



Registration of a Charge

Company name: **FOUR SEASONS REAL ESTATES LIMITED**

Company number: **SC538507**



X7ZPJSHF

Received for Electronic Filing: **20/02/2019**

Details of Charge

Date of creation: **15/02/2019**

Charge code: **SC53 8507 0007**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **6 RANKEILLOR STREET EDINBURGH EH8 6HY**

Contains negative pledge.

Authentication of Form

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

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: **CHARLES JAMES BAYNE-JARDINE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 538507

Charge code: SC53 8507 0007

The Registrar of Companies for Scotland hereby certifies that a charge dated 15th February 2019 and created by FOUR SEASONS REAL ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th February 2019 .

Given at Companies House, Edinburgh on 21st 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

BANK OF SCOTLAND

STANDARD SECURITY

by

FOUR SEASONS REAL ESTATES LIMITED

in favour of

BANK OF SCOTLAND PLC

Property: 6 Rankeillor Street Edinburgh EH8 6HY

We hereby certify this to be
a true copy and examined copy
of the original

Shakespeare Mortgages Ltd

Solicitors

Homer Road

Solihull

West Midlands B91 3QQ

Date: 20/2/19

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:-

- BoS:** **BANK OF SCOTLAND PLC** 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.
- Borrower:** **FOUR SEASONS REAL ESTATES LIMITED** incorporated in Scotland under the Companies Act 2006 (Company No. SC538507) and having its Registered Office at DA Accountants, Spiersbridge Business Park 1 Spiersbridge Way, Thornliebank, Glasgow, Scotland, G46 8NG.
- Property:** 6 Rankellor Street Edinburgh EH8 6HY
as more fully described in Part 1 of the Schedule.
Title Number:
- Deed of Conditions:** 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.
- Schedule:** The Schedule in three Parts annexed and signed as part of this Standard Security.
- Secured Liabilities:** 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 Bank of Scotland plc, Credit Fulfilment, Level 5, 110 St Vincent Street, Glasgow, G2 5ER.


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 the said
FOUR SEASONS REAL ESTATES LIMITED by

SAGDEEP HANS Director
(Print Full Name)

 Director
(Signature)

SATINDER DHAM Director
(Print Full Name)

 Director
(Print Full Name)

all together at KIRKCALDY
on the 7th day of November 2018

**Schedule referred to in the foregoing Standard Security by Four Seasons Real Estates Limited
in favour of Bank of Scotland plc**

PART 1

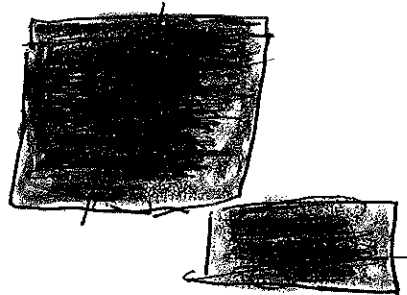
ALL and WHOLE the subjects known as 6 Rankeillor Street Edinburgh EH8 6HY comprising the subjects within the land edged red on the plan annexed and signed as relative hereto ("the Plan") being that lodging or dwellinghouse entire within itself entering from Rankeillor Street, Edinburgh (being house number 6 of that Street) consisting of four rooms and two closets on the floor on a level with the street and of one room and kitchen, and three closets and a cellar in the sunk flat together with the exclusive right to a small plot of ground extending to Twenty-seven feet or thereby from west to east in front of the said lodging or dwellinghouse along part of Rankeillor Street aforesaid shown tinted pink on the Plan and enclosed with a parapet and iron railing, and also a right in common with the other proprietors of the tenement of which the said dwellinghouse forms part to use the back green shown tinted green on the Plan water pipe and cistern in the sunk area in front of the tenement, and together also with the other common and mutual rights effeiring to the said dwellinghouse all lying in the County of Midlothian (formerly the County of Edinburgh), being the subjects more particularly described in an Instrument of Sasine in favour of George Sanson dated Twelfth April and recorded in the New Particular Register of Sasines et cetera within the Sherrifdom of Edinburgh et cetera on Twelfth May, both in the year Eighteen hundred and twenty; together with the pertinents of and fixtures and fittings belonging to and the whole right, title and interest, present and future in the subjects hereby secured


PART 2

None

PART 3

None





101379452/RS
September 2018

