

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

A fee is payable with this form
Please see 'How to pay' on the last page.

☒ **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 where there is no
instrument. Use form MR08.

For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

This form **must be delivered to the Registrar for registration**
21 days beginning with the day after the date of creation of the
delivered outside of the 21 days it will be rejected unless it is accompanied by 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. **Do not send the original**



JBIR60J6

JNI

13/12/2022

#311

COMPANIES HOUSE

TUESDAY

1 Company details

Company number

Company name in full

For official use

4

Filling in this form
Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

MR01

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4	Brief description Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument. Brief description Leasehold land known as 4 Coolehill Crescent, Newtownabbey, County Antrim BT36 5AB as the same is registered at the Registry of Deeds Northern Ireland under a Lease dated 7th January 1960 between (1) Stanley George McMaster and (2) Henry Joseph McCormick. Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument". Please limit the description to the available space.
5	Other charge or fixed security Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes
7	Negative Pledge Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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. <input type="checkbox"/> ¹ This statement may be filed after the registration of the charge (use form MR06).
9	Signature Please sign the form here. Signature X MAB Law X This form must be signed by a person with an interest in the charge.

MRO1

Particulars of a 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. The contact information you give will be visible to searchers of the public record.

Contact name Emma Smyth

Company name MKB Law

Address 14 Great Victoria Street

Post town Belfast

County/Region Antrim

Postcode B T 2 7 B A

Country Northern Ireland

DX 2010 NR Belfast

Telephone 02890242450



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 a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ 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 £23 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:

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,
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 www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11037023

Charge code: 1103 7023 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 18th August 2022 and created by BOO PROPERTY HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th December 2022.

Given at Companies House, Cardiff on 20th February 2023



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**



**IN THE HIGH COURT OF JUSTICE IN NORTHERN IRELAND
CHANCERY DIVISION (COMPANIES)**

BEFORE MASTER KELLY

on FRIDAY THE 9TH DAY OF DECEMBER 2022

**IN THE MATTER OF BOO PROPERTY HOLDINGS LTD AND KENSINGTON
MORTGAGE COMPANY LIMITED
THE REGISTRAR OF COMPANIES
AND IN THE MATTER OF THE COMPANIES ACT 2006**

UPON THE APPLICATION by Originating Summons dated 8th December 2022 by the Applicant, Kensington Mortgage Company Limited whose registered office is at Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ,

AND UPON READING the said Originating Summons and the other documents on the Court file recorded as having been read,

AND UPON THE APPLICANT by their Solicitors giving the undertaking set out in the schedule to this order,

AND THE COURT being satisfied that the omission to deliver to the Registrar of Companies pursuant to Section 859F of the Companies Act 2006 ("the Act") the charge mentioned together with the prescribed particulars thereof was due to inadvertence and that it is just and equitable to grant relief pursuant to article 859F of the Act,

IT IS ORDERED as follows:

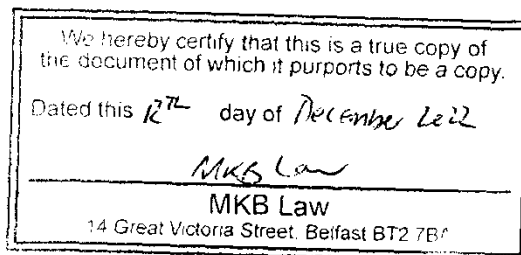
- (1) that the time for delivering to the Registrar of Companies for registration of charge dated 18th August 2022 over lands and premises known as 4 Coolehill Crescent, Newtownabbey, County Antrim BT36 5AB together with the prescribed particulars thereof be and the same is hereby extended to 31st December 2022;
- (2) that the applicant do deliver an office copy of this order to the Registrar of Companies;
- (3) that the registrar of companies shall not issue a conclusive certificate of registration in respect of the mortgage/charge until such time as the Registrar of Companies is satisfied that (1) no winding up or administration has commenced at the expiry of 28 days from the date of this order or (2) if a winding up or administration has commenced within 28 days from the date of this order no application has been made to vary or discharge this order by a liquidator or administrator within 56 days from the date of this order;
- (4) that this order is to be without prejudice to the rights of parties acquired during the period between the date of creation of the said charge and the date of its actual registration;

- (5) that the Company or any unsecured creditor of the Company be at liberty to apply to discharge this order within 28 days after:
- (i) the commencement of the voluntary winding up of the Company becoming effective on or before 31st December 2022, or,
 - (ii) any order made for the winding up of the Company on any petition presented on or before 31st December 2022.

SCHEDULE

The Applicant by their solicitor hereby undertakes that in the case of a resolution for the winding up of Boo Property Holdings Limited ("the Company") becoming effective on or before 31st December 2022 or a petition for the winding up of the Company being presented on or before 31st December 2022 on which for the winding up shall be made and in case the Company by its liquidator or any unsecured creditor of the Company shall within 28 days after the commencement of such voluntary winding up or the date of such order (whichever shall be the later) apply to this Court to discharge this order, then the Applicant will submit to the jurisdiction of this Court and will abide by any order that this Court may make (in the case of the discharge of the present order) for rectification of the register of charges of the Company kept by the Registrar of Companies by the removal thereof of any registration effected by this present order.

Paula Kelly
Proper Officer



Filed Date 12 December 2022

MORTGAGE DEED

We hereby certify that this is a true copy of the document of which it purports to be a copy.
Dated this 8th day of December 2022
MKB Law
MKB Law
14 Great Victoria Street, Belfast BT2 7BA

REGISTRY OF DEEDS
REGISTERED
DATE & SERIAL No.

Kensington

11-Oct-2022 2022286050

This Mortgage Deed is made on the Date between the Borrower(s) and the Company. All capitalised terms in this Deed have the meaning given to them in the Kensington Mortgage Conditions (Northern Ireland) 2020 Ref KMC20 (the **Mortgage Conditions**) unless otherwise defined.

Date (date)	18th August 2022	(Insert)	Mortgage Conditions Kensington Mortgage Company Limited Mortgage Conditions Northern Ireland 2020 (the "Mortgage Conditions")
Lender	Kensington Mortgage Company Limited (Company number: 3049877) whose registered office is at Ascot House, Maidenhead Office Park, Maidenhead, SL6 3QQ and its successors and assigns including any legal and/or equitable assignee, or transferee of this Mortgage Deed whether by way of security only and those deriving title under it or them ("we" or "us" or "our")		
Property	<p>Property: Freehold/Leasehold land being: 4 COOLEHILL CRESCENT, NEWTON ABBEY COUNTY ANTRIM BT36 5AB Registered at the Land Registry for Northern Ireland with Folio Number(s): County: ANTRIM and shown edged on the plan filed with the Land Registry under the same Folio Number (the "Property")</p>		
Mortgagor	<p>Name of company: BOO PROPERTY HOLDINGS LTD a limited liability company incorporated under the Companies Act 2006 in England and Wales with Company Number: 110 37023 having its registered office at: 576 Vile Road, London, England N4 1PP ("you" or "your")</p>		

- This Mortgage Deed incorporates the Mortgage Conditions. You agree to be bound by the Mortgage Conditions and the Mortgage Offer and covenant to observe and comply with the conditions contained in the Mortgage Conditions and the Mortgage Offer. You confirm that you have received a copy of the Mortgage Conditions and acknowledge receipt of these.
- As beneficial owner, you hereby:
 - Charge so much of the Property as has a title registered in the Land Registry as a continuing security for the payment of the loan (as defined in the Mortgage Conditions) and any other amount you owe us under any other agreement we have (or will have) with you while we still have security over the property (in accordance with condition 11.1 of the Mortgage Conditions) and consent to the registration of this charge as a burden against the Property at Land Registry;

Form of charge filed at H M Land Registry under reference MD682L

Kensington and Kensington Mortgages are trading names of Kensington Mortgage Company Limited. Registered in England & Wales. Company No. 03049877. Registered address: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. Kensington Mortgage Company Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 310336). Some investment mortgage contracts are not regulated by the FCA.

- b) demise so much of the Property as is of freehold tenure unto us for the term of ten thousand (10,000) years from the date of this deed;
 - c) demise so much of the Property as is of leasehold tenure unto us for the residue of the term or respective term of years created by the lease or leases under which the Property is held less the last ten days thereof.
- 3. This Mortgage Deed secures further loans (that is, other loans that we make to you at a later date) but does not oblige us to make further loans.
 - 4. If the Property is, or includes, registered land, you apply to the Land Registry of Northern Ireland for the registration against the Property comprised in the above mentioned Folio of an inhibition to read as follows:

"Except under an order of the Court or Registrar of Titles, all dispositions by the registered owner are inhibited unless consent has been obtained from the owner for the time being of the charge on in favour of Kensington Mortgage Company Limited."
 - 5. This Mortgage Deed and our agreement with you are governed by the laws of Northern Ireland.

Warning:

Please note that if you sign this Mortgage Deed you will be legally bound by its terms. If this Mortgage Deed is signed by more than one borrower you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay us what you owe us when it is due or you do not comply with your obligations to us we may repossess and sell the Property.

The witness must be over the age of 18 and cannot be a borrower, spouse, civil partner, cohabitee or an immediate family member of a borrower. Unless the witness is a solicitor, the signature of each borrower must be witnessed by two separate individuals.

You should obtain legal advice before you sign this Mortgage Deed.

Executed as a deed by:

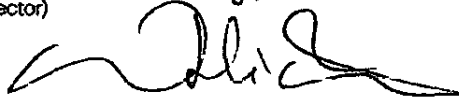
Boo Property Holdings Ltd

(name of executing company)

Acting by:

Warren Haggins

(name of director)



(signature of director)

In the presence of:

Witness 1

Witness signature:



Witness name:

EMMA SMYTH.

Witness address:

14 Great Victoria Street, Belfast BT2 7BA.

Witness occupation:

Witness 2

Witness signature:

Witness name:

Witness address:

Witness occupation: