

0192/00027707/en

Other Announcements

**BALLARAT PROPERTY PLC**

BPP

**BALLARAT PROPERTY PLC**

Please see the attached documents.

Attachment:

1. **Liquidation Documents**

**Non Regulated**

Publication Date: 28/05/2019

**Minutes of the Board of Directors of Ballarat Property Plc ("the Company")**

Held at: 109 Baker Street, London, England, W1U 6RP

On: 14 May 2019

At: 11:15 am

Present: Chair - Nicolaos Mina

The company's financial position was discussed. It was proven to the satisfaction of the meeting that the company cannot by reason of its liabilities continue its business.

The meeting noted that the company or its directors do not have any personal or professional relationships with Quantuma LLP and its staff and that there were no known conflict issues which would prevent the appointment of liquidators from Quantuma LLP.

Accordingly, it was resolved that:

- 1 The directors recommend that the Company be wound up voluntarily;
- 2 Instructions be and are hereby given to Quantuma LLP to assist the directors in convening the statutory meeting of members and seeking the approval of creditors on the appointment of liquidators either by deemed consent or virtual meeting of creditors;
- 3 Nicolaos Mina be appointed to act as Chair of the statutory meeting of members and Convener and Chair of all decisions proposed to creditors, whether by meeting or other means;
- 4 Instructions be and are hereby given to Quantuma LLP to assist the directors in the preparation of the statement of affairs and the report on the Company's trading history to be given to the creditors;
- 5 The Company's bank account is to be frozen, with the bank instructed to make no further payments.
- 6 A separate bank account Metro Bank Plc, into which all monies received by the Company should be paid. This new account to be used to discharge liabilities in respect of fees, costs, and expenses properly incurred and arising from the implementation of these resolutions, including payments to employees and suppliers.
- 7 The following director will sign the Statement of Truth on the Statement of Affairs and authorise the report on the Company's trading history to be given to the creditors:  
  
NICOLAOS MINA
- 8 That Quantuma LLP be paid in the sum of £5,000 plus VAT and disbursements in respect of convening the procedure to seek a decision from creditors on the nomination of a Liquidator and for the preparation of the Statement of Affairs; such fees to be paid from the assets of the Company
- 9 The Company shall incur no further credit as from the time of this meeting and that the Company's employees are to be instructed accordingly;
- 10 Authority be given to Quantuma LLP to contact the Company's bank, solicitors and accountants, where appropriate, to release information in respect of the Company;
- 11 The Company's registered office be changed to High Holborn House, 52-54 High Holborn, London, WC1V 6RL.
- 12 The directors present confirmed that they understand their responsibilities in connection with the convening the meetings of shareholders and creditors and in preparing a report on the Company's history and a statement of affairs.

The directors also confirmed that they have received the following advice in respect of the winding up of the Company:

- not to incur any further credit;
- not to pay any creditors;
- not to return any goods to any creditor;
- not to accept deliveries from suppliers unless paid for in cash which has been made available specifically for these purposes;
- trading is to cease unless there is good cause;
- if trading is to continue, the benefits of doing so will need to be documented;
- to safeguard the Company's assets until the meeting of creditors;
- not to dispose of any assets of the Company, with particular care to be taken to ensure that no assets are allowed to fall into the control of persons who are, or may be creditors of the Company;
- not to exercise your powers as directors in the period before the appointment of a liquidator of the Company, except so far as may be necessary to secure compliance with sections 100 (creditors' decision) and 99 (statement of affairs) of the Insolvency Act 1986, other than to dispose of perishable goods and other goods the value of which is likely to diminish if they are not immediately disposed of, or to do all such other things as may be necessary for the protection of the Company's assets. Upon the appointment of a liquidator all the powers of the directors will cease, except where a liquidation committee or creditors sanction their continuance;
- that all of the statutory duties of the Company's directors and secretary remain in force until a liquidator is appointed and the Company is still required to comply with all government regulations; and
- to ensure, insofar as it is possible, that neither the directors nor any member of the Company's staff speaks to the press or the media without the advice of Quantuma LLP being obtained.

The Meeting concluded at 11:30 am.

Signed  \_\_\_\_\_

**Chair**

Name in full NICOLAOS MINA

Dated 14 May 2019 \_\_\_\_\_

**NOTICE TO MEMBERS OF GENERAL MEETING**

**IN THE MATTER OF THE INSOLVENCY ACT 1986 AND IN THE MATTER OF**

**Company No:** 09465030 Registered in England and Wales

**Company name:** Ballarat Property Plc

**Trading/Former Name used in last 12 months:**

**Business address:** 109 Baker Street, London, England, W1U 6RP

**Registered Office:** 109 Baker Street, London, England, W1U 6RP

Notice is hereby given that a general meeting of the company will be held at Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL on *29 May 2019* at 11.45 am for the purpose of considering and if thought fit passing the following resolutions:

**Special resolution**

"That the Company be wound up voluntarily."

