



**Registration of a Charge**

Company name: **A & I PROPERTY MANAGEMENT LIMITED**

Company number: **SC202866**



X7Z4EB0R

Received for Electronic Filing: **12/02/2019**

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**Details of Charge**

Date of creation: **07/02/2019**

Charge code: **SC20 2866 0033**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE STREET AND BASEMENT SELF-CONTAINED PREMISES KNOWN AS AND FORMING 16-20 EARL GREY STREET, EDINBURGH. FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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:

**ADDLESHAW GODDARD LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 202866

Charge code: SC20 2866 0033

The Registrar of Companies for Scotland hereby certifies that a charge dated 7th February 2019 and created by A & I PROPERTY MANAGEMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th February 2019 .

Given at Companies House, Edinburgh on 12th February 2019

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**



**STANDARD SECURITY**

**by**

**A & I PROPERTY MANAGEMENT LIMITED**

**in favour of**

**BANK OF SCOTLAND PLC**

**Property: 16 and 20 Earl Grey Street, Edinburgh  
and 22 (aka 18) Earl Grey Street, Edinburgh**

**IMPORTANT NOTICE:** We recommend that you consult your solicitor or other independent legal adviser before signing this document.

## **STANDARD SECURITY**

In this **STANDARD SECURITY** the words listed below have the following meanings:-

<b>BoS:</b>	<b>BANK OF SCOTLAND PLC</b> incorporated in Scotland under the Companies Act 1985 (Company No. SC327000) and having its Registered Office at The Mound, Edinburgh EH1 1YZ, including those deriving any title or interest from it, as defined in the Deed of Conditions.
<b>Borrower:</b>	<b>A &amp; I PROPERTY MANAGEMENT LIMITED</b> , incorporated in Scotland under the Companies Acts (Company No. SC202866) and having its Registered Office at 8 Margaret Rose Crescent, Edinburgh, EH10 7EZ.
<b>Property:</b>	16 and 20 Earl Grey Street, Edinburgh and 22 (aka 18) Earl Grey Street, Edinburgh  as more fully described in Part 1 of the Schedule.  Title Number: n/a
<b>Deed of Conditions:</b>	The Deed of Commercial Standard Security Conditions by the Governor and Company of the Bank of Scotland (now known as Bank of Scotland plc) dated 24 May 2006 and registered in the Books of Council and Session on 25 May 2006 and any variation or extension thereof, words defined in the Deed of Conditions having the same meaning in this Standard Security.
<b>Schedule:</b>	The Schedule in three Parts annexed and signed as part of this Standard Security.
<b>Secured Liabilities:</b>	has the meaning given to it in the Deed of Conditions.

1. The Borrower hereby binds itself and its successors and executors whomsoever to pay and discharge the Secured Liabilities to BoS.
2. The Borrower undertakes to comply fully with the Deed of Conditions, the terms of which are incorporated in this Standard Security and a copy of which has been received by the Borrower.
3. The Borrower, in security of the Secured Liabilities, hereby GRANTS a Standard Security in favour of BoS over the Property.
4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Deed of Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Standard Security hereby granted is subject to the heritable security (if any) and any agreement regulating its ranking detailed in Part 2 of the Schedule.
6. The Borrower grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.
7. The Borrower consents to the registration of this Standard Security for execution.

8. This Standard Security shall be governed by and construed in accordance with Scots law.
9. For the purposes of Condition 17 of the Deed of Conditions, the service address of BoS is The Mound, Edinburgh EH1 1YZ

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule executed by the Borrower as follows:-

Subscribed for and on behalf of  
**A & I Property Management Limited**

at 29 Rutland Square  
Edinburgh  
on 24/1/19

Director/Secretary/Authorised Signatory

IMRAN SALEEM IRSHAD

Full Name

in the presence of

Witness signature

Full name

Address

MOHAMMED AWAZ ANWAR  
29 Rutland Square  
Edinburgh  
EH1 2BW

*[Please remember to execute the Schedule]*

**Schedule referred to in the foregoing Standard Security by A & I Property Management Limited  
in favour of Bank of Scotland plc**

**PART 1**

ALL and WHOLE the street and basement self-contained premises known as and forming 16-20 Earl Grey Street, including the shop frontage, plate glass therein and any access vestibule, together with the access doors, windows and frames, all internal stairs, hallways, landings, toilets and other rooms within the subjects, the interior joinery, screeding, plasterwork, tiling, internal finishes, internal non load bearing dividing walls, the walls, ceiling and floor enclosing 16/20 Earl Grey Street but to the centre line only in the case of walls and floor separating 16/20 Earl Grey Street from any adjoining property (and not including any beam or other part of the said subjects that is load bearing), all cisterns, tanks, plumbing, drains, sewers, pipes, wires, cables, ducts, conduits, channels, conducting media, manholes, meters and connecting and associated parts, plant and equipment which exclusive serve the same extend to the centre line only of the walls, ceiling and floor separating the Premises from adjoining property and which subjects form PART AND PORTION of ALL and WHOLE (FIRST) ALL and WHOLE that area or piece of ground containing six hundred and two superficial yards or thereby imperial measure lying within the Parish formerly of Saint Cuthbert's and now The City Parish of Edinburgh and Sheriffdom and County of Edinburgh more particularly bounded and described (First) in the Disposition and Deed of Trust granted by The Reverend Henry John Pope in favour of The Reverend George Jackson and others as Trustees of The Central Hall, Edinburgh dated 30 August and recorded in the Division of the General Register of Sasines applicable to the County of Edinburgh (now Midlothian) on 1 September and registered in the Books of Council and Session on 13 November, all months in the year 1899; and (SECOND) ALL and WHOLE that area or piece of ground lying within the said Parish of Saint Cuthbert's now part of The City Parish of Edinburgh and Sheriffdom and County of Edinburgh on the west side of Earl Grey Street more particularly bounded and described (Second) in the said Disposition and Deed of Trust dated, recorded and registered as aforesaid; TOGETHER WITH the right to use the whole right, joint, common and mutual as contained in the Deed of Conditions by the Sellers as then constituted dated 25 and 27 and recorded in the Division of the Division of the General Register of Sasines for the County of Midlothian on 31, all days of May 2011; TOGETHER ALSO WITH (One) the parts, privileges and pertinents; and (Two) the Seller's whole right, title and interest present and future in and to the property disposed

**PART 2**

NONE

**PART 3**

1. Lease between the Trustees for Methodist Church Purposes and others and Boots The Chemist Limited dated 1, 21 and 28 September and 19 November, all dates 1993 and registered in the Books of Council and Session on 10 December 1993 as amended by Minute of Variation of Lease between the Trustees for the Methodist Church Purposes and Boots The Chemists Limited dated 6 April 2010 and 3 September 2010 and registered in the Books of Council and Session on 6 October 2010

2. Sub-lease between Boots The Chemist Limited and Eyup Ozkan, t/a Top Class Barbers, dated 22 November 2002 and 18 February 2003 and registered in the Books of Council and Session on 3 March 2003

*[To be executed by the Borrower]*