



**Registration of a Charge**

Company name: **SMART DREAM HOTELS LTD**

Company number: **SC604838**



X8EMWSSX

Received for Electronic Filing: **23/09/2019**

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**Details of Charge**

Date of creation: **17/09/2019**

Charge code: **SC60 4838 0002**

Persons entitled: **HSBC UK BANK PLC**

Brief description: **(IN THE FIRST PLACE) ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING DEAN PARK HOTEL, CHAPEL, KIRKCALDY, KY2 6QW, BEING THE WHOLE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER FFE90227; AND (IN THE SECOND PLACE) ALL AND WHOLE THE SUBJECTS LYING TO THE WEST OF DEAN PARK DRIVE, KIRKCALDY, BEING THE WHOLE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER FFE93884**

**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: **FIONA ARMOUR**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 604838

Charge code: SC60 4838 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 17th September 2019 and created by SMART DREAM HOTELS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd September 2019 .

Given at Companies House, Edinburgh on 24th September 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**

# STANDARD SECURITY

by

**Smart Dream Hotels Limited**

in favour of

**HSBC UK Bank plc**

**Property: Dean Park Hotel, Chapel, Kirkcaldy, KY2 6QW**

## **IMPORTANT - PLEASE READ THE FOLLOWING NOTE BEFORE SIGNING THIS STANDARD SECURITY**

This document is a Standard Security over the Property described overleaf on the terms set out in the separate document called the HSBC UK Bank plc Scottish Commercial Security Conditions (2018 edition).

- HSBC UK Bank plc will hold this Standard Security as security for the debts and/or the other liabilities to HSBC UK Bank plc as set out in this Standard Security. What this means is that both present and future debts, together with the other liabilities set out in this Standard Security, are secured by this Standard Security.
- If any of the debts and/or the other liabilities are not paid when due, HSBC UK Bank plc can sell the Property and put the money from the sale towards the debts and/or the other liabilities.
- The debts may include overdrafts, loans or money due under any other facilities that HSBC UK Bank plc has granted to you or grants to you in the future. They may also include any liabilities under any guarantee or indemnity that you have given, or may give in the future, to HSBC UK Bank plc, for example, agreements to be responsible for the debts of another customer or for liabilities incurred by HSBC UK Bank plc on your behalf.
- This Standard Security is separate from, and not limited by, any other security or guarantee which may already have been given to HSBC UK Bank plc or which may be given in the future.
- This Standard Security and the Scottish Commercial Security Conditions contain other terms which affect you.

**This Standard Security is an important legal document. HSBC UK Bank plc strongly recommends that you seek the advice of your solicitor or other legal adviser before signing this Standard Security.**

## STANDARD SECURITY

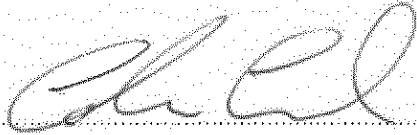
In this Standard Security the words listed below have the following meanings:

<b>Bank:</b>	<b>HSBC UK BANK plc</b> , a company incorporated under the Companies Acts (Company Number 09928412) and having a place of business at Securities Processing Centre, P O Box 6304, Coventry CV3 9JY and its successors and assignees.
<b>Proprietor:</b>	<b>SMART DREAM HOTELS LIMITED</b> , a company incorporated under the Companies Acts (Company Number SC604838) and having its Registered Office at Unit 5, Mitchelston Drive, Mitchelston Industrial Estate, Kirkcaldy, Fife, KY1 3NF.
<b>Debt:</b>	All money and liabilities whatever, whenever and however incurred, whether now or in the future due, or becoming due, from the Proprietor to the Bank. This includes, but is not limited to: <ul style="list-style-type: none"><li>(a) overdrafts, personal and other loans or facilities and further advances of money;</li><li>(b) guarantees and indemnities to the Bank and any of the Proprietor's contingent liabilities;</li><li>(c) discount, commission and other lawful charges and expenses;</li><li>(d) interest in accordance with any agreement between the Proprietor and the Bank and, if there is no agreement, interest on any money and liabilities due from the Proprietor at an annual rate of 3% above the Bank of England base rate from time to time computed and compounded monthly and/or according to the Bank's then current practice. Interest as above applies before and after any demand or judgement;</li><li>(e) money agreed to be paid under paragraph 14 of the Scottish Commercial Security Conditions.</li></ul>
<b>Property</b>	Dean Park Hotel, Chapel, Kirkcaldy, KY2 6QW, as more fully described in Part 1 of the Schedule.
<b>Schedule</b>	The Schedule (in three parts) annexed to this Standard Security.
<b>Scottish Commercial Security Conditions:</b>	The Scottish Commercial Security Conditions (2018 edition) dated 27 June 2018 and registered in the Books of Council and Session on 29 June 2018 and any variation or extension of those Conditions. Words defined in the Scottish Commercial Security Conditions have the same meaning in this Standard Security.

