



Registration of a Charge

Company Name: **TMBP INVESTMENTS LTD**

Company Number: **14116873**



Received for filing in Electronic Format on the: **02/06/2023**

XC4T53CR

Details of Charge

Date of creation: **30/05/2023**

Charge code: **1411 6873 0001**

Persons entitled: **COLCAP FINANCIAL UK LIMITED**

Brief description: **BY WAY OF FIRST LEGAL MORTGAGE THE PROPERTY KNOWN AS 1
DERBY STREET, DARLINGTON, DL3 0NW. WITH REGISTERED TITLE
NUMBER DU28545**

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: **TLT LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14116873

Charge code: 1411 6873 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th May 2023 and created by TMBP INVESTMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd June 2023 .

Given at Companies House, Cardiff on 8th June 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**

**molo****Mortgage Deed – BTL Limited Company**

Date:	30 May 2023
Lender:	ColCap Financial UK Limited trading as Molo (and its successors, transferees and assigns). Registered in England with company number 14127877. Registered office: 1 Bartholomew Lane, London, United Kingdom, EC2N 2AX.
Borrower:	TMBP Investments Ltd Registered in England with company number 14116873 Registered office: Flat 8, 10 Geraldine Court, Swynford Gardens, London NW4 4XN
The Mortgage Conditions:	ColCap UK Buy-To-Let General Mortgage Conditions 2022 and any lawful variation thereof.
The Property:	1 Derby Street, Darlington
Post Code:	DL3 0NW
Title No.:	DU28545

1. This Mortgage Deed incorporates the Mortgage Conditions, a copy of which the Borrower has received.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Lender as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):
 - a. by way of first legal mortgage the Property;
 - b. by way of first fixed charge all proceeds of any insurances effected in respect of the Property;
 - c. by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time;
 - d. by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Mortgage Deed, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full);
 - e. any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property; and
 - f. by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions).
3. This Mortgage Deed secures further advances and the Lender hereby covenants to make further advances subject to the conditions laid out in the Mortgage Conditions.
4. The Borrower applies to the Chief Land Registrar for the entries to be made on the register of the Borrower's title relating to the Property that:
 - a. No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of ColCap Financial UK Limited referred to in the Charges Register.
 - b. ColCap Financial UK Limited is under an obligation to make further advances.

EXECUTED AS A DEED by the Borrower acting by a director in the presence of the witness.

Director Name
(in BLOCK
CAPITALS) DANIEL LE MARE PAZ

Signature

In the presence of: JOE MENEAR

Witness name
(in BLOCK
CAPITALS)

Address 8 WRENTHAM AVENUE NW10 3HA

Signature