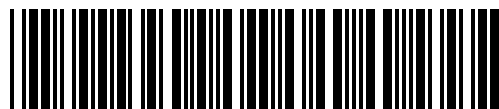




Registration of a Charge

Company Name: **SIMBA & ASSOCIATES LIMITED**

Company Number: **SC562931**



XBVDR66B

Received for filing in Electronic Format on the: **17/01/2023**

Details of Charge

Date of creation: **06/01/2023**

Charge code: **SC56 2931 0006**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING 49 POPLAR STREET, MAYFIELD, DALKEITH EH22 5LW BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID54282**

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

Certified by: **MCVEY & MURRICANE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 562931

Charge code: SC56 2931 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 6th January 2023 and created by SIMBA & ASSOCIATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th January 2023 .

Given at Companies House, Edinburgh on 17th January 2023

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**

Aldermore




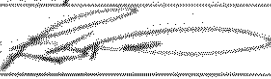
STANDARD SECURITY (Residential) Corporate Borrowers

28d. STANDARD SECURITY	
The Bank	Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) being a Company registered under the Companies Acts whose registered office is Apex Plaza, Forbury Road, Reading RG1 1AX
Mortgage Conditions	The Aldermore Bank PLC Residential Mortgage Conditions 2020 made by the Bank dated 12 November 2020 and registered in the Books of Council and Session on 24 November 2020. Words defined in the Mortgage Conditions have the same meanings in this Standard Security
You, the borrower	SIMBA & ASSOCIATES LIMITED a Company incorporated in Scotland under the Companies Acts (Registered Number SC562931) and having its Registered Office at 24 Abercromby Street, Broughty Ferry, Dundee, DD5 2NX
Property (insert full address)	49 POPLAR STREET, MAYFIELD, DALKEITH EH22 5LW as more fully described in part 1 of the Schedule
Title Number	MID54282
Schedule	The Schedule annexed and signed as relative to this Standard Security
Secured Amounts	Has the meaning given to it in the Mortgage Conditions
<ol style="list-style-type: none"> 1. This Standard Security incorporates the Mortgage Conditions and the Mortgage Offer. You acknowledge you have received these. 2. You hereby agree to pay and discharge the Secured Amounts in accordance with their terms and to comply with the Mortgage Conditions and, as continuing security for the Secured Amounts, hereby grant a Standard Security in favour of the Bank over the Property. 3. This Standard Security secures additional borrowing but the Bank is not obliged to agree to any additional borrowing. 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 Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply to this Standard Security. 5. You grant warrandice. 6. You, as proprietor of the Property declare, with reference to the grant of this Standard Security over the Property in favour of the Bank, that as at this date the Property (or any part thereof) is neither (a) a matrimonial home in relation to which a spouse has occupancy rights, the expressions "matrimonial home" and "occupancy rights" having the meanings ascribed to them by the Matrimonial Homes (Family Protection) (Scotland) Act 1981; nor (b) a family home in relation to which a civil partner has occupancy rights, the expressions "family home" and "occupancy rights" having the meanings ascribed to them by the Civil Partnership Act 2004. 	

Aldermore Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Financial Services Register number: 204503). Registered Office: Apex Plaza, Forbury Road, Reading, RG1 1AX. Registered in England. Company No. 947662. Invoice Finance, Commercial Mortgages, Property Development, Buy-To-Let Mortgages and Asset Finance lending to limited companies are not regulated by the Financial Conduct Authority or Prudential Regulation Authority. Asset Finance lending where an exemption within the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001 applies, is exempt from regulation by the Financial Conduct Authority or Prudential Regulation Authority.

Aldermore

STANDARD SECURITY (Residential) Corporate Borrowers

<p>7. You consent to the registration of this Standard Security for execution.</p> <p>This Standard Security will be governed by and construed in accordance with Scottish law.</p>	
<p>IN WITNESS WHEREOF this Standard Security consisting of this and the preceding page are together with the Schedule executed by You as follows:</p>	
You (signature and full name (in capitals), place and date of signing)	Witness (signature, full name and address (in capitals)) (each signature must be separately witnessed)
<p>Director signature: </p> <p>Director full name: SUKHDEEP GILL</p> <p>At: 10 CHALMERS CRESCENT, EDINBURGH, EH9 1TS</p> <p>On: 2/11/22</p>	<p>Witness signature: </p> <p>Witness full name: EUAN STEWART</p> <p>Witness address: POOL MOORHILL GATE 4 KING EDWARD STREET POOL PH15 0T</p>
You (signature and full name (in capitals), place and date of signing)	Witness (signature, full name and address (in capitals)) (each signature must be separately witnessed)
<p>Director signature: </p> <p>Director full name: SUKHDEEP GILL</p> <p>At: 10 CHALMERS CRESCENT EDINBURGH, EH9 1TS</p> <p>On: 2/11/22</p>	<p>Witness signature: </p> <p>Witness full name: EUAN STEWART</p> <p>Witness address: POOL MOORHILL GATE 4 KING EDWARD STREET POOL PH15 0T</p>

I certify that this copy document is a true copy of the original document of which it purports to be a copy and which we have examined on 17/01/2023

13 Bath Street
Glasgow
G2 1HY

McVey + Hurricane


Aldermore


**STANDARD SECURITY (Residential)
Corporate Borrowers**

This is the Schedule referred to in the foregoing Standard Security by SIMBA & ASSOCIATES LIMITED, in favour of Aldermore Bank Plc

PART 1

ALL and WHOLE the subjects known as and forming 49 POPLAR STREET, MAYFIELD, DALKEITH EH22 5LW being the subjects registered in the Land Register of Scotland under Title Number MID54282


Director


Director

I certify that this copy document is a true copy of the original document of which it purports to be a copy and which we have examined on 17/01/2023

13 Bath Street
Glasgow
G2 1HY

McVey & Murrice