**Ordinary resolution**

"That Andrew Andronikou and Michael Kiely of Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL (office holder no 8806 and 9617) be and are hereby appointed Joint Liquidators for the purpose of such winding up. Any act required or authorised under any enactment to be done by a liquidator may be done by one of them."

Proxy forms, if applicable, must be lodged at Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL, by no later than 12.00 noon on *28 May 2019*

Dated: *14 May 2019*

By order of the Board



NAME *NICOLAOS MINA*  
Director


**NOTE:**

A member who will not be attending the meeting in person may, by using the enclosed proxy form, nominate another person to attend and vote on his behalf. The proxy need not be a member of the company. Alternatively a member may nominate the chairman of the meeting to vote on his / her behalf.

**Agreement of Members to Short Notice of a General Meeting**

**Bellarat Property Plc ("the Company")**

I, being member of the above-named Company entitled to attend and vote at the General Meeting of the Company to be held at Quantuma LLP, High Holborn House 52-54 High Holborn London WC1V 6RL on 29 May 2019 at 11.45 am on hereby waive my / our right to receive longer notice of the meeting and agree that the meeting shall be deemed to have been duly called, notwithstanding that shorter notice than specified in the Companies Act or in the Company's Articles of Association, has been given

Name of Member	Shares Held	% of Issued	Signature
Antonagis Antoniou on behalf of Osprey Real Estate Limited	50,000 Ordinary Shares	100%	

**Total Shares Issued: 50,000 Ordinary Shares**

**Dated:** 14 May 2019

**Notes**

1. The waiver of notice, when signed, should be produced to the chairman of the meeting at its commencement, unless previously sent to Quantuma LLP and the production of the waiver should be recorded in the minutes.
2. All joint holders should sign.
3. in the case of a corporate member, the capacity in which the signatory has authority to sign should be indicated;
4. The waiver must be regarded only as a waiver of full notice and does not dispense with the requirement to give members notice as such.
5. Consents must be received by a majority in number of members holding not less than 90% of the nominal value of the shares giving the right to attend and vote at that meeting.

Company Number: 09465030

**BALLARAT PROPERTY PLC ("the Company")**


**STATEMENT OF INTEREST IN SHAREHOLDING**

Name of Member ANTONAKIS ANTONIOU

Address ST. ENFIELD ROAD  
ENFIELD, MDDX  
EN2 7HA

I confirm that I/the above member currently hold the following fully paid up shares in the above Company

Number and description of shares: 50,000 ORDINARY SHARES

Signed 

Provide name of duly authorised representative if corporate member

ANTONAKIS ANTONIOU ON BEHALF OF ASPREY REAL ESTATE LTD

Date 14/05/19

**Proxy form for a general meeting**

**Ballarat Property Plc – (“the Company”)**

I/We ANTONNIGIS ANTONIOU  
of \_\_\_\_\_

a member, hereby appoint the chairman of the meeting/.....  
(see note 1) to be my/our proxy at the meeting of members to be held in the above matter at  
Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL on 29 May 2019 at  
11 45 am, or at any adjournment thereof, to vote on the undermentioned resolutions as set out in the  
notice convening the meeting

**Vote**

**Special resolution – “That the Company be wound up voluntarily.”**

For/Against  
(see note 2)

**Ordinary resolution – “That Andrew Andronikou and Michael Kiely of Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL (office holder no 8806 and 9617) be and are hereby appointed Joint Liquidators for the purpose of such winding up. Any act required or authorised under any enactment to be done by a liquidator may be done by one of them.”**

For/Against  
(see note 2)

Unless otherwise instructed, the proxy may vote as he thinks fit or may abstain from voting.

Signed (see note 3)

Dated: 14 May 2019

**Notes:**

- 1 If any other proxy-holder is preferred, delete the words “the chairman of the meeting” and insert the name of the individual (who must be 18 or over) you wish to appoint as proxy-holder and initial the alteration. The proxy-holder need not be a member of the company.
- 2 Delete “For” or “Against” in the voting column, if appropriate. If a valid proxy is lodged without any indication as to how the proxy-holder shall vote, the proxy-holder can exercise discretion as to how the vote shall be tendered, including whether or not to abstain from voting.
- 3 In the case of a corporate member, this proxy must duly authorised by resolution to act as its representative at any meeting of the company.
- 4 Except in the case of joint shareholders (see note 5), all members are entitled to attend and vote at the meeting, whether or not they lodge a valid proxy. Appointment of a proxy-holder will not preclude a member voting in person should the member subsequently decide to do so.
- 5 In the case of joint shareholders, the vote of the senior shareholder who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint shareholders. Seniority shall be determined by the order in which the names stand in the register of members.
- 6 To be valid this proxy, duly executed together with the power of attorney or other authority (if any) under which it is signed (or a notarially certified or office copy thereof), must be lodged by the time and at the address named for that purpose in the notice convening the meeting.
- 7 Any alterations made in this proxy should be initialled.

**Private and Confidential**  
Adcredo Services Limited  
33 Stasinou  
Nicosia

Dated: 17 May 2019

Our Ref: AAL/MKL/RE/MAL/6004296/101

Dear Sirs

**Ballarat Property PLC ("the Company")**

I am writing further to my letter dated 15 May 2019 enclosing Notice of a Virtual Meeting.

Please find attached a copy of the Statement of Affairs of the Company.

As previously advised, a Report for Creditors together with the attached Statement of Affairs will be available on the following website at least on business day before the date of the Virtual Meeting.

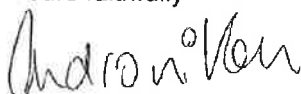
To access the report please enter the following details:

**Website:** [www.ips-docs.com](http://www.ips-docs.com)  
**Username:** 6004296  
**Password:** baLLa!@4296

Please also be advised that I am bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment.

Should you have any queries in regard to any of the above please do not hesitate to contact Martina Alexandrou on 0203 8566720 or by e-mail at [martina.alexandrou@quantuma.com](mailto:martina.alexandrou@quantuma.com).

Yours faithfully



**Andrew Andronikou**  
**Quantuma LLP**

*Licensed in the United Kingdom to act as an insolvency practitioner by the Insolvency Practitioners Association*

Encs



## Statement of Affairs

Statement as to affairs of

Ballarat Property PLC

on the 14 May 2019, being a date not more than 14 days before the date of the resolution for winding up

---

### Statement of truth

I believe that the facts stated in this Statement of Affairs are true.

Full Name Nikos Mina

Signed 

Dated 14/05/2019

---

Ballarat Property PLC  
Statement Of Affairs as at 14 May 2019

A - Summary of Assets

Assets	Book Value £	Estimated to Realise £
<b>Assets subject to fixed charge:</b>		
<b>Assets subject to floating charge:</b>		
Accrued Interest	342,959.00	NIL
<b>Uncharged assets:</b>		
Unpaid Share Capital	Uncertain	Uncertain
Intercompany Loan- ACP	1,236,587.00	Uncertain
Unpaid Share Capital	37,500.00	Uncertain
Other Intercompany Debtors	4,320.00	Uncertain
Cash at Bank	5,229.00	Uncertain
<b>Estimated total assets available for preferential creditors</b>		NIL

Signature  Date 14/05/2019

Ballarat Property PLC  
Statement Of Affairs as at 14 May 2019

A1 - Summary of Liabilities

	Estimated to Realise £
<b>Estimated total assets available for preferential creditors (Carried from Page A)</b>	NIL
<b>Liabilities</b>	
Preferential Creditors:-	
<b>Estimated deficiency/surplus as regards preferential creditors</b>	NIL
Debits secured by floating charges pre 15 September 2003	NIL
Other Pre 15 September 2003 Floating Charge Creditors	NIL
<b>Estimated prescribed part of net property where applicable (to carry forward)</b>	NIL
<b>Estimated total assets available for floating charge holders</b>	NIL
Debits secured by floating charges post 14 September 2003	
Tricor Secretaries Limited	1,742,689.00
<b>Estimated deficiency/surplus of assets after floating charges</b>	1,742,689.00
	<u>(1,742,689.00)</u>
Estimated prescribed part of net property where applicable (brought down)	NIL
<b>Total assets available to unsecured creditors</b>	NIL
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	
Trade & Expense Creditors	23,562.00
Intercompany Creditors	37,989.34
Directors	15,215.96
<b>Estimated deficiency/surplus as regards non-preferential creditors</b>	76,767.30
<b>(excluding any shortfall in respect of F.C's post 14 September 2003)</b>	(76,767.30)
Shortfall in respect of F.C's post 14 September 2003 (brought down)	1,742,689.00
<b>Estimated deficiency/surplus as regards creditors</b>	(1,819,456.30)
Issued and called up capital	
Ordinary Shareholders	50,000.00
<b>Estimated total deficiency/surplus as regards members</b>	50,000.00
	<u>(1,869,456.30)</u>

Signature  Date 14/05/2019

**Quantuma LLP  
Apollo Commercial Property Plc  
B1 - Company Creditors - Employees & Directors**

<b>Key</b>	<b>Name</b>	<b>Address</b>	<b>Pref £</b>	<b>Unsec £</b>	<b>Total £</b>
<b>0</b>	<b>Entries Totalling</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Quantuma LLP  
Apollo Commercial Property Plc  
B2 - Company Creditors - Consumer Creditors**

<b>Key</b>	<b>Name</b>	<b>Address</b>	<b>£</b>
<b>0 Entries Totalling</b>			<b>0.00</b>

Quantuma LLP  
 Ballarat Property PLC  
 B - Company Creditors

Key	Name	Address	£
CA00	David Anderson	Flat 3, 48 Pembridge Road, London, W11 3HN	
CA01	Affinity Corporation Ltd	18 St. Cross Street, London, EC1N 8UN	1,250.00
CB00	Beaufort Clearing Services Ltd (In Administration)/o PWC, 7 More London Riverside, London, SE1 2RT		10,869.00
CH02	Hawbrook Commercial Holdings Limited	109 Baker Street, London, W1U 6RP	3,500.00
CJ00	Jeffreys Henrys LLP	5-7 Cranwood Street, London, EC1V 9EE	25,870.00
CT00	Tricor Secretaries Limited	4th Floor, 50 Mark Ln, London, EC3R 7QR	11,000.00
CW00	Wellesley Commercial Property Ltd	109 Baker Street, London, W1U 6RP	1,742,689.00
			1,250.00
<b>7 Entries Totalling</b>			<b>1,796,428.00</b>

Signature 

Quantuma LLP  
Ballarat Property PLC  
C - Shareholders

Key	Name	Address	Type	Nominal Value	No. Of Shares	Called Up per share	Total Amt. Called Up
HC00	Osprey Real Estate Limited	109 Baker Street, London, W1U 6RP	Ordinary	1.00	50.000	0.00	0.00
<b>1 Ordinary Entries Totalling</b>					50.000		

Signature 

**Private and Confidential**

Mr Nicolaos Mina  
22 Stasinou  
Egkomi  
Nicosia

Dated: 17 May 2019

Our Ref: AAL/MKL/RE/MAL/6004296/101

Dear Sirs

**Ballarat Property PLC ("the Company")**

I am writing further to my letter dated 15 May 2019 enclosing Notice of a Virtual Meeting.

Please find attached a copy of the Statement of Affairs of the Company.

As previously advised, a Report for Creditors together with the attached Statement of Affairs will be available on the following website at least on business day before the date of the Virtual Meeting.

To access the report please enter the following details:

**Website:** [www.ips-docs.com](http://www.ips-docs.com)

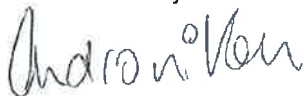
**Username:** 6004296

**Password:** baLLaI@4296

Please also be advised that I am bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment.

Should you have any queries in regard to any of the above please do not hesitate to contact Martina Alexandrou on 0203 8566720 or by e-mail at [martina.alexandrou@quantuma.com](mailto:martina.alexandrou@quantuma.com).

Yours faithfully



**Andrew Andronikou**

**Quantuma LLP**

*Licensed in the United Kingdom to act as an insolvency practitioner by the Insolvency Practitioners Association*

Encs



## Statement of Affairs

Statement as to affairs of

Ballarat Property PLC


on the 14 May 2019, being a date not more than 14 days before the date of the resolution for winding up

---

### Statement of truth

I believe that the facts stated in this Statement of Affairs are true.

Full Name Nikos Mina

Signed 

Dated 14/05/2019

---

Ballarat Property PLC  
Statement Of Affairs as at 14 May 2019

A - Summary of Assets

Assets	Book Value £	Estimated to Realise £
<b>Assets subject to fixed charge:</b>		
<b>Assets subject to floating charge:</b>		
Accrued Interest	342,959.00	NIL
<b>Uncharged assets:</b>		
Unpaid Share Capital	Uncertain	Uncertain
Intercompany Loan- ACP	1,236,587.00	Uncertain
Unpaid Share Capital	37,500.00	Uncertain
Other Intercompany Debtors	4,320.00	Uncertain
Cash at Bank	5,229.00	Uncertain
<b>Estimated total assets available for preferential creditors</b>		<b>NIL</b>

Signature  Date 14/05/2019

Ballarat Property PLC  
Statement Of Affairs as at 14 May 2019

A1 - Summary of Liabilities

	Estimated to Realise £
<b>Estimated total assets available for preferential creditors (Carried from Page A)</b>	NIL
<b>Liabilities</b>	
Preferential Creditors:-	
<b>Estimated deficiency/surplus as regards preferential creditors</b>	<u>NIL</u>
Debts secured by floating charges pre 15 September 2003	
Other Pre 15 September 2003 Floating Charge Creditors	
	<u>NIL</u>
Estimated prescribed part of net property where applicable (to carry forward)	NIL
<b>Estimated total assets available for floating charge holders</b>	<u>NIL</u>
Debts secured by floating charges post 14 September 2003	
Tricor Secretaries Limited	1,742,689.00
<b>Estimated deficiency/surplus of assets after floating charges</b>	<u>1,742,689.00</u> <u>(1,742,689.00)</u>
Estimated prescribed part of net property where applicable (brought down)	NIL
<b>Total assets available to unsecured creditors</b>	<u>NIL</u>
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	
Trade & Expense Creditors	23,562.00
Intercompany Creditors	37,989.34
Directors	15,215.96
<b>Estimated deficiency/surplus as regards non-preferential creditors</b>	<u>76,767.30</u>
<b>(excluding any shortfall in respect of F.C's post 14 September 2003)</b>	<u>(76,767.30)</u>
Shortfall in respect of F.C's post 14 September 2003 (brought down)	1,742,689.00
<b>Estimated deficiency/surplus as regards creditors</b>	<u>(1,819,456.30)</u>
Issued and called up capital	
Ordinary Shareholders	50,000.00
<b>Estimated total deficiency/surplus as regards members</b>	<u>50,000.00</u> <u>(1,869,456.30)</u>

Signature  Date 14/05/2019

**Quantuma LLP  
Apollo Commercial Property Plc  
B1 - Company Creditors - Employees & Directors**

<b>Key</b>	<b>Name</b>	<b>Address</b>	<b>Pref £</b>	<b>Unsec £</b>	<b>Total £</b>
<b>0</b>	<b>Entries Totalling</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Quantuma LLP  
Apollo Commercial Property Plc  
B2 - Company Creditors - Consumer Creditors**

Key	Name	Address	£
<b>0 Entries Totalling</b>			<b>0.00</b>

Quantuma LLP  
Ballarat Property PLC  
B - Company Creditors

Key	Name	Address	£
CA00	David Anderson	Flat 3, 48 Pembridge Road, London, W11 3HN	
CA01	Affinity Corporation Ltd	18 St. Cross Street, London, EC1N 8UN	1,250.00
CB00	Beaufort Clearing Services Ltd (In Administration c/o PWC, 7 More London Riverside, London, SE1 2RT		10,869.00
CH02	Hawnbrook Commercial Holdings Limited	109 Baker Street, London, W1U 6RP	3,500.00
CJ00	Jeffreys Henrys LLP	5-7 Cranwood Street, London, EC1V 9EE	25,870.00
CT00	Tricor Secretaries Limited	4th Floor, 50 Mark Ln, London, EC3R 7QR	11,000.00
CW00	Wellesley Commercial Property Ltd	109 Baker Street, London, W1U 6RP	1,742,689.00
			1,250.00
<b>7 Entries Totalling</b>			<b>1,796,428.00</b>

Signature



Quantuma LLP  
Ballarat Property PLC  
C - Shareholders

Key	Name	Address	Type	Nominal Value	No. Of Shares	Called Up per share	Total Amt. Called Up
HO00	Osprey Real Estate Limited	109 Baker Street, London, W1U 6RP	Ordinary	1.00	50,000	0.00	0.00
<b>1 Ordinary Entries Totalling</b>					50,000		

Signature



Page 1 of 1

IPS SQL Ver. 2010

14 May 2019 17:06

**Private and Confidential**  
TO ALL KNOWN CREDITORS

Dated: 15 May 2019

Our Ref: AAL/MKL/RE/MAL/6004294/101

Dear Sirs

**Ballarat Property Plc ("the Company")**

The Directors of the above Company, having regard to its financial position, have decided to commence Liquidation proceedings in order that the Company should be wound up voluntarily.

I was instructed by the Board of Directors on 14 May 2019 to assist in preparing a Statement of Affairs and convening and holding meetings to commence the Liquidation.

**Virtual Meeting**

It has been decided to call a virtual meeting of Creditors at 12.00 am on 29 May 2019. The virtual meeting will be conducted using a telephone conference platform. Further information about your rights together with details as to how to access the virtual meeting may be found in the enclosed notice.

Please find attached the following documents:

- Notice Convening the Virtual Meeting
- Notice of Invitation to Form a Liquidation Committee
- Proxy Form
- Proof of Debt
- Quantuma LLP's Schedule of Current Charge Out Rates & Chargeable Disbursements

A Report for Creditors together with the Statement of Affairs will be available on a website at least one business day before the decision date and can be downloaded from [www.ips-docs.com](http://www.ips-docs.com). To access the documents, please enter the following details when prompted in the 'case login' section of the screen:

**Case Login:** 6004296

**Password:** baLLa!@4296

A hard copy of this documentation will be provided free on request from the address at the top of this letter.

The proof of debt form should be sent to this office no later than 4pm on the business day prior to the virtual meeting. The proxy form will need to be delivered to the convener before it may be used at the virtual meeting. Please be aware that if sending documents by email they will not be deemed received until 9am the next business day, unless the contrary is shown.



At the virtual meeting of Creditors, those present remotely or by proxy will be asked inter alia to consider the appointment of Andrew Andronikou and Michael Kiely as proposed Liquidators as well as approval of Quantuma LLP's fee in respect of convening the procedure to seek a decision from creditors on the nomination of a Liquidator and helping with the preparation of the statement of affairs.

The firm was contacted by Nicolaos Mina on 15 March 2019 to discuss the financial situation of the Company and the options available. The firm and proposed Liquidators have had no other involvement with the Company or its directors.

The role of Quantuma LLP includes advising the Company in the period prior to the shareholders' meeting in general matters such as preserving the value of the Company's assets and mitigating the Company's exposure to ongoing liabilities. At all times prior to the commencement of a Liquidation, the Board of Directors remains responsible for and in control of the Company's affairs.

Mindful of the potential future appointment of our insolvency practitioners as Liquidators, we have made it clear that our role is not to advise any Director personally or any party that may express an interest in purchasing the Company's assets and we have maintained and will continue to maintain our independence at all times.

I would confirm that the sum of £5,000 plus VAT will be paid by the director prior to the appointment in respect of my firm's fee for preparing the Statement of Affairs and in respect of convening the procedure to seek a decision from creditors on the nomination of a Liquidator.

"A Creditors' Guide to Liquidators' Fees" effective from 6 April 2017 is available to download at <http://www.quantuma.com/guide/creditors-guide-fees/>. Should you require a paper copy, please send your request in writing and a copy will be provided at no cost.

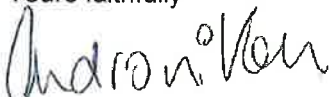
Further information on the insolvency process may be found on the R3 Creditors website <http://www.creditorinsolvencyguide.co.uk/>.

Please also be advised that our Insolvency Practitioners are bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment.

A privacy notice in relation to insolvency appointments, as required by the General Data Protection Regulation, can be found at [www.quantuma.com/legal-notice/](http://www.quantuma.com/legal-notice/).

Should you have any queries in regard to any of the above please do not hesitate to contact Martina Alexandrou on 0203 8566720 or by e-mail at [martina.alexandrou@quantuma.com](mailto:martina.alexandrou@quantuma.com)

Yours faithfully



**Andrew Andronikou**  
**Quantuma LLP**

*Licensed in the United Kingdom to act as an insolvency practitioner by the Insolvency Practitioners Association*

Enc

## NOTICE OF DECISION PROCEDURE BY VIRTUAL MEETING

**Company Name:** Ballarat Property Plc ("the Company")  
**Company Number:** 09465030

This Notice is given under Rule 6.14 and 15.8 of the Insolvency Rules (England & Wales) 2016 ("the Rules"). It is delivered by Nicolaos Mina, the Director of the Company, c/o Andrew Andronikou of Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL (telephone number 0203 8728340).

It is proposed that the following decisions be made:

1. The creditors confirmed the nomination of the Liquidators appointed by the members and accordingly, Andrew Andronikou and Michael Kiely remain as Liquidators of the company.
2. That a Liquidation Committee will be established in the event that sufficient nominations are received.

However, in the event that no committee is established creditors are asked to vote on the following decision:

3. The approval of the fee for preparing the Statement of Affairs and for convening the procedure to seek a decision from creditors on the nomination of a liquidator.

A resolution to wind up the company is to be considered by shareholders *on 29 May 2019* at *11.45 a.m.*

The proposed Liquidators who are qualified to act as insolvency practitioners are:

Andrew Andronikou of  
Quantuma LLP  
High Holborn House  
52-54 High Holborn  
London  
WC1V 6RL  
IP Number: 8806  
Tel No: 020 3856 6720

Michael Kiely of  
Quantuma LLP  
High Holborn House  
52-54 High Holborn  
London  
WC1V 6RL  
IP Number: 9617  
Tel No: 020 3856 6720

The proposed Liquidators during the period before the decision date, will furnish creditors free of charge with such information concerning the company's affairs as they may reasonably require.

