

MG01

Particulars of a mortgage or charge



IRIS
LASERFORM

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
particulars of a charge for a
company. To do this, please
form MG01s

FRIDAY



LD3

"L2XCIZ51"

11/11/2011

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COMPANIES HOUSE

1

Company details

Company number

0 0 6 0 1 9 1 0

Company name in full

Zeldam Company Limited (the "Company")

For official use

16

→ 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

0 1 1 1 2 0 1 1

3

Description

Description

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

Debenture (the "Deed")

4

Amount secured

Amount secured

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

All monies, obligations and liabilities which shall from time to time
(and whether on or at any time after any demand or judgment) be
due, owing or incurred from each Chargor to the Finance Parties
whether actually or contingently and whether solely or jointly with
any other person and in whatever style or name and whether as
principal or surety.

Continuation page

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

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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 BARCLAYS BANK PLC (the "Security Trustee")

Address 1 CHURCHILL PLACE

LONDON

Postcode E 1 4 5 H P

Name

Address

Postcode

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

1. By way of fixed charge each of the following including all rights of enforcement of the same:
 - 1.1 the Company's interest in the Relevant Contracts;
 - 1.2 all fixtures, fittings, plant, machinery, manuals and other chattels in respect of any Charged Property and all guarantees and warranties in respect of any of them,
 - 1.3 all easements, licences and other rights relating to any Charged Property in which the Company has an interest;
 - 1.4 the Accounts and any other accounts (in either case in respect of which a Finance Party maintains control) of the Company maintained from time to time with the Security Agent or any other Finance Party and the debts represented by them,
 - 1.5 the Investments;
 - 1.6 if applicable Company's uncalled capital;
 - 1.7 the Company's goodwill, and
 - 1.8 all Related Rights in respect of the above
2. By way of security assignment each of the following including all rights of enforcement of the same:
 - 2.1 all Rental Income present and future,
 - 2.2 the Net Disposal Proceeds;
 - 2.3 all book debts and other debts present and future payable to the Company,
 - 2.4 the Accounts and any other accounts (in either case in respect of which a Finance Party maintains control) of the Company from time to time not charged under paragraph 2.4 above and the debts represented by them;
 - 2.5 the Company's rights, interests and all monies payable to the Company under any Insurance Policies,
 - 2.6 the benefit of the copyright and similar rights vested in the Company from time to time in connection with any Charged Property,
 - 2.7 all cause of action and other rights and remedies in which the Company has an interest from time to time;
 - 2.8 the Borrower's rights, interests and all monies payable to the Company under any Hedging Arrangement present and future;

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6	Short particulars of all the property mortgaged or charged	
	Please give the short particulars of the property mortgaged or charged	
Short particulars	<p>2.9 the benefit of any monies paid or payable to the Company under any Hedging Agreement present and future;</p> <p>2.10 the Company's interest from time to time in any VAT recoveries in respect of any Charged Property; and</p> <p>2.11 all Related Rights in respect of the above</p> <p>3 By way of floating charge all the Company's assets, property and undertaking both present and future</p> <p>NOTES:</p> <p>1. The Deed provides that where two or more persons purport to create a Security Interest over a Charged Asset under the Deed then:</p> <p>(a) they (or such of them as have the joint interest in the relevant Charged Asset) shall be deemed to have jointly mortgaged, charged and/or assigned, as appropriate, their joint interest in the relevant Charged Asset;</p> <p>(b) each person shall be deemed to have mortgaged, charged and/or assigned, as appropriate, its individual interest (if any) in the relevant Charged Asset; and</p> <p>(c) each person shall be deemed to have confirmed the Security Interest granted by the others.</p> <p>2. The Deed contains a provision that the charges created under the Deed expressed to be:</p> <p>(a) fixed charges, shall only apply to the extent that they create fixed security; and</p> <p>(b) floating charges, shall not apply to any Charged Asset which is the subject of any fixed security under the Deed</p> <p>3. The Deed contains a provision that the Security Agent may at any time by notice in writing to the Chargors convert the floating charge referred to in paragraph 4 above with immediate effect into a fixed charge as regards any Charged Assets specified in the notice if:</p> <p>(a) a Default is continuing, or</p> <p>(b) the Security Agent considers that any of the Charged Assets may be in jeopardy or in danger of being seized, attached, charged, taken possession of or sold under any form of legal process</p> <p>4. The Deed contains a provision that notwithstanding Note 3 above and without prejudice to any law which may have a similar effect, the floating charge referred to in paragraph 4 above will convert automatically with immediate effect into fixed charges as regards all the assets subject to the floating charge if:</p> <p>(a) any Chargor creates or attempts to create any Security Interest over any Charged Assets;</p> <p>(b) any steps are taken (including the giving of notice, the presentation of a petition, the passing of a resolution or the making of an application) to appoint a liquidator, provisional liquidator, administrator or receiver in respect of any Chargor over all or any part of its assets, or if such person is appointed,</p> <p>(c) any other floating charge over any of the Charged Assets crystallises, or</p> <p>(d) in any other circumstances prescribed by law.</p> <p>5 The Deed contains a provision that each Chargor shall execute and do at its own cost and in such form as is reasonably required by the Security Agent:</p> <p>(a) such further additional mortgages, charges, assignments, transfers and conveyances; and</p> <p>(b) such assurances, deeds, documents, acts and things,</p> <p>as the Security Agent may reasonably require to perfect or protect the security created by the Deed and/or to facilitate or effect any dealing with the Charged Assets in connection with the Deed.</p> <p style="text-align: center;">;</p>	

