held by the Company in any landlord or management company of the Property

2 By way of fixed charge -

2 1 The fixtures and fittings of the Company from time to time attached to the Property

2 2 The plant and machinery vehicles and computer equipment of the Company now and in the future at the Property not regularly disposed of in the ordinary course of business and all associated warranties and maintenance contracts

2 3 The furniture furnishings equipment tools and other chattels of the Company now and in the future at the Property and not regularly disposed of in the ordinary course of business

2 4 The present and future goodwill of any business carried on at the Property by or on behalf of the Company the rents receivable from any lease granted out of the Property and the proceeds of any insurance from time to time affecting the Property or the assets referred to above

Note The Legal Charge contains covenants by the Company with the Bank not without the Bank's prior written consent to

(a) create or permit to arise any mortgage charge or lien on the charged property, nor to dispose of the charged property,

(b) grant or accept a surrender of any lease or licence or part with or share possession or occupation of the Property.

# MG01

## 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)

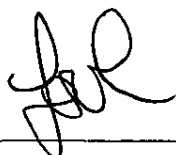
### 9 Signature

Please sign the form here

Signature

Signature

X



X

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

# MG01

## 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 **Victoria Onoufriou**

Company name **Paris Smith LLP**

Address **1 London Road**

Post town **Southampton**

County/Region **Hampshire**

Postcode **S 0 1 5 2 A E**

Country

DX **DX38534 SOUTHAMPTON 3**

Telephone **023 8048 2482**



### 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,  
First Floor, Waterfront Plaza, 8 Laganbank Road,  
Belfast, Northern Ireland, BT1 3BS  
DX 481 N R Belfast 1

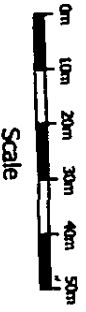
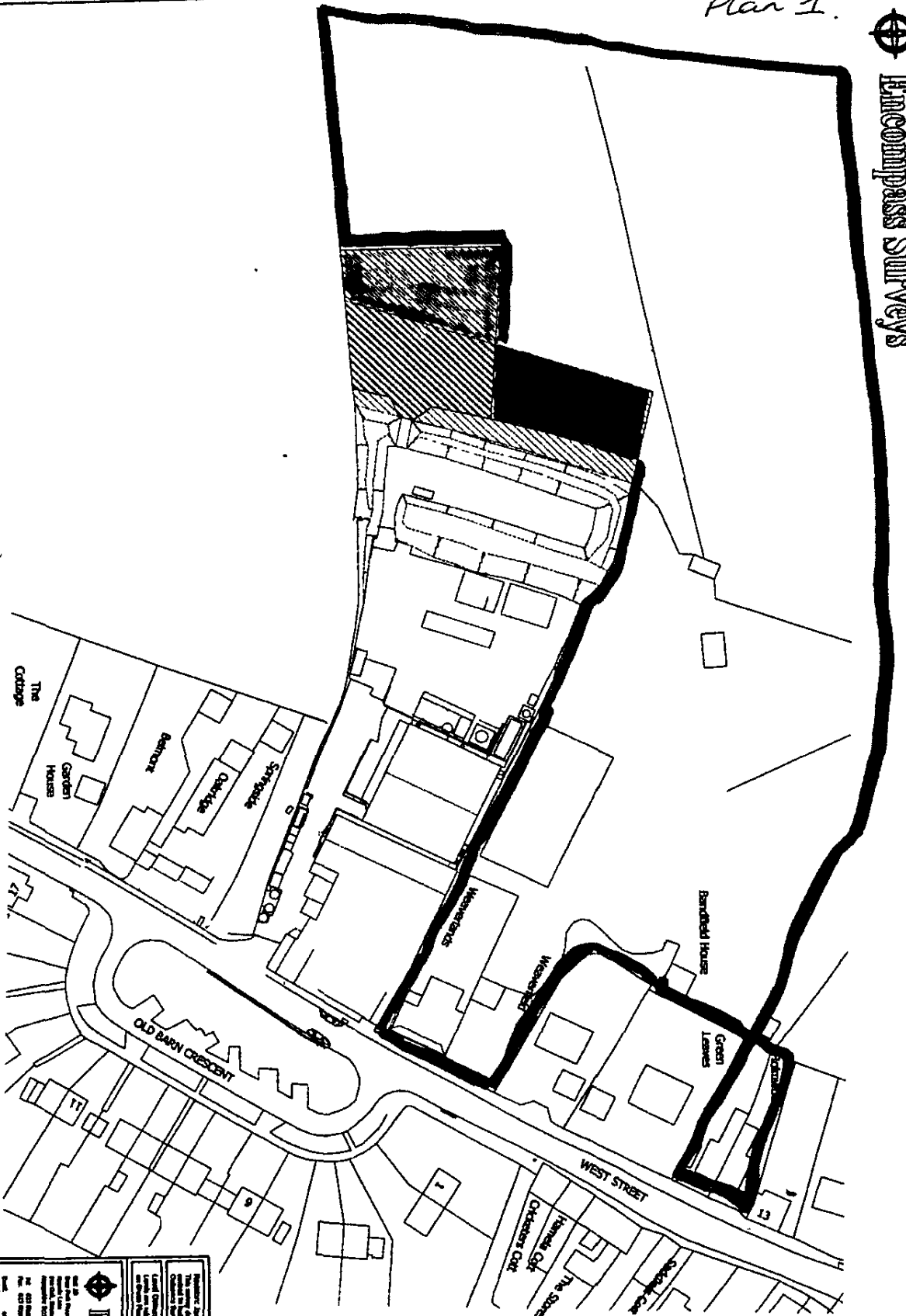