The directors, before the decision date and before the end of the period of seven days beginning with the day after the day on which the company passed a resolution for winding up, are required by section 99 of the Insolvency Act 1986—

- (i) to make out a statement in the prescribed form as to the affairs of the company, and
- (ii) send the statement to the company's creditors.

The virtual meeting will be held as follows:

Time: 12.00 noon

Date: *29 May 2019*

To access the virtual meeting: Please contact Martina Alexandrou on 020 3856 6720 to receive instructions on how to access the virtual meeting, which will be held via a telephone conferencing platform.

This virtual meeting will be recorded audio in order to establish and maintain records of the existence of relevant facts or decisions that are taken at the meeting. By attending this meeting, you consent to being recorded. Where any recording of the meeting also entails the processing of personal data, such personal data shall be treated in accordance with the Data Protection Act 2018.

The virtual meeting may be suspended or adjourned by the chair of the meeting (and must be adjourned if it is so resolved at the meeting).

Also provided is a proxy form to enable creditors to appoint a proxy-holder to attend on their behalf (note: any creditor who is not an individual must appoint a proxy-holder, if they wish to attend or be represented at the meeting).

All proxy forms, together with a proof of debt if one has not already been submitted, must be completed and returned by one of the methods set out below:

By post to: Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL  
By email to: [martina.alexandrou@quantuma.com](mailto:martina.alexandrou@quantuma.com)

Please note that, if you are sending forms by post, you must ensure that you have allowed sufficient time for the forms to be delivered to the address above by the times set out below. An email is treated as delivered at 9am on the next business day after it was sent, unless the contrary is shown.

**All proofs of debt must be delivered by: 4pm on 28 May 2019**  
**All proxy forms must be delivered to the convener or chair before they may be used at the meeting fixed for 12.00 noon on 27 May 2019**

If your proof of debt has not been received by the time specified above (whether submitted previously or as a result of this Notice), that creditor's vote will be disregarded. Any creditor whose debt is treated as a small debt in accordance with Rule 14.31(1) of the Rules must still deliver a proof if the creditor wishes to vote. A creditor who has opted out from receiving notices may nevertheless vote if the creditor also provides a proof by the time set out above.

Creditors who meet one or more of the statutory thresholds listed below may up until the date of the virtual meeting require a physical meeting to be held to consider the matters detailed above.

Statutory thresholds to request a meeting: 10% in value of the creditors  
10% in number of the creditors  
10 creditors

If the Threshold is met, the decision procedure will terminate without a virtual meeting being held and a physical meeting shall be convened.

Creditors who have taken all steps necessary to attend the virtual meeting under the arrangements made by the convener, but that do not enable them to attend the whole or part of the meeting, may complain under Rule 15.38 of the Rules. A complaint must be made as soon as reasonably practicable and in any event no later than 4pm on the business day following the day on which the person was, or appeared to be, excluded; or where an indication is sought under Rule 15.37, the day on which the complainant received the indication.

A creditor may appeal a decision by application to the court in accordance with Rule 15.35 of the Rules. Any such appeal must be made not later than 21 days after the Decision Date.

Signed:   
Nicolaos Mina  
Director and Convener

Dated: 14 May 2019

## NOTICE OF INVITATION TO FORM A LIQUIDATION COMMITTEE

**Company Name:** Ballarat Property Plc (“the Company”)

**Company Number:** 09465030

This Notice is given under Rule 6.19 of the Insolvency Rules (England & Wales) 2016 (“the Rules”). It is delivered by Nicolaos Mina, the director of the Company.

Creditors are invited to nominate creditors (which may include themselves) by completing the section below and returning this Notice to Nicolaos Mina c/o Quantuma LLP by one of the following methods:

By post to: Martina Alexandrou, Quantuma LLP , High Holborn House, 52-54 High Holborn, London, WC1V 6RL

By email to: [martina.alexandrou@quantuma.com](mailto:martina.alexandrou@quantuma.com)

Please note that, if you are sending nominations by post, you must ensure that you have allowed sufficient time for the Notice to be delivered to the address above by the date set out below. Unless the contrary is shown an email is treated as delivered at 9am on the next business day after it was sent.

**All nominations must be delivered by: 12.00 noon on 28 May 2019**

Nominations can only be accepted if Nicolaos Mina is satisfied as to the nominated creditor’s eligibility under Rule 17.4 of the Rules.

