

MR01

Particulars of a charge



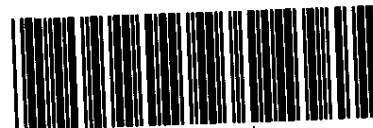
Companies House

172135 123



Go online to file this information
www.gov.uk/companieshouse

A fee is payable
Please see 'How to pay'



SBHCM4PK

SCT

22/11/2022

#12

COMPANIES HOUSE

TUESDAY

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☐ **What this form is NOT**
You may not use this for
register a charge where
instrument. Use form MR01.

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge. If
delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery.



You must enclose a certified copy of the instrument with this form. This will be
scanned and placed on the public record. Do not send the original.

1 Company details

Company number **S C 5 6 5 8 5 6**
Company name in full **BG PROPERTIES (SCOTLAND) LIMITED**

For official use

6

→ **Filling in this form**
Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date **d 1 d 8 m 1 m 1 y 2 y 0 y 2 y 2**

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name **THE MORTGAGE WORKS (UK) PLC**

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

MR01

Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

ALL and WHOLE the flatted dwellinghouse subjects known as and forming Flat 5 North Gate, St Giles Road, Elgin IV30 1PY, lying in the County of Moray, being the whole subjects registered in the Land Register of Scotland under Title Number MOR5496.

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ Yes Continue

☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☐ Yes

☒ No

8

Trustee statement¹

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

¹ This statement may be filed after the registration of the charge (use form MR06).

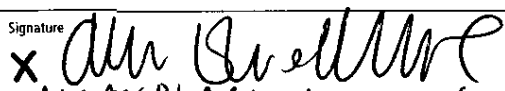
9

Signature

Please sign the form here.

Signature

Signature

X  X
ALLAN BLACK & MCCASHIE
SOLICITOR FOR THE COMPANY

This form must be signed by a person with an interest in the charge.

MRO1

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **JAYMIE STRATHDEE**

Company name **ALLAN, BLACK & MCCASKIE**

SOLICITORS

Address **151 HIGH STREET**

Post town **ELGIN**

County/Region **MORAY**

Postcode **I V 3 0 1 D X**

Country **SCOTLAND**

DX **520650**

Telephone **01343 543355**



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 565856

Charge code: SC56 5856 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 18th November 2022 and created by BG PROPERTIES (SCOTLAND) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd November 2022.

Given at Companies House, Edinburgh on 22nd November 2022



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

In this Standard Security the expressions set out below shall have the meaning and effect respectively set opposite to them.

The Borrower: BG Properties (Scotland) Limited, incorporated under the Companies Acts (Company Number SC565856) and having its Registered Office at 23 Commerce Street, Elgin IV30 1BS.

Where the Borrower is more than one person the singular includes the plural and all obligations of the Borrower are undertaken jointly and severally.

The Conditions:

The Mortgage Works (UK) plc Standard BTL Mortgage Conditions 2018 made by the Company on 3rd July 2018 and registered in the Books of Council and Session on 6th July 2018.

The Proprietor: The said BG Properties (Scotland) Limited.

Where the Proprietor is more than one person the singular includes the plural and all obligations of the Proprietor are undertaken jointly and severally.

The Company: The Mortgage Works (UK) plc

Registered in England, Registered Number 02222856

Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW

The Property: The heritable subjects known as (postal address)

Flat 5 North Gate, St Giles Road, Elgin

Postcode:

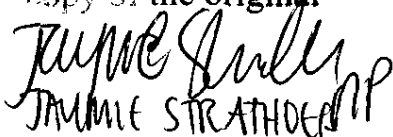
I	V	3	0	1	P	Y
---	---	---	---	---	---	---

Being ALL and WHOLE

The flatted dwellinghouse subjects known as and forming Flat 5 North Gate, St Giles Road, Elgin IV30 1PY, lying in the County of Moray, being the whole subjects registered in the Land Register of Scotland under Title Number MOR5496.

Elgin 21 November 2022

I certify this as a true
copy of the original


JAMIE STRATHEDEN

ALLAN BLACK & MCGARRIE

1. This Standard Security incorporates the Conditions and the Borrower and the Proprietor acknowledge that they have received a copy of the Conditions, and they undertake to comply with the Conditions.
2. The Borrower undertakes to pay to the Company all sums due and to become due under the Conditions ("Secured Liabilities").
3. The Proprietor, in security of the Secured Liabilities, hereby grants this Standard Security in favour of the Company over the Property.
4. The Standard Security secures any further advances.
5. The Standard Conditions specified in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Conditions, and any lawful variation thereof operative for the time being, shall apply.
6. The Proprietor grants warrandice.
7. A certificate signed by any director or officer of the Company as to the amount of the Secured Liabilities or any part of it shall, in the absence of manifest error, be conclusive and binding on the Proprietor and the Borrower.
8. The Proprietor, the Borrower and the Consenter (if applicable) consent to the registration of this Standard Security and of any certificate referred to above for execution.

In Witness Whereof these presents are executed as follows:

Subscribed by

Baris Gul as Director of BG Properties (Scotland) Limited

Print name of Proprietor



Signature of Proprietor

at **Elgin**

(place)

on **2 November 2022**

(date)

in the presence of:

Name: **JAYMIE STRATHDEE**

Address: **151 High Street**

Elgin

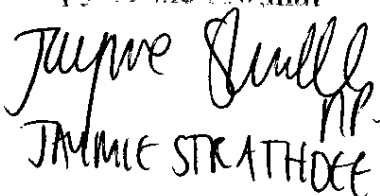
IV30 1DX



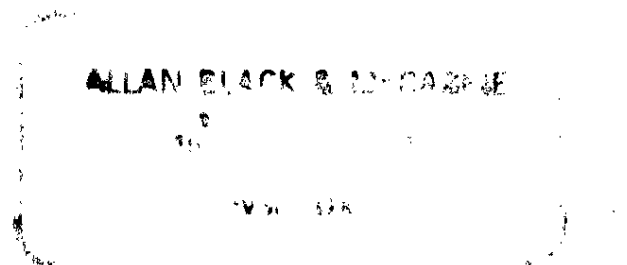
Signature of Witness

Elgin 21 November 2022

**I certify this as a true
copy of the original**



JAYMIE STRATHDEE



Subscribed by

Baris Gul as Director of BG Properties (Scotland) Limited

Print name of Borrower

Baris

Signature of Borrower

at **Elgin**
(place)

on **2 November 2022**
(date)

in the presence of:

Name: **JAYMIE STRATHDEE**

Address: **151 High Street**

Elgin

IV30 1DX

Jaymie Strathdee

Signature of Witness

Standard Security

by

BG Properties (Scotland) Limited

in favour of

The Mortgage Works (UK) plc

Date **2 November 2022**

Property **Flat 5 North Gate, St Giles Road, Elgin IV30 1PY**

Elgin 21 November 2022

I certify this as a true
copy of the original

Jaymie Strathdee
JAYMIE STRATHDEE

ALLAN BLACK & CO. SOLICITORS