



Registration of a Charge

Company Name: **KWAN INVESTMENTS LIMITED**

Company Number: **SC605283**



XC5RXQGH

Received for filing in Electronic Format on the: **16/06/2023**

Details of Charge

Date of creation: **12/06/2023**

Charge code: **SC60 5283 0005**

Persons entitled: **CHARTER COURT FINANCIAL SERVICES LIMITED TRADING AS PRECISE MORTGAGES**

Brief description: **4F2, 96 DUKE STREET, EDINBURGH, EH6 8HL**

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: **MICHAEL ANDERSON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 605283

Charge code: SC60 5283 0005

The Registrar of Companies for Scotland hereby certifies that a charge dated 12th June 2023 and created by KWAN INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th June 2023 .

Given at Companies House, Edinburgh on 19th June 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

**Standard Security – Company or
Limited Liability Partnership**

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

The Lender ("we", "us", "our")	CHARTER COURT FINANCIAL SERVICES LIMITED (incorporated in England and Wales with company number 06749498) and having its registered office at 2 Charter Court, Broadlands, Wolverhampton WV10 6TD and trading as Precise Mortgages) together with its successors, transferees and assignees (whether legal or beneficial and whether by way of absolute assignation or by way of security only and including those deriving title under it or them).
Application Reference Number:	M2000355196
The Borrowers: ("you", "your")	Kwan Investments Limited a company registered under the Companies Acts (SC605283) and having their registered office at 1 Ardmillan Mews, Edinburgh, EH11 2FB
The Conditions:	Precise Mortgages General Mortgage Conditions 2018 (Scotland) dated 22 October 2018 and registered in the Books of Council and Session 24 October 2018. In this Standard Security capitalised terms have the meaning given to them in the Conditions, unless otherwise defined.
The Property:	4F2, 96 Duke Street, Edinburgh, EH6 8HL, United Kingdom as more fully described below
Title Number: (if any)	

- 1 The Borrowers undertake to the Lender to pay the Amount Owed (including any further advance or re-advance) and All Other Debt and perform all obligations due by the Borrowers under the Conditions and the terms of the Mortgage Offer, for which the Borrowers grant a Standard Security in favour of the Lender over the Property, being ALL and WHOLE the subjects known as and forming that dwellinghouse entering by the common passage and stair number 96 Duke Street, Leith, in the City of Edinburgh and County of Midlothian (hereinafter referred to as "the tenement"), being the second door house on the fourth floor above the ground or street floor entering by the common passage and stair number 96 Duke Street aforesaid and being the subjects more particularly described in Disposition by Belinda Properties Limited to Julie Sexton dated 11th November 1975 and recorded in the Division of the General Register of Sasines applicable to the County of Midlothian on 7th January 1976 ;which subjects form part and portion of the Tenement Steading known as 78 to 106 (even numbers) Duke Street, Leith, under exception of Shop 98 Duke Street, aforesaid the extent of which Tenement Steading is shown edged in red on the plan annexed and executed as relative hereto; TOGETHER WITH (First) a right in common with the other proprietors of the said tenement to (One) the solum on which the tenement is erected, (Two) the back green pertaining to the said tenement with the mutual boundary walls thereof to the extent of a one half thereof next the said back green, which back green shall be used exclusively for drying and bleaching clothes and for no other purpose, and (Three) the drains and soil and other pipes of the said tenement and of access thereto when required; (Second) free ish and entry to the subjects hereby secured and to the said back green by the common passage and stair in the said tenement and to the roof and chimney tops of the said tenements by the common passage and stair and the hatchway leading thereto for the purpose of cleaning vents and all other necessary purposes; (Third) the whole other rights, common and mutual to the proprietors of the

said tenement; (Fourth) the whole other parts, privileges, and pertinents thereof; (Fifth) the fittings and fixtures therein and thereon and (Sixth) the borrowers whole right, title, and interest, present and future, in and to the property herein secured

- 2 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, (b) the Conditions and (c) the terms of the Mortgage Offer, and any lawful variation thereof operative for the time being, shall apply to this Standard Security.
- 3 The Borrowers acknowledge receipt of copies of the Conditions, the Mortgage Offer and the Tariff of Mortgage Charges, each of which shall be incorporated in this Standard Security. The Borrowers agree to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges.
- 4 The Borrowers grant warrandice and consent to the registration of this Standard Security for execution.

IN WITNESS WHEREOF these presents consisting of this and the preceding page ~~are~~ subscribed for and on behalf of the Borrowers as follows: *and the Plan annexed are submitted on behalf of the Borrowers as follows:-*
Signature of Borrower

December 2018

Place of signing *EDINBURGH*

Date of signing *30.05.2023*

Signed *SKwan*

Signed

Position *DIRECTOR OF KWAN INVESTMENTS LIMITED*

Position

Print full name *STEPHEN JUN WAI KWAN*

Print full name

In the presence of this witness:

Signature of witness

Signed *Fiona Duff*

Print full name *FIONA DUFF*

Print full address *14 CONSTITUTION STREET,
EDINBURGH*

Each witness must be at least 18 years old.

As Director of Kwan
Investments Limited

