

# MR01

## Particulars of a charge

7 21921113 Oyez

**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](http://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 created or evidenced by  
an instrument

For further information, please  
refer to our guidance at  
[www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

This form **must be delivered to the Registrar for registration**  
**21 days** beginning with the day after the date of creation  
delivered outside of the 21 days it will be rejected unless  
a 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



A06 20/05/2014 #124  
COMPANIES HOUSE

TUESDAY

<b>1</b>	<b>Company details</b>	For official use
Company number	0 5 4 4 8 4 1 1	<b>Filing in this form</b> Please complete in typescript or in bold black capitals  All fields are mandatory unless specified or indicated by *
Company name in full	20-20 Projects Limited	

<b>2</b>	<b>Charge creation date</b>
Charge creation date	01 05 20 05 20 05 20 05

<b>3</b>	<b>Names of persons, security agents or trustees entitled to the charge</b>
Please show the names of each of the persons, security agents or trustees entitled to the charge	
Name	Norwich and Peterborough Building Society
Name	
Name	
Name	
If there are more than four names, please supply any four of these names then tick the statement below	
<input type="checkbox"/> I confirm that there are more than four persons, security agents or trustees entitled to the charge	

# MR01

## Particulars of a charge

4

### Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

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

Description

The Leasehold property known as 64 A Mattock Lane London W13 9LJ

5

### Fixed charge or fixed security

Does the instrument include a fixed 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 chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☐ Yes

☒ No

# MR01

## Particulars of a charge

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

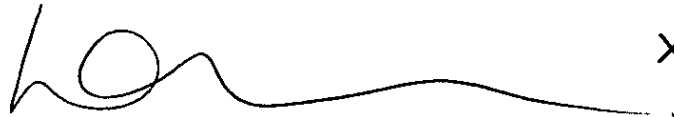
### Signature

Please sign the form here

Signature

Signature

X






X

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

# MR01

## Particulars of a charge

 Presenter information
We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.
Contact name Lucy Hall
Company name Lester Aldridge LLP
Address Russell House
Oxford Road
BOURNEMOUTH
Post town Dorset
County/Region
Postcode B H 8 8 E X
Country
DX DX 7623 Bournemouth 1
Telephone 01202 702621
 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
<input type="checkbox"/> The company name and number match the information held on the public Register
<input type="checkbox"/> You have included a certified copy of the instrument with this form
<input type="checkbox"/> You have entered the date on which the charge was created
<input type="checkbox"/> You have shown the names of persons entitled to the charge
<input type="checkbox"/> You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
<input type="checkbox"/> You have given a description in Section 4, if appropriate
<input type="checkbox"/> You have signed the form
<input type="checkbox"/> You have enclosed the correct fee
<input type="checkbox"/> 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.
<b>For companies registered in England and Wales</b> The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ DX 33050 Cardiff
<b>For companies registered in Scotland</b> 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)
<b>For companies registered in Northern Ireland</b> 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 <a href="http://www.companieshouse.gov.uk">www.companieshouse.gov.uk</a> or email <a href="mailto:enquiries@companieshouse.gov.uk">enquiries@companieshouse.gov.uk</a>
This form is available in an alternative format. Please visit the forms page on the website at <a href="http://www.companieshouse.gov.uk">www.companieshouse.gov.uk</a>



**FILE COPY**

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

Company number: 5448411

Charge code: 0544 8411 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th May 2014 and created by 20-20 PROJECTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th May 2014


Given at Companies House, Cardiff on 23rd May 2014



**Companies House**



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

I hereby certify that this copy is a true  
and complete copy of the original  
Dated this 19 day of May 2014  


LESTER ALDRIDGE LLP  
Solicitors, Russell House, Oxford Road  
BOURNEMOUTH, Dorset BH8 8EX



## MORTGAGE DEED (NON CHARITIES)

Account No

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

THE SOCIETY

YORKSHIRE BUILDING SOCIETY (TRADING AS NORWICH &  
PETERBOROUGH BUILDING SOCIETY)

PRINCIPAL OFFICE

Yorkshire House, Yorkshire Drive  
Bradford BD5 8LJ

THE DATE

The

15<sup>th</sup>

day of

May 2014

THE PROPERTY

The lease hold property known as 64A Mattock Lane  
London W13 9LJ and part of the Freehold known as  
~~64 Mattock Lane London W13 9LJ.~~ LX

LAND REGISTRY

Administrative Area

Title Number

AGL190392 and ~~NG156564~~ LX

THE MORTGAGOR AND BORROWER

20-20 Projects Limited

- 1 **THIS DEED** incorporates the Norwich & Peterborough Commercial Mortgage Conditions 2011 ("NPCMC") and if and so long as the Mortgagor is a member of the Society the Rules for the time being of the Society copies of each of which the Mortgagor acknowledges receipt
- 2 **THE** Mortgagor with full title guarantee charges to the Society the Property together with all buildings erections fixtures fittings and fixed plant and machinery and materials for the time being thereon or to be erected thereon or fixed to or incorporated in all buildings erected or to be erected on the Property and all improvements and additions thereto by way of first legal mortgage with the payment of all monies from time to time owing or payable to the Society by the Mortgagor howsoever and whatsoever whether actually or contingently upon any account in respect of the Agreement or otherwise and this Mortgage shall be security for any further advances made by the Society to the Mortgagor
- 3 **SUBJECT** to the Mortgagor at all times observing and performing the obligations herein contained and the NPCMC and subject to the terms of the Agreement the Society **HEREBY COVENANTS** with the Mortgagor that the Society will make advances to the Mortgagor from time to time in accordance with the terms of the Agreement up to the maximum sum referred to in the Agreement
- 4 **THE** Mortgagor covenants with the Society to observe and perform the obligations and covenants of the Mortgagor and the Borrower as set out in the NPCMC and if and so long as the Mortgagor is a member of the Society to observe the Rules of the Society so far as they are not inconsistent with or varied by the NPCMC or this Mortgage
- 5 **THE** Mortgagor assigns with full title guarantee to the Society the goodwill of the business carried on upon the Property (the "Business") **SUBJECT TO** redemption upon payment of the Mortgage Debt
- 6 **THE** Mortgagor assigns with full title guarantee to the Society the full benefit of all licences held in connection with the Business and also full right to recover and receive all compensation which may at any time become payable to the Mortgagor by virtue of the Licensing Act 2003 on account of non-renewal of any of the said licences under the provisions of the Licensing Act 2003 and the full benefit of all other licences or certificates held in connection with the Business and all compensation which may become payable in respect thereof or the non-renewal thereof **SUBJECT TO** redemption upon payment of the Mortgage Debt
- 7 **THE** Mortgagor hereby irrevocably and by way of security appoints the Society and any person nominated for the purpose by the Society in writing under hand by an officer of the Society (including every receiver appointed by the Society) as attorney of the Mortgagor for the Mortgagor in their name and on its behalf to execute seal and deliver (using the company seal of the Mortgagor where appropriate) and otherwise effect and do any deed assurance agreement instrument or act which the Mortgagor ought to execute under the covenants and provisions herein contained or which may be required or deemed proper in the exercise of any rights or powers of the Society hereunder or otherwise for any of the purposes of this security
- 8 **THE** Mortgagor shall at any time if and when required by the Society execute such further legal or other mortgages charges transfers assurances or assignments in favour of the Society as the Society shall from time to time require over all or any of the Property and all rights and remedies relating thereto both present and future (including any vendor's lien) to secure all monies in respect of the Mortgage Debt or to facilitate the realisation of the Property or the exercise of the powers conferred on the Society or a receiver appointed by it
- 9 **THE** Mortgagor and the Society hereby apply to the Land Registry for a restriction to be entered on the register of title to the Property in the following form  
"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 15.5.2014 in favour of Yorkshire Building Society referred to in the Charges Register"

**IN WITNESS** whereof this Deed has been executed and is delivered on and takes effect from the day and year first before written

LA. Executed as a Deed by 20.20 Projects Limited a Director:

**SIGNED** as a Deed by the said \_\_\_\_\_ )

**SIGNED** as a Deed by the said \_\_\_\_\_ )

in the presence of \_\_\_\_\_ )

in the presence of \_\_\_\_\_ )

Witness  
(SIGNATURE)

Witness  
(PRINT NAME)

Address  
(BLOCK CAPITALS)

Alex Miller  
ALEX MILLER  
90 CHANCERY LANE  
LONDON.

Witness  
(SIGNATURE)

Witness  
(PRINT NAME)

Address  
(BLOCK CAPITALS)

Executed as a Deed by affixing

**THE COMMON SEAL** of \_\_\_\_\_ )

in the presence of \_\_\_\_\_ )

Director

Director/Secretary

**EXECUTED** as a Deed by \_\_\_\_\_ )

\_\_\_\_\_ Limited )

acting by \_\_\_\_\_ )

Director

Director/Secretary