For further information on the role of Liquidation Committees, go to: <http://www.quantuma.com/guide/guide-creditors-committee/>

---

**NOMINATIONS FOR MEMBERS OF A LIQUIDATION COMMITTEE**

**Ballarat Property PLC**

On behalf of (name of Creditor): \_\_\_\_\_

at (address of Creditor): \_\_\_\_\_

I nominate the following creditor(s) to be member(s) of a Liquidation Committee (provide representative's name and address):

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

Name in capitals: \_\_\_\_\_

Position with, or relationship to, Creditor or other authority for signature: \_\_\_\_\_

Are you are the sole member/shareholder of the Creditor (where it is a company)? Yes / No

Proxy

**In the matter of Ballarat Property Plc**

**and**

**in the matter of the Insolvency Act 1986**

Notes to help completion of the form

Please give full name and address for communication

Name of creditor \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Please insert name of person or "chair of the meeting". If you wish to provide for alternative proxy-holders in the circumstances that your first choice is unable to attend please state the names of the alternatives as well

Name of proxy-holder

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

Please delete words in brackets if the proxy-holder is only to vote as directed i.e. he has no discretion

I appoint the above person to be my/the creditor's proxy-holder at the meeting of creditors to be held at Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL on 29 May 2019 at 12.00 noon, or at any adjournment of that meeting. The proxy-holder is to propose or vote as instructed below (and in respect of any resolution for which no specific instruction is given, may vote or abstain at his/her discretion).

Voting instructions for resolutions:

**SEE ATTACHED SHEET**

This form must be signed

Signature \_\_\_\_\_ Dated \_\_\_\_\_

Name in CAPITAL LETTERS \_\_\_\_\_

Only to be completed if the creditor has not signed in person

Position with creditor or relationship to creditor or other

authority for signature: \_\_\_\_\_

Are you are the sole member/shareholder of the creditor?

Yes / No

---

This proxy may be completed with the name of the person or the chair of the meeting who is to be the proxy-holder. Please note that if you nominate the Chair of the meeting to be your proxy-holder he/she will be a director of the company.

Proxy (continued)

**In the matter of Ballarat Property Plc**

**and**

**in the matter of the Insolvency Act 1986**

Name of creditor \_\_\_\_\_

Voting instructions for resolutions:

1	For the appointment of Andrew Andronikou and Michael Kiely of Quantuma LLP, High Holdborn House, 52-54 High Holdorn, London WC1V 6RL as Joint Liquidators of the company.	*For / Against
2	received and those nominated are willing to be members of a Committee.	*For / Against
3	That Quantuma LLP be paid in the sum of £5,000 plus VAT plus disbursements in respect of convening the procedure to seek a decision from creditors on the nomination of a Liquidator and for the preparation of the Statement of Affairs; such fees to be paid from the assets of the company.	*For / Against

**\* Please delete as applicable to indicate your voting instructions**

PROOF OF DEBT - GENERAL FORM

**Ballarat Property Plc**

Anticipated date of resolution for voluntary winding up **29 May 2019**

<b>DETAILS OF CLAIM</b>		
1.	Name of Creditor (if a company, its registered name)	
2.	Address of Creditor (i.e. principal place of business)	
3.	If the Creditor is a registered company: <ul style="list-style-type: none"> <li>• For UK companies: its registered number</li> <li>• For other companies: the country or territory in which it is incorporated and the number if any under which it is registered</li> <li>• The number, if any, under which it is registered as an overseas company under Part 34 of the Companies Act</li> </ul>	
4.	Total amount of claim, including any Value Added Tax, as at the relevant date, less any payments made after this date in relation to the claim, any deduction under R14.20 of the Insolvency (England & Wales) Rules 2016 and any adjustment by way of set-off in accordance with R14.24 and R14.25	£
5.	If the total amount above includes outstanding uncapitalised interest, please state	YES (£ ) / NO
6.	Particulars of how and when debt incurred	
7.	Particulars of any security held, the value of the security, and the date it was given	
8.	Details of any reservation of title in relation to goods to which the debt relates	
9.	Details of any document by reference to which the debt can be substantiated. [Note the liquidator may call for any document or evidence to substantiate the claim at his discretion]	
10.	Give details of whether the whole or any part of the debt falls within any (and if so which) of the categories of preferential debts under section 386 of, and schedule 6 to, the Insolvency Act 1986	Category  Amount(s) claimed as preferential £
11.	If you wish any dividend payment that may be made to be paid in to your bank account please provide BACS details. Please be aware that if you change accounts it will be your responsibility to provide new information	Account No.:  Account Name:  Sort code:
<b>AUTHENTICATION</b>		
Signature of Creditor or person authorised to act on his behalf		
Name in BLOCK LETTERS		
Date		
If signed by someone other than the Creditor, state your postal address and authority for signing on behalf of the Creditor		
Are you the sole member of the Creditor?		YES / NO