In accordance with Sections 859A and 859J of the Companies Act 2006.

MR01
Particulars of a charge

Companies House

Go online to file this information
www.gov.uk/companieshouse

A fee is be payable with this form
Please see 'How to pay' on the last page. 260281 £23

WEDNESDAY

S8GNX38W
SCT 23/10/2019 #135
COMPANIES HOUSE

✓ **What this form is for**
You may use this form to register a charge created or evidenced by an instrument.

✗ **What this form is NOT for**
You may not use this form to register a charge where there i instrument. Use form MR08.

This form **must be delivered to the Registrar for registration with 21 days** beginning with the day after the date of creation of the charge. delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.

You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original.**

1 Company details

For official use 8

Company number	S C 0 5 7 7 2 0
Company name in full	A & J Stephen (Builders) Limited

→ **Filling in this form**
Please complete in typescript or in bold black capitals.

All fields are mandatory unless specified or indicated by *

2 Charge creation date

Charge creation date	d1 d8 m1 m0 y2 y0 y1 y9

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees entitled to the charge.

Name	Tornagrain Limited (SC336825)
Name	
Name	
Name	

If there are more than four names, please supply any four of these names then tick the statement below.

☐ *I confirm that there are more than four persons, security agents or* trustees entitled to the charge.

MR01
Particulars of a charge

4 Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Please submit only a short description If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

Brief description

Area of ground at Tornagrain known as Property B2. For more details, please refer to the instrument.

5 Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☐ **Yes**

☑ **No**

6 Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ **Yes** Continue

☑ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ **Yes**

7 Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☐ **Yes**

☑ **No**

8 Trustee statement ❶

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

❶ This statement may be filed after the registration of the charge (use form MR06).

9 Signature

Please sign the form here.

Signature

Signature

X M. Mac — X

as agent for the chargee

This form must be signed by a person with an interest in the charge.

MR01
Particulars of a charge

Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name: Rae Gilchrist

Company name: Gillespie Macandrew

Address: 5 Atholl Crescent

Post town: Edinburgh

County/Region:

Postcode: E H 3 8 E J

Country: Scotland

DX: ED113, EDINBURGH

Telephone: 0131 240 0763

Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.

Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.

Important information

Please note that all information on this form will appear on the public record.

How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'

Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.

Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 57720

Charge code: SC05 7720 0008

The Registrar of Companies for Scotland hereby certifies that a charge dated 18th October 2019 and created by A. & J. STEPHEN (BUILDERS) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd October 2019.

Given at Companies House, Edinburgh on 23rd October 2019

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

GILLESPIE MACANDREW

STANDARD SECURITY

BY

A & J STEPHEN (BUILDERS) LIMITED

IN FAVOUR OF

TORNAGRAIN LIMITED

Subjects: Property B2 forming part of Phase 1a, Tornagrain

GILLESPIE MACANDREW LLP
5 Atholl Crescent, Edinburgh
DX ED113
(EDINBURGH – 1)
FAS: 5432

2019
Ref: RG2/AB2/M.8000.1058

Certified a True Copy of the Original Document

~~**Certified a True Likeness of**~~.....

Signature .....

Full Name RACHEL MARION GILCHRIST...
(Print Full Name Not Initials)

Date 04/10/19.....

We, **A & J STEPHEN (BUILDERS) LIMITED**, incorporated under the Companies Acts (Company NumberSC057720) and having its registered office at Stephen House, Edinburgh Road, Perth, PH2 8BS (hereinafter referred to as **"the Purchaser"**) CONSIDERING that A & J STEPHEN LIMITED, a company incorporated under the Companies Acts (Company Number SC036265) and having its registered office at Stephen House, Edinburgh Road, Perth PH2 8BS have entered into missives to purchase from **TORNAGRAIN LIMITED**, a company incorporated under the Companies Acts (Company Number SC336825) and having its Registered Address at 5 Atholl Crescent, Edinburgh EH3 8EJ (hereinafter referred to as **"the Seller"**) that area of ground at the Seller's development at Tornagrain more particularly described as Property B in the said missives entered into on behalf of the said A & J Stephen Limited and the Seller comprising offer to sell by Gillespie Macandrew as agents for the Seller dated 21st December 2016 (**"the Offer to Sell"**) and concluding letter by Thorntons Law LLP as agents for the said A & J Stephen Limited dated 22nd December 2016 (hereinafter referred to as **"the Missives"**) declaring that the said A & J Stephen Limited have nominated the Purchaser to take heritable title to the said Property B; FURTHER CONSIDERING that in security of the outstanding obligations incumbent upon the said A & J Stephen Limited in terms of clauses 2.2.1, 2.2.2, 2.2.3 and 11 of the Offer to Sell, the Purchaser has agreed to grant these presents, NOW THEREFORE the Purchaser hereby GRANTS a Standard Security in favour of the Seller over ALL and WHOLE those areas of ground shown delineated in red and coloured blue on the plan annexed and subscribed as relative hereto; Which said area of land forms part and portion of ALL and WHOLE those subjects registered in the Land Register of Scotland under Title Number INV35817; Together with the whole parts, privileges and pertinents thereof and our whole right, title and interest present and future therein and thereto; The standard conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation thereof operative for the time being shall apply but excepting therefrom standard conditions 2 and we agree that the Standard Conditions shall be varied in accordance with the Missives and also as follows:

Certified a True Copy of the Original Document

~~**Certified a True Likeness of**~~.....

Signature .....

Full Name RACHEL MARION GILCHRIST
(Print Full Name Not Initials)

Date 04/10/19.....

for the purposes of standard condition 12 the Purchaser shall not be liable for the expenses of the preparation and execution of the standard security and any variation, restriction and discharge thereof; And we grant warrandice; IN WITNESS WHEREOF these presents typewritten on this and the preceding page together with the plan annexed and subscribed as relative hereto are executed by us the said A & J Stephen Limited as follows:

At Perth (Place)

On 31st July 2019 (Date)

X J. Webster
(Director/Secretary) JS

Before this witness

Allison C McCoo
(Witness Signature)

John Finlay Webster
(Full Name)

Allison Elizabeth McCoo
Full Name

Whitefriars House
(Address)

7 Whitefriars Crescent
Perth

now please sign the plan

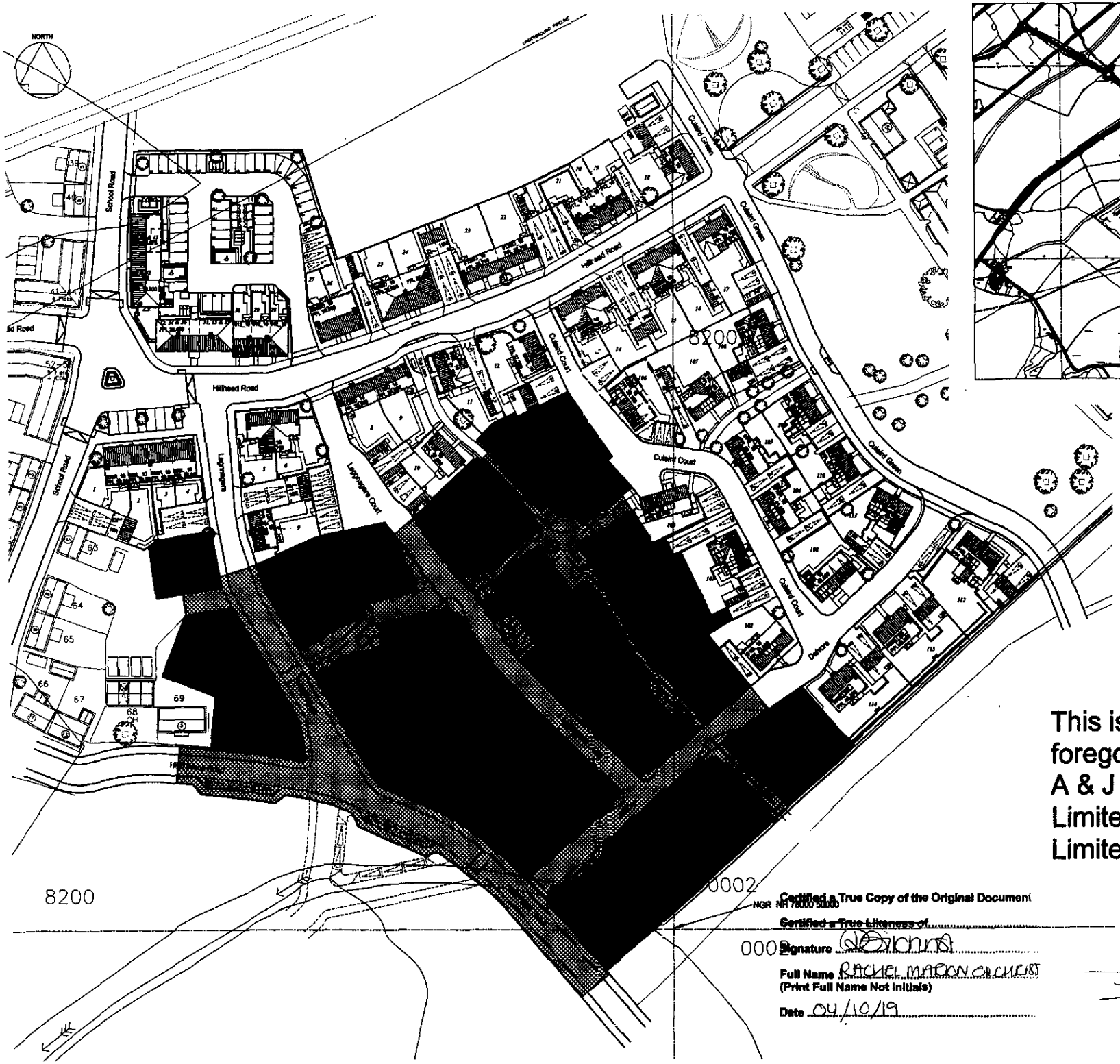
Certified a True Copy of the Original Document

