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COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

Pursuant to section 395 of the Companies Act 1985

CHA 116

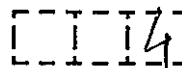
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*insert full name
of company

To the Registrar of Companies

For official use

Company number



3233014

Name of company

* CAT Developments Limited

Date of creation of the charge

15 January 1999

Description of the instrument (if any) creating or evidencing the charge (note 2)

Debenture

Amount secured by the mortgage or charge

All monies obligations and liabilities whether principal interest or otherwise which may now or at any time in the future be due owing or incurred by the Company to the Lender whether actual or contingent and whether alone severally or jointly as principal guarantor surety or otherwise and in whatever name or style together with interest charges and other expenses

Names and addresses of the mortgagees or persons entitled to the charge

EGT Bridging Finance Ltd of 504 High Road Wembley Middlesex HA9 7BH

Presentor's name address and
reference (if any):

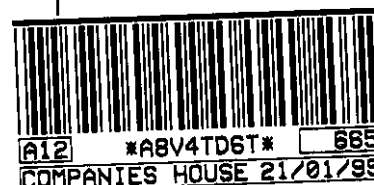
Fladgate Fielder Solicitors
25 North Row
London
W1R 1DJ

DLM/14863.124/sm

Time critical reference

For official use
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

FIRSTLY by way of First Legal Mortgage all that freehold property known as 113 Benares Road, Plumstead as registered at H M Land Registry under Title Number 396149 with title absolute together with all buildings trade and other fixtures fixed plant and machinery of the Company from time to time thereon

(see continuation sheet)

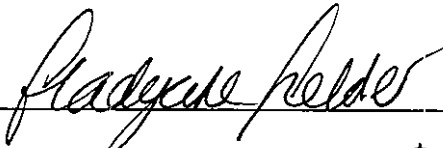
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Particulars as to commission allowance or discount (note 3)

none

Signed



Date 19 January 1999

On behalf of [company] [mortgagee/chargee] †

† delete as
appropriate

NOTES

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

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Particulars of a mortgage or charge (continued)

Continuation sheet No _____
to Form No 395 and 410 (Scot)

CHA 116

Please complete
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Company Number

3233014

Name of Company

CAT Developments Limited

Limited*

* delete if
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

SECONDLY by way of First Fixed Charge:

1 All other freehold leasehold and other immovable property now or in the future belonging to the Company together with all buildings, trade and other fixtures, fixed plant and machinery of the Company from time to time thereon;

1.1 all plant and machinery now or in the future belonging to the Company other than fixed plant and machinery;

1.2 all book debts and other debts now or in the future due or owing to the Company;

1.3 all stocks shares and other securities now or in the future belonging to the Company together with all dividends and other rights deriving therefrom;

1.4 the goodwill of the Company and its uncall capital for the time being;

1.5 all patents trade marks service marks designs and other intellectual property rights choses in action and claims and all fees, royalties and other rights of every kind deriving therefrom now in the future belonging to the Company;

THIRDLY by way of First Floating Charge:

The whole of the Company's undertaking and all its property and assets whatsoever and wheresoever present and future other than the property and assets from time to time effectively charged to the Lender by way of legal mortgage or fixed charge by this Debenture.

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There is restriction that the Company shall not without prior written consent of the Lender create or permit to subsist any mortgage charge pledge hypothecation lien (oither than the lien arising by operation of law) or other security interest on any of its assets ranking in priority or parri passu with fixed and floating charges hereby created other than this Debenture

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

Please complete
legibly, preferably
in black type, or
bold block lettering

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 03233014

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 15th JANUARY 1999 AND CREATED BY CAT DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO EGT BRIDGING FINANCE LIMITED ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 21st JANUARY 1999.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22nd JANUARY 1999.

M. Ibrahim
M. IBRAHIM DAS.

for the Registrar of Companies

[Handwritten signature]



C O M P A N I E S H O U S E