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6	Short particulars of all the property mortgaged or charged	
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Short particulars	<p>6 The Deed contains a provision that if the Security Agent so requests, each Chargor shall</p> <p>(a) serve a notice of assignment in respect of any Charged Asset, and</p> <p>(b) affix or indorse (as appropriate) a notice of the security intended by this Deed on any Charged Asset,</p> <p>in the form set out in Schedule 4 (<i>Part A - Notice of assignment or charge of contract</i>) of the Deed in respect of contracts assigned pursuant to Clause 4.4 (<i>Assignment</i>) of the Deed.</p> <p>7. The Deed provides that each Chargor authorises the Security Agent to make an application on Form RX1 (or such other form as may be prescribed from time to time) to enter a restriction against dispositions of the relevant registered estate.</p> <p>8 The Deed contains a provision that following a Default which is continuing, the Security Agent may (without notice to or consent from a Chargor and in that Chargor's name or otherwise) exercise any rights (including the right to collect dividends, interest, principal or other payments of money but excluding the right to vote) in respect of the Investments and may do anything necessary to complete any transfer form in favour of itself or otherwise.</p> <p>9 The Deed contains or incorporates the following definitions:</p> <p>Accounts means the General Account, the Rent Account or the Sales Account</p> <p>Additional Counterparty means a bank or financial institution which becomes a Counterparty after the date of the Facility Agreement with the approval of the Facility Agent</p> <p>Agent(s) means either or both of the Facility Agent and/or the Security Agent, as the context may require</p> <p>Agreement for Lease means an agreement to grant an Occupational Lease of all or part of a Properties</p> <p>Borrower means the Chargors</p> <p>Charged Asset means each and all of the assets, property, undertaking and other interests from time to time assigned or charged or intended to be assigned or charged by the Deed and the subject matter of each of them</p> <p>Charged Property means any freehold or leasehold property from time to time charged pursuant to the Deed</p> <p>Chargors means the parties details of which are set out in Schedule 1 below</p> <p>Counterparty means the Original Counterparty or an Additional Counterparty</p> <p>Default means:</p> <p>(a) an Event of Default, or</p> <p>(b) an event which would be (with the expiry of a grace period, the giving of notice or the making of any determination under the Finance Documents or any combination of them) an Event of Default</p> <p>Event of Default means an event specified as such in Clause 17 (<i>Default</i>) of the Facility Agreement</p> <p>Facility Agent means Barclays Bank plc as facility agent</p>	

