



Registration of a Charge

Company name: **Z & CO PROPERTIES LIMITED**

Company number: **SC582902**

Received for Electronic Filing: **23/12/2020**



X9KHNDI8

Details of Charge

Date of creation: **22/12/2020**

Charge code: **SC58 2902 0003**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING 235 ASHDALE DRIVE, GLASGOW, G52 1PU BEING THE NORTHMOST HOUSE ON THE LOWER FLOOR OF THE BLOCK 229,231,235 AND 217 ASHDALE DRIVE, MOSSPARK, GLASGOW AND BEING THE WHOLE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER THE TITLE NUMBER GLA110271**

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:

JENNIFER CONNELL



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 582902

Charge code: SC58 2902 0003

The Registrar of Companies for Scotland hereby certifies that a charge dated 22nd December 2020 and created by Z & CO PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd December 2020 .

Given at Companies House, Edinburgh on 23rd December 2020

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

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 23/12/2020

13 Bath Street
Glasgow
G2 1HY

Jennifer Connell

ALDERMORE BANK PLC – STANDARD SECURITY

WE ARE REQUIRED IN TERMS OF RULE B2.1.7 OF THE LAW SOCIETY OF SCOTLAND PRACTICE RULES 2011 TO INFORM YOU THAT (1) YOUR SIGNATURE ON THIS DOCUMENT MAY HAVE CERTAIN LEGAL CONSEQUENCES AND (2) YOU SHOULD SEEK INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT

In this deed the following terms shall have the meanings set respectively opposite to them:

Aldermore	Aldermore Bank plc, a company incorporated under the Companies Acts, (Registered Number 00947662) whose Registered Office is 1 st Floor Block B Western House Lynch Wood Peterborough PE2 6FZ
Mortgage Conditions	The Aldermore Bank plc Commercial Mortgage Conditions (Scotland) 2014 dated 19th March 2014 and registered in the Books of Council and Session for preservation on 25th March 2014.
Borrower	Z & Co Properties Limited, being a Company incorporated under the Companies Acts (Company Number SC582902) and having their Registered Office at C/O F A Siddiqui & Co 2nd Floor, 129 Nelson Street, Glasgow, Scotland, G5 8DZ
Original Loan	SEVENTY EIGHT THOUSAND AND SEVEN HUNDRED AND FIFTY POUNDS (£78,750.00) STERLING
Property	ALL and WHOLE the subjects known as and forming 235 Ashdale Drive, Glasgow, G52 1PU being the northmost house on the lower floor of the block 229, 231, 235 and 237 Ashdale Drive, Mossbank, Glasgow and being the whole subjects registered in the Land Register of Scotland under Title Number GLA110271;

1. words which are defined in the Mortgage Conditions shall have the same meanings in this Standard Security unless the context suggests otherwise;
2. the Borrower acknowledges receiving from Aldermore the Original Loan
3. the Borrower undertakes to pay to
 - a. Aldermore all sums due and that may become due by the Borrower to Aldermore in respect of the mortgage debt including further advances or re-advances made or to be made by Aldermore to the Borrower; and
 - b. interest from the respective times of advance at the rate or rates and by monthly instalments all as provided for in (i) the offer; and (ii) the Mortgage Conditions.
4. the Borrower acknowledges having received a copy of (i) the offer; (ii) the Mortgage Conditions and (iii) Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970 and agrees that they form part of the terms of this Standard Security;
5. the Borrower agrees that a certificate signed by a duly authorised official of Aldermore shall be sufficient to ascertain the amount or any part of the amount due to Aldermore hereunder at any time;
6. the Borrower grants a Standard Security over the Property in favour of Aldermore;
7. the Borrower agrees that the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as varied by the Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply;
8. the Borrower undertakes not to create or allow to exist any mortgage or charge over the Property or any additional security (apart from those created by this Standard Security) without the prior written consent of Aldermore;
9. the Borrower consents to registration of this Standard Security, and of any certificates by Aldermore as to the amount due to Aldermore, for execution; and

10. the Borrower grants warrandice:

IN WITNESS WHEREOF these presents are subscribed by the Borrower as follows:


signature of witness


signature of Zaid Ahmed (Director)

SHUI FUNG LI
full name of above (print)

ZAID AHMED
full name of above (print)

45 ROSE ST, GLASGOW, G3 6SQ
address of witness

date of signing 27/11/2020

place of signing 288 PENFARROW ST
GLASGOW
G3 6TT.