0000007/13

In accordance with Sections 859A and 859J of the Companies Act 2006

MR01
Particulars of a charge

Companies House

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

✓ **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.companieshouse...

This form **must be delivered to the Registrar for registration w... 21 days** beginning with the day after the date of creation of the cha... delivered outside of the 21 days it will be rejected unless it is accomp... court order extending the time for delivery

You **must** enclose a certified copy of the instrument with this form T... scanned and placed on the public record

A285Z7AP
A09 11/05/2013 #287
COMPANIES HOUSE

1 Company details

For official use 1

Company number	0 7 8 6 7 7 0 4
Company name in full	Addon Developments Limited

→ **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	d 3 d 0 m 0 m 4 y 2 y 0 y 1 y 3

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	Dainton Group Services Limited
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
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

41 Canterbury Way

Exmouth

EX8 5QQ

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**

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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

Company name

Address

Post town

County/Region

Postcode

Country

DX

Telephone

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 £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

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

This form has been provided free of charge by Companies House

MR01
Particulars of a charge

8 Trustee statement ❶

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

☐

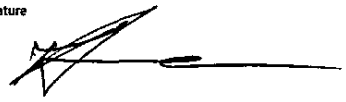
❶ This statement may be filed after the registration of the charge (use form MR06)

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

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7867704

Charge code: 0786 7704 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th April 2013 and created by ADDON DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th May 2013.

Given at Companies House, Cardiff on 17th May 2013

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

Land Registry
Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form Alternatively use continuation sheet CS and attach it to this form

'Conveyancer' is a term used in this form It is defined in rule 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives.

Leave blank if not yet registered

1 Title number(s) of the property:
DN188164

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

2 Property
41 Canterbury Way, Exmouth, Devon

3 Date: 30TH April 2013.

Give full name(s)

4 Borrower:
Addon Developments Limited

Complete as appropriate where the borrower is a company

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix
07867704
For overseas companies
(a) Territory of incorporation

(b) Registered number in England and Wales including any prefix:

Give full name(s)

5 Lender for entry in the register:
Dainton Group Services Limited

Complete as appropriate where the lender is a company Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:
01519778
For overseas companies
(a) Territory of incorporation:
(b) Registered number in England and Wales including any prefix.

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any) The others can be any combination of a postal address, a UK DX box number or an electronic address

6 Lender's intended address(es) for service for entry in the register
Dainton Business Park, Heathfield, Newton Abbot, Devon, TQ12 6RG

WE CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL
F ARTHUR JONES & Co SOLICITORS EXMOUTH
10th May 2013
F Arthur Jones & Co

Place 'X' in any box that applies.

Add any modifications.

7 The borrower with

[x] full title guarantee

[ ] limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

Place 'X' in the appropriate box(es)

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

8 [ ] The lender is under an obligation to make further advances and applies for the obligation to be entered in the register

[x] The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:

No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [30th April 2013] in favour of Dainton Group Services Limited referred to in the charges register or its conveyancer.

Insert details of the sums to be paid amount and dates) and so on

9 Additional provisions

9.1 Definitions and Interpretation
Where the context allows:-

(a) "the Borrower" and "the Lender" include the persons deriving title under them.

(b) Obligations of more than one person are joint and several obligations.

(c) Expressions used on the front page of the Charge have the meanings there shown.

(d) References to the Property include references to any part or parts of the property.

(e) "Interest Rate" menas 5% per annum over the Bank of England base rate as varied from time to time.

9.2 The Borrower charges the Property with the payment or discharge to the Lender of all monies and other obligations or liabilities ('the Debt') agreed to be paid or discharged by the Borrower or owing from time to time by the Borrower to the Lender. The Debt amounts to £380,000 and interest will be added to the Debt at the Interest Rate .

9.3 Covenant for payment
The Borrower will pay to the Lender:-

(a) On the 8th day of September 2013 the Debt with interest and accrued interest in the meantime at the Interest Rate, and

(b) So long as that amount or any part of it remains unpaid after the payment day, interest at the Interest Rate on so much as remains unpaid by

equal payments on the payment days agreed between the Borrower and the Lender in every year.

9.4. Legal date for redemption

The legal right of redemption ceases on the first payment day after the date of this charge and in favour of a purchaser the statutory power of sale arises on that day.

9.5. Covenants concerning the Property

The Borrower covenants for as long as the Charge is outstanding:-

(a) To put and keep the Property in good and substantial repair.

(b) To keep the Property insured against fire and other contingencies to its full value with responsible insurers approved by the Lender if required and in the joint names of the Borrower and the Lender

(c) Not to insure the property independently and if the Borrower receives insurance monies in respect of the Property to hold them as trustee for the Lender.

(d) To observe and perform the restrictive and other covenants and stipulations (if any) affecting the Property and the obligations on the tenant's part in any lease under which the Property is held.

(e) Not without the written consent of the Lender to carry out any operation or institute or continue any use of the Property for which permission is required under the law from time to time of Town & Country Planning but which has not been obtained at the date of the Charge.

(g) That the statutory powers conferred on a mortgagor in possession of leasing agreeing to lease and accepting surrenders of leases shall not apply to this Charge and the Borrower will not otherwise without the written consent of the Lender grant or agree to grant any lease or tenancy of the Property.

9.6. Entry to inspect or do works

While this Charge is outstanding the Lender may enter and inspect the Property at any reasonable time and may also enter and do any work which the Borrower has failed to do

9 7 Section 103 of the Law of Property Act 1925 shall not apply to this security

10 Execution

The borrower must execute this charge as a deed using the space opposite If there is more than one borrower, all must execute Forms of execution are given in Schedule 9 to the Land Registration Rules 2003 If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer

Executed as a deed by
ADDON DEVELOPMENTS LIMITED
acting by its Director
.....
in the presence of -

DONNA MADDICOTT

PAUL MADDICOTT

WARNING
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.