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	<p>Facility Agreement means a facility agreement dated on or about the date of the Deed and made between the Chargors (as Borrowers) (1), Barclays Corporate (as Arranger) (2), Barclays Bank PLC (as Original Lender, Original Counterparty, Facility Agent and Security Trustee) (3) and any agreement entered into under or supplemental to it or amending, restating or novating it</p> <p>Finance Documents means (a) the Facility Agreement, and also (b) a Security Document, (c) a Transfer Certificate, (d) a Duty of Care Agreement, (e) a Fee Letter, (f) any Hedging Agreement, (g) a Counterparty Accession Agreement (all as defined in the Facility Agreement), or (h) any other document designated as such by a Lender and the Borrowers</p> <p>Finance Party means a Lender, the Counterparty or an Agent and any other party designated in writing as a Finance Party from time to time by the Facility Agent</p> <p>General Account means the account in the name of the Borrowers held with Barclays Bank PLC (or such other financial institution as may be approved by the Facility Agent from time to time) designated as such under the terms of the Facility Agreement</p> <p>Hedging Agreement means any interest hedging agreement entered into by a Borrower with a Counterparty in connection with interest payable under the Facility Agreement, including any collateral support agreements</p> <p>Insurance Policy means any policy of insurance in which each Chargor may from time to time have an interest relating to any Charged Property</p> <p>Investments means the existing or future interest of the relevant person in: (a) any stocks, shares, bonds, units or any form of loan or other capital of or in any legal entity; and (b) any warrant or other right to acquire any such investment, in each case, including any income, offer, right or benefit in respect of any such investment</p> <p>Lease Document means: (a) an Agreement for Lease; (b) an Occupational Lease, or any other document designated as such by the Facility Agent and the Borrowers</p> <p>Lender means (a) an Original Lender, or (b) any person which becomes a Lender after the date of the Facility Agreement</p> <p>Net Disposal Proceeds means the gross proceeds of the disposal permitted under Clause 15.6.3 of the Facility Agreement less an amount equal to the reasonable costs and expenses of third parties (excluding those of the Borrowers and its Affiliates, as defined in the Facility Agreement) in connection with the disposal which are incurred by the Borrowers, full details of which are notified to the Finance Parties</p> <p>Occupational Lease means any lease or licence or other right of occupation or right to receive rent to which a Properties may at any time be subject</p> <p>Original Counterparty means Barclays Bank plc as counterparty to certain hedging arrangements</p> <p>Original Lender means Barclays Bank plc</p>	

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Particulars of a mortgage or charge

6	Short particulars of all the property mortgaged or charged	
Short particulars	Please give the short particulars of the property mortgaged or charged	
	<p>Property means each property details of which are set out in Schedule 2 including all:</p> <ul style="list-style-type: none"> (a) land, cellars, vaults, underground tunnels, eaves, canopies, structures and the like used or enjoyed in connection with it now or in the future; (b) buildings, fixtures (including trade fixtures) and fixed plant and machinery and other structures now or in future on it; and (c) easements, access-rights, rights of way, wayleaves and rights attaching to it <p>Related Rights means, in relation to any asset:</p> <ul style="list-style-type: none"> (a) the proceeds of sale of any part of that asset, (b) all rights under any licence, agreement for sale or agreement for lease in respect of that asset; (c) all rights, powers, benefits, claims, contracts, warranties, remedies, security, guarantees, indemnities or covenants for title in respect of that asset; and (d) all monies and proceeds paid or payable in respect of that asset, <p>(including all rights against any trustee, nominee, fiduciary or clearing system)</p> <p>Relevant Contracts means each and all of the following both present and future:</p> <ul style="list-style-type: none"> (a) each contract in respect of any disposal of any Charged Asset; (b) each Occupational Lease, and (c) any managing agent's agreement, <p>in each case, including any guarantees or sureties entered into in respect of them</p> <p>Rent Account means the account in the name of the Borrowers and designated as the rent account (as renewed, redesignated, replaced or renumbered from time to time)</p> <p>Rental Income means the aggregate of all amounts paid or payable to or for the account of the Borrowers in connection with the letting of each of the Properties, including each of the following amounts:</p> <ul style="list-style-type: none"> (a) rent, licence fees and equivalent amounts paid or payable; (b) any sum received or receivable from any deposit held as security for performance of a tenant's obligations, (c) a sum equal to any apportionment of rent allowed in favour of the Borrowers, (d) any other monies paid or payable in respect of occupation and/or usage of a Properties and any fixture and fitting on a Properties including any fixture or fitting on a Properties for display or advertisement, on licence or otherwise, (e) any sum paid or payable under any policy of insurance in respect of loss of rent or interest on rent, (f) if such surrender or variation is permitted under the Facility Agreement and subject to any conditions required by the Facility Agent in connection with that permission, any sum paid or payable, or the value of any consideration given, for the surrender or variation of any Lease Document; (g) any sum paid or payable by any guarantor of any occupational tenant under any Lease Document, (h) any Tenant Contributions; and (i) any interest paid or payable on, and any damages, compensation or settlement paid or payable in respect of, any sum referred to above less any related fees and expenses incurred (which have not been reimbursed by another person) by the Borrowers in connection with such changes, compensation or settlement. <p>Sales Account means the account in the name of the Borrowers and designated as the sales account (as renewed, redesignated, replaced or renumbered from time to time)</p> <p>Security Agent means Barclays Bank plc as security agent</p>	

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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

Security Interest means any mortgage, pledge, lien, charge, floating charge, assignment, hypothecation or security interest or any other agreement or arrangement having a similar effect

Tax means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any related penalty or interest payable in connection with any failure to pay or any delay in paying any of the same)

Tenant Contributions means any amount paid or payable to the Borrowers by any tenant under a Lease Document or any other occupier of a Properties, by way of:

(a) contribution to:

(i) insurance premia,

(ii) the cost of an insurance valuation;

(iii) a service charge in respect of the Borrowers' costs under any repairing or similar obligation or in providing services to a tenant of, or with respect to, a Properties, or

(iv) a sinking fund; or

(b) value added tax or similar taxes

VAT means value added tax as provided for in the Value Added Tax Act 1994 or any other Tax of a similar nature whether of the UK or elsewhere

Schedule 1

Chargors	Jurisdiction of incorporation	Registered number
Better Properties Limited	England	02150001
Blustart Co. Limited	England	00844475
Bullion Properties Limited	England	00767173
Doxit Co. Limited	England	00612330
E. and S Property Trading Co Limited	England	00987960
Englander Company Limited	England	00507585
Gainhold Limited	England	01712067
Grandprop Limited	England	01599213
Multistates Limited	England	01966565
Parkholt Properties Limited	England	00816826
Rimex Investments Limited	England	02127522
Ruralpride Limited	England	01856083
Urbanhold Limited	England	01714336
Zeldam Company Limited	England	00601910

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6	Short particulars of all the property mortgaged or charged	
Short particulars		
Please give the short particulars of the property mortgaged or charged		

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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

Baldwin Limited	Street Properties	England	03735612
Caneprop Limited		England	00796759
Halastar Limited		England	03224216
Pagecolt Limited		England	01714431
Pleasant Estates Limited		England	04690416
Sandrul Limited		England	03225564

Schedule 2

Part A

Chargor	Property	Title number
Better Properties Limited	1-4 Fernham Court, Fernham Road, Thornton Heath, Surrey	SY118288
Better Properties Limited	234, 236, 238, 240 Parchmore Road, Thornton Heath, Surrey	SGL90405
Better Properties Limited	3-14 Queens Court, Queens Road, London, E11	EGL3831
Better Properties Limited	1-35 Highbury Grove Court, Highbury Grove, London, N5	LN14120
Better Properties Limited	300-318 Ruislip Road East, Greenford, Middlesex	MX443673
Better Properties Limited	47-69 West End Road, Flats, Garages & Shop, Mortimor	BK34916
Blustart Company Limited	Flats 79-101 Uxbridge Road, Stanmore, Middlesex	NGL394868
Doxit Co Limited	1-8, 21-28, 31-36 Gomshall Gardens, Kenley, Surrey	SGL426353/ SGL573280
Doxit Co. Limited	9-16 Grimsbury Square, Banbury, Oxon, OX16 3HM	ON189349

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6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

E. and S Property Trading Co Limited	455 Steatham High Road, London, SW16 3PH	53907
Englander Company Limited	19/19A 21/21A Sunny Hill, London, NW4	MX135891
Englander Company Limited	1-14 Westways & 6 Garages, York Road, Northwood Hills, Middlesex	AGL118577
Gainhold Limited	6/6a & Mandeville Road, Northolt, Middlesex	NGL529501
Gainhold Limited	Northfleet Industrial Estate A3, A4, C3, C4, Q1-Q5 Kent	K859429, K812592
Gainhold Limited	18 & 20 Powis Street, Woolwich, London, SE18	TGL49104, SGL489162
Gainhold Limited	2-12 Watling Avenue and 5-8 Rosslyn Mansions	NGL597164
Gainhold Limited	10/20 Well Hall Road, Eltham, London SE9	SGL489145
Grandprop Limited	183 Dulcie Works Units, Hulme Hall Lane, Man	GM411950
Grandprop Limited	117-133 Field End Road, Eastcote, Middlesex	MX81100, MX30098
Grandprop Limited	1-10 Astoria Parade & Mansions, Streatham High Road, SW16	TGL155840
Multistates Limited	240-246 (even) Streatham High Road & Charles Court 1-10, London SW16	SGL67171
Multistates Limited	5,7 & 9 Dean Hill, Plymstock, Devon	DN38360
Multistates Limited	9/10 York Place, Brighton, Sussex	SX49006
Parkholt Properties Limited	4 Clays Court, Stamford Hill, London, N16	NGL42157
Parkholt Properties Limited	338-344b St Albans Road, Watford, Herts	HD61214

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Please give the short particulars of the property mortgaged or charged

Short particulars

Rimex Investments Limited	41-43a Broadwater Street West, Worthing, Sussex	WSX80671
Rimex Investments Limited	4 The Parade, Oldfields Road, Sutton	SY126473 SGL544458
Rimex Investments Limited	1-12 Central Parade, Rochester, Kent	K312614
Rimex Investments Limited	Land to the south side of South Lodge at the junction with Chestnut Grove, Mitcham	SY70301,
Rimex Investments Limited	323-337 London Road & Drive House, Mitcham	SGL309454
Rimex Investments Limited	27-43A Town Street & Garages 1-6 Horsforth, Leeds	WYK440427
Ruralpride Limited	37,37A,37B 39,39A,39B Broadwater Street West, Worthing, Sussex	WSX77075
Ruralpride Limited	151-153 Clapham High Street	LN182284
Ruralpride Limited	55/59 Fife Road, Kingston Upon Thames	SY81253
Ruralpride Limited	Hadleigh Hall Parade, 244- 258 London Road, Essex	EX609185
Ruralpride Limited	North West Industrial Estate, Mill Hill, Peterlee	DU64496
Ruralpride Limited	51-85 (odd) Sydney Road, London, N10	MX211587, MX396438
Ruralpride Limited	8/10 2/8 Wood Street & 3-13 Long Street, Middleton, Manchester	GM87203, GM72497
Urbanhold Limited	Streatham Parade (1-15) Streatham High Road, SW16	TGL50423
Zeldam Company Limited	1-4 The Flats, Wiltshire Lane, Eastcote, Pinner, Middlesex	AGL66593

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6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

Part B

Multistates Limited	Units 1, 1A and 2 Avon House, Market Place, Cannock	SF329170
Baldwin Street Properties Limited	14-24 (even) Baldwin Street and 5 Marsh Street, Bristol	BL106467
Pleasant Estates Limited	21 Barter Street, London WC1	NGL875738
Pagecolt Limited	3-5 High Street, Rhyl	WA459447
Sandrul Limited	38 Town Street, Horsforth, Leeds	WYK594787
Halastar Limited	44-45 The Broadway, Ealing, London W5	AGL250279
Halastar Limited	1, 1A and 2A Wellfield Road, Cardiff	WA803433
Sandrul Limited	100-102 Southend Road, Croydon	SGL587936
Caneprop Limited	143 Brailsford Road Fallowfield	GM130276
Caneprop Limited	13 Carlton Street, Eccles	GM128662

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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 <ul style="list-style-type: none">- 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		
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 870) 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 866) 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 X <i>Berwin Leighton Paine LLP</i> X This form must be signed by a person with an interest in the registration of the charge	

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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 JUFL/27690 74 (19611025 2)

Company name Berwin Leighton Paisner LLP

Address Adelaide House

London Bridge

Post town London

County/Region

Postcode E C 4 R 9 H A

Country

DX 92 LONDON/CHANCERY LN

Telephone +44 (0)20 3400 1000



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,
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.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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 601910
CHARGE NO. 16**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEBENTURE DATED 1 NOVEMBER
2011 AND CREATED BY ZELDAM COMPANY LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM
EACH CHARGOR TO THE FINANCE PARTIES ON ANY
ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO
CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 11
NOVEMBER 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 16 NOVEMBER
2011

QY



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES