



Registration of a Charge

Company Name: **20 PROPERTY MANAGEMENT LIMITED**

Company Number: **07796108**



Received for filing in Electronic Format on the: **01/07/2022**

XB7C5T88

Details of Charge

Date of creation: **29/06/2022**

Charge code: **0779 6108 0028**

Persons entitled: **TOPAZ FINANCE LIMITED**

Brief description: **FLAT 2, 126 HIGH STREET, RAMSGATE, CT11 9UA (AND REGISTERED UNDER TITLE NUMBER TT60970)**

Contains fixed charge(s).

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **PLS SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7796108

Charge code: 0779 6108 0028

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th June 2022 and created by 20 PROPERTY MANAGEMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st July 2022 .

Given at Companies House, Cardiff on 5th July 2022

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**

477116



Mortgage Deed

Date	29/06/2022
Us, the Lender	Topaz Finance Limited trading as Zephyr Homeloans of The Pavilions, Bridgwater Road, Bristol, BS13 8AE, its successors and assigns
Offer	The Buy to Let mortgage offer provided to You
Terms	Zephyr Homeloans 2020 Buy to Let Mortgage Conditions
You, the Borrower	20 Property Management Limited 20 Nightingale Close, Rainham, Gillingham, Kent, ME8 8HS, United Kingdom 07796108
Property	Flat 2, 126 High Street, Ramsgate, CT11 9UA
Title Number	TT 60970

1. This Mortgage Deed incorporates the Terms and the terms and conditions set out in your Offer, copies of which you acknowledge having received and with which you agree to comply.
2. You charge the Property, and all of your respective interests and rights in the Property and in the proceeds of sale of the Property, with full title guarantee by way of legal mortgage and as continuing security with the payment to us of all monies at any time payable or to become payable by you to us on any account whatsoever and with the performance of all other obligations at any time owed by you to us (other than any monies owed under an agreement which is a regulated agreement within the meaning of the Consumer Credit Act 1974 unless the Property is specified as security for the relevant agreement).
3. This Mortgage Deed is made for securing (but we are not obliged to make) any further advances.
4. You 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 29/06/22 in favour of Topaz Finance Limited referred to in the charges register.

Executed as a deed by

20 PROPERTY MANAGEMENT LIMITED)
(Full name in BLOCK CAPITALS))

PS)

(Signature)

Mark Evans

acting as a director, in the presence of:

(Signature of witness)

RAB NAWAZ

(Full name in BLOCK CAPITALS)

(Address)

(Address)

21.06.2022

(Date)