### Further information

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)**

Plan 1.



<p><b>Encompass Surveys</b></p> <p>10000 Highway 100 Suite 100 Oakville, Ontario L6M 4H2 Tel: 905.881.1234 Fax: 905.881.1235 www.encompass-surveys.ca</p>		<p><b>Project Information</b></p> <p>Project Name: <b>Springdale Property</b></p> <p>Client: <b>Springdale Property</b></p> <p>Survey Type: <b>Topographic Survey</b></p> <p>Date: <b>January 2008</b></p> <p>Sheet: <b>1 of 1</b></p> <p>Drawing Number: <b>100-12345-001</b></p>
<p><b>Legend</b></p> <p>Property Boundary</p> <p>Survey Boundary</p> <p>Existing Building</p> <p>Proposed Building</p> <p>Proposed Driveway</p> <p>Proposed Fencing</p> <p>Proposed Planting</p> <p>Proposed Paving</p> <p>Proposed Landscaping</p> <p>Proposed Other</p>		<p><b>Notes</b></p> <p>1. The survey was conducted in accordance with the Ontario Surveying Act, R.S.O. 1990, Chapter S.5.</p> <p>2. The survey was conducted in accordance with the Ontario Surveying Regulations, O.R.G. 1990, Chapter 12.</p> <p>3. The survey was conducted in accordance with the Ontario Surveying Association, O.S.A., Code of Ethics.</p> <p>4. The survey was conducted in accordance with the Ontario Surveying Association, O.S.A., Standards and Practices.</p> <p>5. The survey was conducted in accordance with the Ontario Surveying Association, O.S.A., Best Practices.</p>

Land Registry  
Official copy of  
title plan

Title number **HP444849**  
Ordnance Survey map reference **SU6414NW**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Hampshire: Winchester**



© Crown Copyright Produced by Land Registry Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey Licence Number 100026316



This official copy issued on 3 November 2009 shows the state of this title plan on 3 November 2009 at 12:16:10. It is admissible in evidence to the same extent as the original (s 67 Land Registration Act 2002)

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries

This title is dealt with by Land Registry, Weymouth Office.



1 53 203 6003



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

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

**COMPANY NO. 6661845  
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 22  
JANUARY 2010 AND CREATED BY BB PROPERTY VENTURES  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO NATIONAL WESTMINSTER  
BANK PLC, LLOYDS TSB BANK PLC ON ANY ACCOUNT  
WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1  
PART 25 OF THE COMPANIES ACT 2006 ON THE 23 JANUARY  
2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 25 JANUARY  
2010

THIS CERTIFICATE HAS BEEN  
AMENDED BY AN AMENDING  
CERTIFICATE DATED  
23 MARCH 2010 .



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



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

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

**COMPANY NO. 6661845  
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 22  
JANUARY 2010 AND CREATED BY BB PROPERTY VENTURES  
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME  
DUE FROM THE COMPANY TO NATIONAL WESTMINSTER  
BANK PLC ON ANY ACCOUNT WHATSOEVER WAS  
REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE  
COMPANIES ACT 2006 ON THE 23 JANUARY 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23 MARCH 2010

5



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES