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CHFP025

COMPANIES FORM NO. 395

Particulars of a mortgage or charge

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

217619-13

395

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block lettering

*Insert full name of Company

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

2

Company number

04423953

Name of company

* Studio Dar Limited (the 'Chargor')

Date of creation of the charge

20th May 2009

Description of the instrument (if any) creating or evidencing the charge (note 2)

Rent Deposit Deed (the 'Charge')

Amount secured by the mortgage or charge

The full amount of any loss damage claim or expense directly or indirectly incurred suffered or sustained by the Landlord including costs incurred by the Landlord in re-letting the Premises in consequence of:

- (a) the Chargor failing to pay the rents and other sums due under the Lease or to comply with its obligations in or provisions and conditions of the Lease or the Charge (the 'Obligations');
- (b) the Landlord making good any breach of the Obligations;
- (c) a disclaimer or forfeiture of the Lease.

The 'Lease' means the agreement dated 20 May 2009 made between the Landlord (1) and the Chargor (2).

The 'Premises' means the Premises demised by the Lease.

Names and addresses of the mortgagees or persons entitled to the charge

Dooba Investments II Limited (the 'Landlord') c/o Commercial Estates Group Limited, Sloane Square House, 1 Holbein Place, London

Postcode

SW1W 8NS

Presenter's name and address and reference (if any):

Reed Smith
The Broadgate Tower
20 Primrose Street
London
EC2A 2RS
Our Ref: SJ/729870.00038

Time critical reference

For official Use (06/2005)
Mortgage Section

Post room

WEDNESDAY



A18

27/05/2009
COMPANIES HOUSE

319

Short particulars of all the property mortgaged or charged

The Chargor with full title guarantee charges to the Landlord all its rights title benefit and interest in the Deposit and the Account.

The 'Deposit' means the sum of four thousand and thirty five pounds (£4,035) inclusive of Value Added Tax thereon.

The 'Account' means a separate interest earning deposit account.

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

[Empty box for commission allowance or discount]

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

Signed *Reed Smith*

Date *22nd May* 2009

On behalf of mortgagee/chargee†

Notes

†delete as appropriate

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal Charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and postal orders must be made payable to **Companies House**
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF4 3UZ



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

Pursuant to section 401(2) of the Companies Act 1985

COMPANY NO. 4423953
CHARGE NO. 2

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 20
MAY 2009 AND CREATED BY STUDIO DAR LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO DOOBA INVESTMENTS II LIMITED UNDER THE
TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING
OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT
TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE
27 MAY 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 MAY 2009



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

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