

Registration of a Charge

Company Name: ZAKI INVESTMENT GROUP LTD

Company Number: 12961728

Received for filing in Electronic Format on the: 18/12/2023

Details of Charge

Date of creation: 14/12/2023

Charge code: 1296 1728 0004

Persons entitled: WEST ONE SECURED LOANS LIMITED

Brief description: 191 ABBS CROSS LANE, HORNCHURCH RM6 4ED REGISTERED AT HM

LAND REGISTRY WITH TITLE NUMBER BGL173057

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: BABUL AHMED



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12961728

Charge code: 1296 1728 0004

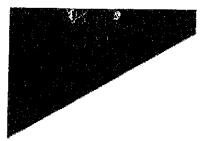
The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th December 2023 and created by ZAKI INVESTMENT GROUP LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th December 2023.

Given at Companies House, Cardiff on 20th December 2023

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







COPY OF THE ORIGINAL.

GRAPHENE LEGAL

GRAPHENE LEGAL
CROWN HOUSE
MANCHESTER ROAD, WILMSLOW
SK9 1BH



MORTGAGE DEED

| Date | 14 December 2023 |
|------------------------|---|
| The Lender | West One Secured Loans Limited of The Edward Hyde Building, 38 Clarendon Road, Watford, Herts, WD17 1JW (and its successors, transferees and assigns) |
| Mortgage Conditions | The West One Secured Loans Mortgage Conditions 2021 |
| Your Name(s) "You" | Zaki Investment Group Ltd |
| Your Registered Number | 12961728 |
| Your Registered Office | 22 Mansted Gardens, Romford, RM6 4ED |
| Property | 191 Abbs Cross Lane, Hornchurch, RM12 4YQ |
| Title Number | BGL40908 BGL 173057 1 |

- 1. This Charge incorporates the Mortgage Conditions. You acknowledge you have received these.
- 2. You charge the Property and any interest you have in it by way of legal mortgage with full title guarantee in favour of the Lender as a continuing security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions).
- 3. This Charge secures additional borrowing but the Lender is not obliged to agree to any additional borrowing.
- 4. You agree to pay the secured liabilities in accordance with their terms and to comply with the Mortgage Conditions.
- 5. You hereby apply to the Registrar to enter the following restriction against the title(s) above referred to: "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 (this charge) in favour of West One Secured Loans Limited referred to in the Charges Register".

Executed as a deed by Zaki Investment Group Ltd acting by [a-director-and-its-secretary-][two directors]:

| Signature: | o ye |
|--------------------------------|----------|
| Director: ABU ZAKI | |
| Signature: Aultan. | |
| Sceretary Director ATES (+ F | SULTANA. |
| | |

and

Signature:

Executed as a deed by Zaki Investment Group Ltd acting by a director in the presence of:

Director: Signature of Witness:

Name (in BLOCK CAPITALS)

Address

Form of Mortgage Deed filed at HM Land Registry under reference MD1490F

WEST ONE SECURED LOANS LIMITED THE EDWARD HYDE BUILDING 38 CLARENDON ROAD, WATFORD HERTS, WD!7 IJW

T. 0333 1234 556 E. INFO@WESTONELOANS.CO.UK W. WWW.WESTONELOANS.CO.UK

WEST ONE SECURED LOANS LTD IS AUTHORISED AND REGULATED BY THE FINANCIAL CONDUCT AUTHORITY, FIRM REFERENCE NUMBER: 776026. CERTAIN TYPES OF LOANS ARE NOT REGULATED, FOR EXAMPLE LOANS FOR BUSINESS PURPOSES OR CERTAIN BUY-TO-LETS. WEST ONE SECURED LOANS LTD IS REGISTERED WITH THE INFORMATION COMMISSIONERS OFFICE. REGISTRATION NUMBER: ZA216645. WEST ONE SECURED LOANS LTD IS REGISTERED IN ENGLAND AND WALES. COMPANY NUMBER: 09425230. 67318-EFDBEFF6-FD201642-15

