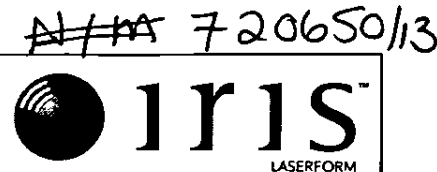


MG01

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

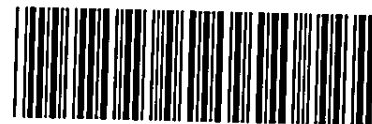
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland



What this form is NOT for

You cannot use this form to re-
gister particulars of a charge for a S
company To do this, please use
form MG01s

SATURDAY



A07 30/01/2010 206
COMPANIES HOUSE

1

Company details

Company number 0 6 6 6 1 8 4 5

Company name in full BB Property Ventures Limited (the "Company")

→ 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 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 (the "Deed")

4

Amount secured

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

Amount secured

4 1 The Company covenanted that it would on demand pay to the
Lenders without deduction, set off or counterclaim
4 1.1 All monies and discharge all obligations and liabilities
whether actual or contingent, joint or several, at the date of
the Deed or at any time due, owing or incurred to the
Lenders under the Facility Agreement by the Company when
the same are due for payment, and
4 1.2 All costs and expenses (including legal) together with
VAT as incurred by the Lenders or any Receiver in relation to
the Company, this Deed or the Charged Property including
all expenses incurred in preparing, registering, perfecting,
defending or enforcing the Deed or the security created by
the Deed, in defending their actions in enforcing it, in
recovering amounts secured by the Deed and in obtaining
advice on any matter relating to the Deed or the Charged
Property (including all costs and expenses payable to the
Lenders or any Receiver under any other Clause of the
Deed) in all cases on a full indemnity basis
(together, the "Secured Obligations")

Continuation page

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

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	Bargate Homes Limited ("Bargate")	
Address	15 Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire	
Postcode	S O 5 0 7 H D	
Name	Burton Property Ventures Limited ("Burton")	
Address	Graham House, 7 Wylyotts Place, Potters Bar, Hertfordshire (together with Bargate, the "Lenders")	
Postcode	E N 6 2 J D	

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	<p>6 1 The Company granted the mortgages and charges set out in this Section 6 to the Lenders with full title guarantee and to the intent that the securities created by the Deed shall rank as continuing securities for the Secured Obligations</p> <p>6 2 The Company charged to the Lenders by way of legal mortgage the Property</p> <p>6 3 The Company charged to the Lenders by way of fixed charge all of its present and future right, title and interest in the Insurances and all claims and rights to returns of premium in respect thereof</p> <p>6 4 The Company charged by way of fixed charge, all rights and claims of the Company against all lessees, licensees, occupiers of the Property and all guarantees and sureties for the obligations of such persons, and under all building contracts or all professional appointments entered into from time to time in relation to the Property or its development</p> <p>6 5 Each of the mortgages or fixed charges created by Clauses 6 2 - 6 4 above are to be construed as separate and individual charges as if each right and asset referred to were separately mortgaged or charged by fixed charge in its own independent clause such that if any individual right or asset is, as a matter of law, charged by only a floating charge this will not prejudice the mortgage or fixed charge security over any other rights or assets mentioned in the same clause, sub-clause or paragraph</p> <p>6 6 The Deed is a continuing security which secures further advances but the Lenders do not have any obligation under the Deed to make any such further advances</p> <p>6 7 The Company covenanted with and undertook to the Lenders that, except as permitted by the Facility Agreement, the Company would not</p> <p style="padding-left: 40px;">6 7 1 create or permit to arise or subsist any Security Interest in favour of anyone other than the Lenders on the whole or any part of the Charged Property without the Requisite Consent, or</p> <p style="padding-left: 40px;">6 7.2 sell, assign, lease, lend or otherwise dispose of or part with possession of or surrender any interest in the Charged Property or attempt or agree to do so without the Requisite Consent (save that this restriction will not apply to the Charged Property if the disposal is made in the ordinary course of the Company's business and for full value)</p>	

(Please see Continuation Page)

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

NIL

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 *Jon Pearce LLP*

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 Sophie Eales

Company name Bond Pearce LLP

Address Oceana House

39-49 Commercial Road

Post town Southampton

County/Region Hampshire

Postcode S O 1 5 1 G A

Country

DX DX 38517 Southampton 3

Telephone 0845 415 0000



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 or email enquiries@companieshouse.gov.uk

