



Registration of a Charge

Company Name: **DIB PROPERTY INVESTMENT LIMITED**

Company Number: **11034884**



Received for filing in Electronic Format on the: **17/11/2023**

XCGGLCEW

Details of Charge

Date of creation: **10/11/2023**

Charge code: **1103 4884 0001**

Persons entitled: **PARAGON BANK PLC**

Brief description: **FLAT 35 BEECH COURT, PITT CRESCENT, LONDON, SW19 8HT**

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: **KATIE PAGE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11034884

Charge code: 1103 4884 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th November 2023 and created by DIB PROPERTY INVESTMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th November 2023 .

Given at Companies House, Cardiff on 20th November 2023

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**

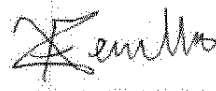

LEGAL CHARGE

Account number	5255755
Date	10th November 2023
Lender	Paragon Bank PLC
Registered office	51 Homer Road, Solihull, West Midlands B91 3QJ
Registered No.	05390593
Borrower	dib property investment limited
Registration No. <small>(if applicable)</small>	11034884
Property	Flat 35 Beech Court Pitt Crescent London SW19 8HT
Title No.	SGL683133
Mortgage Conditions	The Paragon Buy-to-let Mortgage Conditions (Second Edition)

- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly and severally.
- The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with the payment of the Secured Amount.
- This Legal Charge incorporates, and is subject to, the Mortgage Conditions and the Offer and the Borrower covenants with the Lender to observe and comply with, and be bound by, the Mortgage Conditions and the Offer.
- This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- This Legal Charge is made for securing further loans and the Lender is under an obligation to make further advances. Application is made by the Lender to Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- The Borrower applies to the Chief Land Registrar for a restriction to be registered against the registered title to the effect 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 [10/11/23] in favour of Paragon Bank PLC referred to in the charges register.

Signed as a deed by the Borrower or Executed as a deed by the Borrower acting by a Director / Member

Borrower / Director / Member 1
Signature 
Name (in BLOCK CAPITALS) IBRAHIM FERULLO
Witness
Signature 
Name (in BLOCK CAPITALS) HANI SHAWA
Address 33 OXFORD COURT ELMFIELD WAY LONDON W9 3UG

Borrower / Director / Member 2
Signature 
Name (in BLOCK CAPITALS) DEVINA GRACE FERULLO
Witness
Signature 
Name (in BLOCK CAPITALS) HANI SHAWA
Address 33 OXFORD COURT ELMFIELD WAY LONDON W9 3UG

Borrower / Director / Member 3
Signature
Name (in BLOCK CAPITALS)
Witness
Signature
Name (in BLOCK CAPITALS)
Address

Borrower / Director / Member 4
Signature
Name (in BLOCK CAPITALS)
Witness
Signature
Name (in BLOCK CAPITALS)
Address

Form of Legal Charge filed at the Land Registry under reference MD1413H

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

BT10183-001/03/2023

☎ 0345 849 4040

✉ btinquiries@paragonbank.co.uk

💻 www.paragonbank.co.uk

Paragon Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England number 05390593. Registered office 51 Homer Road, Solihull, West Midlands B91 3QJ. Paragon Bank PLC is registered on the Financial Services Register under the firm reference number 604551.