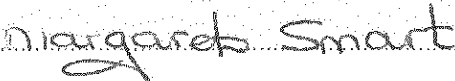
1. The Proprietor undertakes to pay and discharge the Debt to the Bank.
2. The Proprietor undertakes to comply fully with the Scottish Commercial Security Conditions, the terms of which are incorporated into this Standard Security. The Proprietor acknowledges having received a copy of the Scottish Commercial Security Conditions.
3. The Proprietor, in security for the Debt, hereby grants a Standard Security in favour of the Bank 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 Scottish Commercial Security 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 Proprietor grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases (if any) of the Property detailed in Part 3 of the Schedule.
7. A certificate signed by any manager or officer of the Bank as to the amount of the Debt or any part of it shall, in the absence of manifest error, be conclusive and binding on the Proprietor.
8. The Proprietor consents to the registration of this Standard Security and of any certificate referred to above for execution.

IN WITNESS WHEREOF these presents consisting of this and the preceding page and the Schedule annexed are executed by the Proprietor as follows:



Director/Secretary (COLIN METHVEN SMART)



Director/Secretary/Witness (MARGARET CRAIGIE SMART)

~~KENN SMITH~~

Witness full name (if applicable)

~~10 WARRANE STREET, GLASGOW~~

Witness address (if applicable)

~~016 25~~

At

KIRKCALDY

On the

12TH

day of

AUGUST

Two thousand and nineteen

Please remember to sign the Schedule

This is the Schedule referred to in the foregoing Standard Security by Smart Dream Hotels Limited in favour of HSBC UK Bank plc

# PART 1

## Description of the Property secured in favour of the Bank

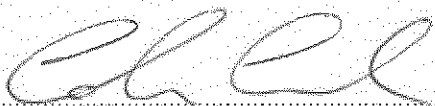
(IN THE FIRST PLACE) ALL and WHOLE the subjects known as and forming Dean Park Hotel, Chapel, Kirkcaldy, KY2 6QW, being the whole subjects registered in the Land Register of Scotland under Title Number FFE90227; and (IN THE SECOND PLACE) ALL and WHOLE the subjects lying to the west of Dean Park Drive, Kirkcaldy, being the whole subjects registered in the Land Register of Scotland under Title Number FFE93884; Which subjects hereby secured (IN THE FIRST PLACE) and (IN THE SECOND PLACE) are secured **TOGETHER WITH** (One) the buildings and other erections thereon; (Two) the whole rights, common, mutual and exclusive pertaining thereto; (Three) the parts, privileges and pertinents thereof; (Four) free ish and entry therefrom and thereto; and (Five) the Proprietor's whole right, title and interest, present and future, therein and thereto.

# PART 2

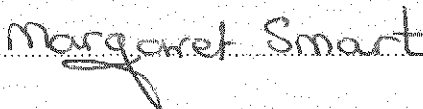
NONE

# PART 3

NONE



Director



Director/Secretary

FA/JC/HSB/2/417 5447635\_1 05-Aug-19