



Registration of a Charge

Company Name: **ZAYAN PROPERTIES LIMITED**

Company Number: **04873745**



Received for filing in Electronic Format on the: **12/06/2021**

XA6GY3JV

Details of Charge

Date of creation: **28/05/2021**

Charge code: **0487 3745 0004**

Persons entitled: **PARATUS AMC LIMITED**

Brief description: **AS A CONTINUING SECURITY FOR THE PAYMENT AND DISCHARGE OF THE SECURED LIABILITIES, THE MORTGAGOR WITH FULL TITLE GUARANTEE CHARGES TO THE LENDER A FIRST LEGAL MORTGAGE OVER LAND AT 73 STEPPING LANE DERBY DE1 1GL AS REGISTERED UNDER TITLE DY23019 AND A FIRST FIXED CHARGE. FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **TWM SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4873745

Charge code: 0487 3745 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th May 2021 and created by ZAYAN PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th June 2021 .

Given at Companies House, Cardiff on 14th June 2021

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



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

PARATUS AMC LIMITED

MORTGAGE DEED

Account No.: 203985107

DATE: 28.05.2021	
THE BORROWER(S): Zayan Properties Limited	
Company Registration Number (if applicable): 04873745	
<p>THE COMPANY:</p> <p>PARATUS AMC LIMITED whose registered office and address for service is 5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA (Company Number: 03489004) and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.</p>	
<p>THE PROPERTY:</p> <p>73 Stepping Lane, Derby, DE1 1GL</p>	
PARATUS AMC LIMITED MORTGAGE CONDITIONS 2017	TITLE NUMBER(S): 0Y23019

1. The Borrower(s) (i) acknowledges receipt of the Loan
(ii) with full title guarantee, charge(s) the Property by way of legal mortgage with the amount owed as defined in the Mortgage Conditions 2017
2. This Deed (i) incorporates the Mortgage Conditions 2017 and the borrower(s) acknowledge(s) receipt of a copy thereof
(ii) is made for securing further advances
3. The Borrower(s) and the Company hereby apply to the Chief Land Registrar to enter on the Register a restriction that:

No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated (date) in favour of the Company referred to in the charges registered.

Form of Charge filed at HM Land Registry under reference: MD1426D



Foundation Home Loans

SIGNED AS A DEED BY THE BORROWER:

In the presence of: Witness

Borrower Signature Print Name	Witness Signature Print Name Address
Borrower Signature Print Name	Witness Signature Print Name Address
Borrower Signature Print Name	Witness Signature Print Name Address
Borrower Signature Print Name	Witness Signature Print Name Address

EXECUTED AS A DEED

BY THE BORROWER acting by:

In the presence of: Witness

Director/Secretary <i>XBC B S. Chahal</i> Print Name <i>X BC BALJIT CHAHAL</i>	Witness Signature <i>XW ION CARCEA</i> Print Name <i>XW ION CARCEA</i> Address <i>XW 98A CHADS ROAD DERBY DE 23 6RP</i>
Director/Secretary Print Name	Witness Signature Print Name Address

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www.foundationhomeloans.co.uk

Foundation Home Loans is a trading style of Paratus AMC Limited
Registered Office: 5 Arlington Square, Downshire Way, Bracknell, RG12 1WA
Registered in England and Wales Company No. 03489004
Paratus AMC Limited is authorised and regulated by the Financial Conduct
Authority Registration number 301128
Calls may be monitored and recorded