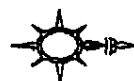
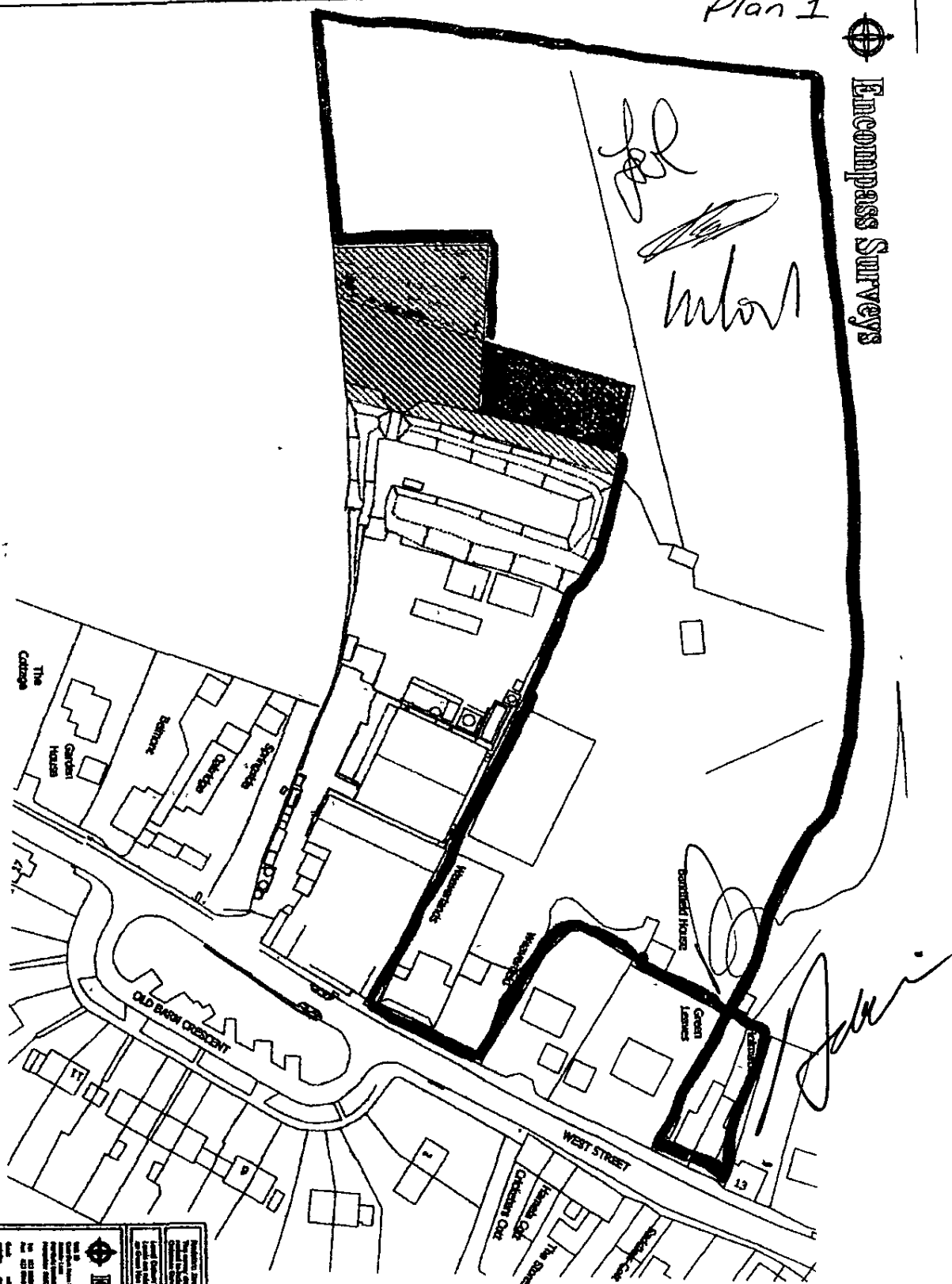
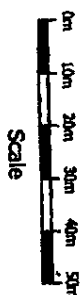
This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk

MG01 - continuation page

Particulars of a mortgage or charge

6	Short particulars of all the property mortgaged or charged	
	Please give the short particulars of the property mortgaged or charged	
Short particulars	<p><u>Definitions</u></p> <p>"Charged Property" means all the undertaking, property, assets and rights mortgaged, assigned or charged under the Deed and shall include any part of or interest in them</p> <p>"Facility Agreement" means the facility agreement dated 19 March 2009 between the Lenders and the Company as amended, supplemented, substituted, replaced or refinanced from time to time</p> <p>"Insurances" means all contracts and policies of insurance taken out by or on behalf of the Company in relation to the Charged Property (or its interest in it)</p> <p>"Property" means the freehold or leasehold property referred to in the Schedule and including all rights attached or appurtenant to it and all buildings, structures, fixtures, fittings and fixed plant and machinery from time to time situate on it and which belong to the Company</p> <p>"Receiver" means a receiver or receiver and manager appointed by the Lenders in respect of the Charged Property under this Deed or pursuant to statute and includes joint receivers</p> <p>"Requisite Consent" means the previous consent in writing of the Lenders (and then only to the extent that such consent permits and in accordance with any conditions attached to such consent)</p> <p>"Security Interest" means any mortgage, assignment, lien, charge, hypothecation, pledge, conditional sale, or other title retention agreement, trust arrangement or any other agreement or arrangement the economic or commercial effect of which is equivalent or similar to the creation of security or any other security interest whatsoever but shall not include any of the same arising solely by operation of law in the ordinary course of day to day trading</p> <p style="text-align: center;"><u>The Schedule</u></p> <p style="text-align: center;">Legally Mortgaged Property</p> <p>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</p> <p>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</p> <p>Thirdly part of the land comprised within title numbers HP444480 and HP444849 shown edged red on plan 2 annexed.</p>	

Plan 1



Complete Survey 212
 The first 100 copies of this new **Self-Administered**
 Questionnaire are being given away free of charge to
 business owners, managers and staff.
 To receive your free copy, please fill in and return
 this coupon today to our Customer Survey department.

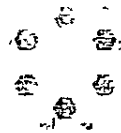
Name
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 Company Name
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 Phone Fax
 E-mail

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Plan 2

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**



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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 5 3 2 0 3 6 0 0 3



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. 5**

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 BARGATE HOMES LIMITED
AND BURTON PROPERTY VENTURES LIMITED ON ANY
ACCOUNT WHATSOEVER 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 JANUARY
2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5 FEBRUARY
2010

DX
PLC



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES