

AMG

DUE DILIGENCE CERTIFICATE

Please complete ALL sections of this certificate

Re: 15 Kildare Crescent, Allerton, Bradford, West Yorkshire, BD15 7EH

AMG Ref: XHE191320

A separate certificate is required for each party connected with the purchase of the property.

Full name of purchaser being verified (or a director of company if purchasing in company name):	Mr Nodir Altaf + Miss Ramzessah Afzal
Company name:	N.A.
Date of birth (of party being verified - must verify a director if purchasing in company name):	Mr Altaf - 16.05.2004 Miss Afzal - 15.12.2003
Usual address of party being verified (residential for individuals, business principal address for others):	68 Whetley Hill Bradford BD8 8NQ

I/We certify that the above person has been verified having:

- Met the individual being verified in person
- Seen the current (in date) original identification document for the person being verified
- Seen the original (in date) proof of address document provided for the person being verified
- Checked that any photographic identity documents are a good likeness to the individual being verified
- Checked that any documents requiring a signature have been pre-signed

STATEMENT

- I/we consent to Asset Management Group Limited relying upon this certificate for the purposes of Regulation 38(1)(a) of the Money Laundering Regulations 2017.
- I/we will retain copies of the customer due diligence information for five years from the date the reliance was agreed.

Full name of business providing this certificate:	William H Brown
Business address:	21 Market Square, Shipley, BD18 3QB
Company registration number:	4268443

Signature of the person giving this certificate who has met the person being verified and who has seen the original documentary evidence being relied upon:

Signature:

J. Austin

Date:

24.04.2025

Full Name of signatory:	Jessica Austin
Position of signatory:	Branch Manager
Email address of signatory:	Jessica.austin@williamhbrown.co.uk
Contact telephone number of signatory:	01274 531233

AMG

Stamp Exchange, Westgate Road, Newcastle Upon Tyne, NE1 1SA Tel: 0191 261 7800 www.amgltd.co.uk

DUE DILIGENCE

Date: 24/04/2025

AMG Ref: XHE191320

Re: 15 Kildare Crescent, Allerton, Bradford, West Yorkshire, BD15 7EH

Dear Sirs,

As part of our commitment to regulatory compliance and the Money Laundering Regulations 2017, customer due diligence must be carried out on every purchaser to establish and verify their identity.

Although AMG do not deal with the purchaser of a property directly, we also need to demonstrate that we have adequate internal controls and monitoring systems in place to comply with this legislation.

It is your responsibility to carry out due diligence on all purchasers. A copy of the AMG Due Diligence Certificate must be completed on all purchasers and returned to AMG to be retained on their records.

Selling agents failing to return this certificate will be putting AMG at risk of non-compliance with the Anti-Money Laundering (AML) regulations and future instructions may be affected.

Failure to comply with the legislation, regulations and guidance designed to prevent money laundering or terrorist financing has serious implications and could result in reputational damage, regulatory censure, financial costs, and/or imprisonment.

Thank you for your assistance.

Yours faithfully

Emilia Baker
emilia.baker@amgltd.co.uk
0191 261 3381

THE ASSET MANAGEMENT GROUP



william h brown

21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB

T 01274 531233 E Shipley@williamhbrown.co.uk W williamhbrown.co.uk

Dear sirs

Re: Certification of Best Price

Property Address: 15 Kildare Crescent, Allerton, Bradford, West Yorkshire, BD15 7EH

AMG Reference: XHE191320

I confirm to the best of my knowledge that:

- a. The above property is not to be immediately re-marketed or resold.
- b. The estate agents, their staff and their associates are in no way connected to the prospective purchaser.
- c. The Asset Manager, their staff and their associates are in no way connected to the prospective purchaser.
- d. Computershare Mortgage Services Ltd, their staff and their associates, which include , are in no way connected to the prospective purchaser.
- e. The property has been properly marketed in accordance with agency instruction.
- f. The sale price of £ 140000.00 to the purchaser, Mr Nadir Altaf & Miss Rameesah Afzal, is in my opinion the best reasonably obtainable in the prevailing market conditions

Please take time to consider the offer amount received, before signing this confirmation. In signing this document, you are stating that you believe the offer amount outlined above is the very best price that can be reasonably achieved in the current market for this property. If you have any questions, or wish to discuss further then please feel free to contact us.

Signed:

J. Austin

Date:

24th April 2025

Print Name:

Jessica Austin

Company:

William H Brown

Branch Address:

21 Market Square, Shipley, BD18 3QB

Professional Qualification:

NAEA

