

# MG01

## Particulars of a mortgage or charge

028 48 7/26



**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 Scottish company. To do this, please use form MG01s.

WEDNESDAY



A51 \*AD5DUEHU\* 28/10/2009 60  
COMPANIES HOUSE

### 1 Company details

Company number: 2 0 8 8 1 0 3

Company name in full: DEEMARK LIMITED

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: 01 05 2010 2010 09

### 3 Description

Description: Legal Charge

Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'.

### 4 Amount secured

Amount secured: All moneys, obligations and liabilities now or in the future due, owing or incurred to Nationwide when the same become due for payment or discharge whether by acceleration or otherwise. The moneys, obligations or liabilities may be:

- \* express or implied
- \* present, future or contingent
- \* joint or several
- \* incurred as principal or under a guarantee or indemnity
- \* originally owing to Nationwide or purchased or otherwise acquired by it
- \* denominated in sterling or in any other currency
- \* incurred on any banking or other account or in any other manner whatsoever

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

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### 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

Nationwide Building Society

Address

Nationwide House, Pipers Way, Swindon

Postcode

S N 3 8 1 N W

Name

Address

Postcode

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### 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.

Please see attached Schedule

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## Particulars of a mortgage or charge

<b>7</b>	<b>Particulars as to commission, allowance or discount (if any)</b> 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: <ul style="list-style-type: none"><li>- subscribing or agreeing to subscribe, whether absolutely or conditionally, or</li><li>- procuring or agreeing to procure subscriptions, whether absolute or conditional,</li></ul> 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	N/A	
<b>8</b>	<b>Delivery of instrument</b> 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).	
<b>9</b>	<b>Signature</b> Please sign the form here.  Signature   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

Joanna Lacey

Company name

EMW Picton Howell LLP

Address

Seebeck House

One Seebeck Place

Knowlhill

Post town

Milton Keynes

Country/Region

Postcode

MK5 8FR

Country

DX

DX 151620 MILTON KEYNES 18

Telephone

0845 070 6000

### 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)

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Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged.

Short particulars

The Company with full title guarantee charges to Nationwide:

1. By way of legal mortgage the freehold/leasehold See attached schedule (**Title number - See attached schedule**) (the "**Property**") and all buildings, assets of whatsoever nature, apart from land and buildings ("**Fixtures**") (including trade Fixtures) and fixed plant and machinery from time to time on such property together with all estates, rights, title, options, easements and privileges appurtenant to, or benefiting, the same including all beneficial interests and rights of the Company in the Property and in any proceeds of sale or disposal of any part of the Property.
  2. By way of fixed charge the benefit of all guarantees, indemnities, rent deposits, agreements, contracts, undertakings and warranties relating to the Property and all other asset and rights of the Company charged by the Legal Charge.
  3. By way of fixed charge any shares held by the Company in any company from time to time which has any rights in or connected to the Property.
  4. By way of an assignment the goodwill of the business carried on by the Company at the Property.
  5. By way of an assignment all monies from time to time payable to the Company under or pursuant to all present and future contracts or policies of insurance effected by the Company or to which the company is entitled (including the refund of any premiums).
- A. The above assets (the "**Charged Property**") are charged or, as appropriate, assigned as a continuing security.
- B. The Legal Charge secures further advances.
- C. The Legal Charge contains restrictions upon dealing in any way with the Property, (including developing, altering, leasing, assigning, underletting, subletting, disposing, charging or surrendering any interest in the Property) together with a prohibition on creating or purporting to create or permit to subsist any mortgage, debenture, charge (whether fixed or floating), ledge, lien, hypothecation, standard security, assignment by way of security or other security interest or arrangements of any kind having the effect of conferring security of any kind over the whole or part of the Charged Property.
- D. The Legal Charge contains a further assurance clause.

**SCHEDULE OF PROPERTIES  
DEEMARK LIMITED**

FIRSTLY ALL THAT leasehold land being Unit 11 Isleworth Business Complex St Johns Road Isleworth TW7 6NL as registered at HM Land Registry comprised in absolute Title Number NGL558432

SECONDLY ALL THAT freehold property known as Imex Spaces Business Centre Brook Lane North Brentford TW8 0PP as registered at HM Land Registry comprised in absolute Title Numbers NGL510135, NGL523193 and NGL542535

THIRDLY ALL THAT freehold land being 206 and 208 Upper Richmond Road London SW15 6TD as registered at HM Land Registry comprised in absolute Title Number 386841

FOURTHLY ALL THAT freehold land being 2 4 6 8 10 and 12 Thornsett Road London SW18 4EW as registered at HM Land Registry comprised in absolute Title Number 113670

FIFTHLY ALL THAT freehold land being 14 16 18 20 and 22 Thornsett Road London SW18 4EN as registered at HM Land Registry comprised in absolute Title Number 132456

AND SIXTHLY ALL THAT freehold land being 2A Thornsett Road London SW18 4EN as registered at HM Land Registry comprised in absolute Title Number SGL226763



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

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

**COMPANY NO. 2088103  
CHARGE NO. 6.**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 15  
OCTOBER 2009 AND CREATED BY FOR SECURING ALL  
MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO  
NATIONWIDE BUILDING SOCIETY ON ANY ACCOUNT  
WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1  
PART 25 OF THE COMPANIES ACT 2006 ON THE 28 OCTOBER  
2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 OCTOBER  
2009



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES