



**Registration of a Charge**

Company name: **EMA ARCHITECTURE + DESIGN LIMITED**

Company number: **SC256769**

Received for Electronic Filing: **25/04/2018**



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**Details of Charge**

Date of creation: **24/04/2018**

Charge code: **SC25 6769 0002**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC**

Brief description: **42 CHARLOTTE SQUARE, EDINBURGH, EH2 4HQ, WHICH SUBJECTS  
ARE REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE  
NUMBER MID98876**

**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 THE ELECTRONIC COPY INSTRUMENT  
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION  
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **ELAINE GOODWIN**



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

Company number: 256769

Charge code: SC25 6769 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 24th April 2018 and created by EMA ARCHITECTURE + DESIGN LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th April 2018 .

Given at Companies House, Edinburgh on 25th April 2018

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

THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

<b>Owner:</b>	EMA Architecture + Design Limited a company incorporated under the companies acts (company number SC256769) and having their registered office at 42 Charlotte Square, Edinburgh
<b>Bank:</b>	The Royal Bank of Scotland plc, Company Number SC90312, Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ
<b>Property:</b>	ALL and WHOLE the property known as and forming 42 Charlottes Square, Edinburgh, EH2 4HQ, which subjects are registered in the Land Register of Scotland under Title Number MID98876
<b>Ancillary Rights:</b>	All rights ancillary to ownership of the Property as more fully described in the Terms
<b>Terms:</b>	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to <a href="http://www.rbs.co.uk/terms">www.rbs.co.uk/terms</a> and enter ss0511 or a copy can be obtained from the Owner's solicitor.

## 1 Obligations

1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:

1.1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,

1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.

1.2 A **Certificate** signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

## 2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

2.1 grants a standard security to the Bank over the Property, and

2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

### 3 Standard Conditions


The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

### 4 Warrandice

The Owner grants warrandice but excepting therefrom (i) the Lease between Charlotte Square Properties LLP and Access Energy Plc dated 22<sup>nd</sup> June 2012 and registered in the Books of Council and Session on 5<sup>th</sup> June 2015 (ii) Sub-lease between the Owner and Wishart Wealth Management Limited dated 7<sup>th</sup> August and 18<sup>th</sup> September both months in 2015 and registered in the Books of Council and Session on 30<sup>th</sup> January 2016 and (iii) Sub-Lease between the Owner and Beyond the Numbers Limited dated 7<sup>th</sup> August and 18<sup>th</sup> September both months in 2015 and registered in the Books of Council and Session on 30<sup>th</sup> January 2016

### 5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This standard security is executed as follows:



Signature of ~~director/secretary/authorised~~  
~~signatory~~/witness

KENNETH ROSS

Full name of above (print)

1 ROSS AVENUE

DALGEM BAY

KY11 9YN

Address of witness



Signature of director/secretary/authorised signatory

EWAN MCINTYRE

Full name of above (print)

28<sup>th</sup> MARCH 2018

Date of signing

AT EDINBURGH