



**Registration of a Charge**

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

Company number: **SC256769**



X758NNM3

Received for Electronic Filing: **04/05/2018**

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**Details of Charge**

Date of creation: **03/05/2018**

Charge code: **SC25 6769 0004**

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

Brief description: **41 CHARLOTTE SQUARE, EDINBURGH EH2 4HQ**

**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 0004

The Registrar of Companies for Scotland hereby certifies that a charge dated 3rd May 2018 and created by EMA ARCHITECTURE + DESIGN LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th May 2018 .

Given at Companies House, Edinburgh on 4th May 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

Standard Security  
Individual/Company/LLP

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 its Registered Office at 42 Charlotte Square, Edinburgh EH2 4HQ
<b>Bank:</b>	<b>The Royal Bank of Scotland plc</b> , Company Number SC90312, Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ
<b>Property:</b>	ALL and WHOLE that area and building now known as Number Forty One Charlotte Square, Edinburgh and measuring Thirty Three feet or thereby in front thereof and being the subjects more particularly described in and disposed by Disposition by The Eagle Star Insurance Company Limited as Trustees for the English and Scottish Fund with consent of Miss Helen Millar Lowe in favour of The Burnley Building Society dated First and Eleventh May and recorded in the Division of the General Register of Sasines for the County of Edinburgh (now Midlothian) on Twenty Fourth May both months in the year Nineteen Hundred and Forty Five, together with the areas in front and behind the said Building , and the cellarge made in the sunk area in front of the said house under the pavement, all as the said subjects hereby disposed are outlined in red and the extent and location of the cellarge is coloured blue on the Plan annexed subscribed as relative hereto and together also with the right in common along with the other proprietors of houses in Charlotte Square to the whole space of ground and area of the square within the line of the streetways now enclosed and railed in by a parapet wall and iron railing and the whole other parts, privileges and pertinents of the foregoing subjects;
<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 <b>ss0511</b> 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.

## 5 Registration and execution

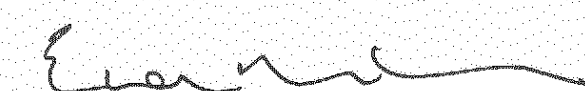
The Owner consents to registration of this standard security and any Certificate for execution. This standard security is executed as follows:

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

SALLYMAN JUDAIS  
Full name of above (print)

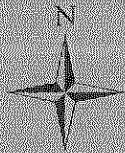
42 CHARLOTTE SQUARE  
EDINBURGH

172 4HQ  
Address of witness

  
Signature of director/secretary/authorised signatory

EWAN MCINTYRE  
Full name of above (print)

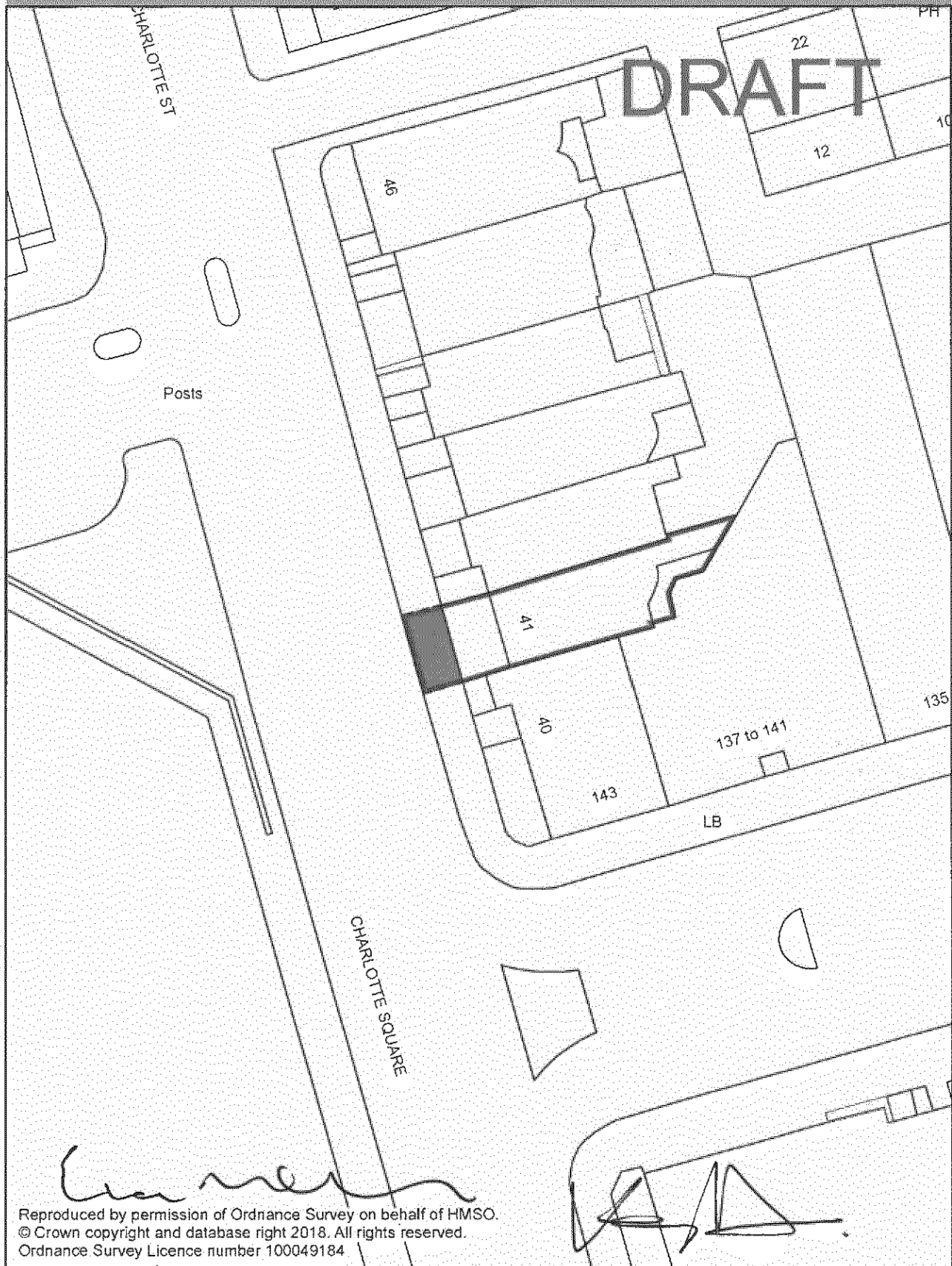
20th MARCH 2018  
Date of signing



Reference:  
**PZ159472/CC**  
Date:  
**March 2018**

Co-ordinates at Centre:  
Easting: **324,753**  
Northing: **673,906**

Scale:  
**1:500**  
Paper Size:  
**A4**



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This is the Plan referred to in the foregoing Standard Security by EMA Architecture + Design Limited in favour of The Royal Bank of Scotland plc. Dated 20 March 2018.