



Registration of a Charge

Company Name: **THE DELMAN GROUP LIMITED**

Company Number: **12123967**



Received for filing in Electronic Format on the: **16/02/2022**

XAXZURZ6

Details of Charge

Date of creation: **10/02/2022**

Charge code: **1212 3967 0001**

Persons entitled: **TOPAZ FINANCE LIMITED**

Brief description: **192 DROVE ROAD, SWINDON, SN1 3AG**

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: **CHRIS MADDISON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12123967

Charge code: 1212 3967 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th February 2022 and created by THE DELMAN GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th February 2022 .

Given at Companies House, Cardiff on 17th February 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**

Mortgage Deed

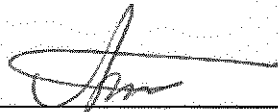
Date	10/02/22
Us, the Lender	Topaz Finance Limited trading as Zephyr Homeloans of The Pavilions, Bridgwater Road, Bristol, BS13 8AE, its successors and assigns
Offer	The Buy to Let mortgage offer provided to You
Terms	Zephyr Homeloans 2020 Buy to Let Mortgage Conditions
You, the Borrower	The Delman Group Ltd 116 Salisbury Street, Swindon, SN1 2AL, United Kingdom 12123967
Property	192 Drove Road, Swindon, SN1 3AG
Title Number	WT453361

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 10/02/22 in favour of Topaz Finance Limited referred to in the charges register.

Executed as a deed by

MR DELOWAR HUSSAIN

(Full name in BLOCK CAPITALS)



(Signature)

acting as a director, in the presence of:



(Signature of witness)

MR SOCORRO OSCUNA

(Full name in BLOCK CAPITALS)

91 Deacon St

(Address)

Swindon, SN1 5ND

(Address)

06/01/2022

(Date)