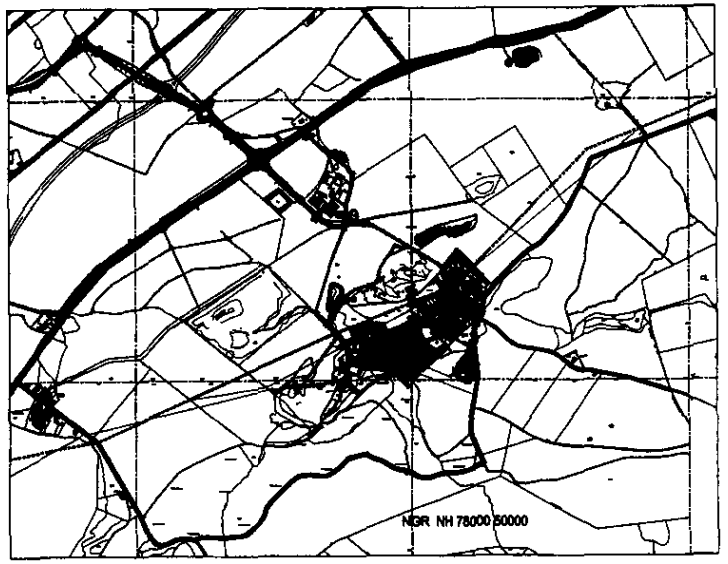
~~Certified a True Likeness of~~.....

Signature .....

Full Name RACHEL MARION GILCHRIST
(Print Full Name Not Initials)

Date 04/10/19





LOCATION PLAN
Scale 1:10000

LEGEND

- Land owned by A & J Stephen Ltd Plot No's 70-99 & 115-118 (34 No Units)
- Land retained By MEDCO, Initial adoptable roads (excluding hammerheads) constructed by A & J Stephen Ltd
- Land retained by MEDCO, Non-adoptable road & footpaths constructed by A & J Stephen Ltd

This is the plan referred to in the foregoing Standard Security by A & J Stephen (Builders) Limited in favour of Tornagrain Limited

Certified a True Copy of the Original Document

~~Certified a True Likeness of~~

Signature [signature]

Full Name RACHEL MARION CHRIST
(Print Full Name Not Initials)

Date 04/10/19

J. Weiss

No	Date	Revision	By

A & J Stephen Ltd
Stephen House, Edinburgh Road, Perth
PH2 8BS Telephone 01738 620721

Project: HOUSING DEVELOPMENT AT TORNAGRAIN INVERNESS
Plot Nos 70 - 99 & 115 - 118

Title: TITLE PLAN PHASE 1B2

Drawn: [illegible] Date: [illegible]
Scale: 1:500 at A1
House Type