



**Registration of a Charge**

Company name: **D&G NORTHERN HOMES LTD**

Company number: **10521711**



XA2FAPOZ

Received for Electronic Filing: **14/04/2021**

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**Details of Charge**

Date of creation: **31/03/2021**

Charge code: **1052 1711 0001**

Persons entitled: **TOPAZ FINANCE LIMITED TRADING AS ZEPHYR HOMELOANS**

Brief description: **49 OLDFIELD LANE, LEEDS, LS12 4BS**

**Contains negative pledge.**

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**Authentication of Form**

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

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**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: **BILAL SHEIKH - BLACKS SOLICITORS LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 10521711

Charge code: 1052 1711 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st March 2021 and created by D&G NORTHERN HOMES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th April 2021 .

Given at Companies House, Cardiff on 15th April 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**

**Mortgage Deed**

<b>Date</b>	31/03/2021
<b>Us, the Lender</b>	Topaz Finance Limited trading as Zephyr Homeloans of The Pavilions, Bridgwater Road, Bristol, BS13 8AE, its successors and assigns
<b>Offer</b>	The Buy to Let mortgage offer provided to You
<b>Terms</b>	Zephyr Homeloans 2020 Buy to Let Mortgage Conditions
<b>You, the Borrower</b>	D&G NORTHERN HOMES LTD 24 Armley Grange Oval, Leeds, LS12 3QJ 10521711
<b>Property</b>	49 Oldfield Lane, Leeds, LS12 4BS
<b>Title Number</b>	W4K 873531

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 31/3/21 in favour of Topaz Finance Limited referred to in the charges register.

Executed as a deed by

DAVID JOHN FENTY

(Full name in BLOCK CAPITALS)

DFENTY

G. Stead

(Signature)

acting as a director, in the presence of:

M. L. M.

(Signature of witness)

MICHAEL ELIOT HALL

(Full name in BLOCK CAPITALS)

111 LEICESTER SQUARE

(Address)

CROSSGATES, LEEDS, LS15 8PW

(Address)

28/02/2021

(Date)