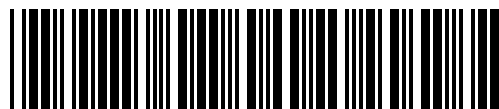




Registration of a Charge

Company Name: **HAVANA CIGARS LTD**

Company Number: **04614697**



Received for filing in Electronic Format on the: **29/05/2023**

XC4KJFIZ

Details of Charge

Date of creation: **27/05/2023**

Charge code: **0461 4697 0003**

Persons entitled: **CUMBERLAND BUILDING SOCIETY**

Brief description: **LL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING 79A HIGH STREET, ABERLOUR, BANFFSHIRE, AB38 9QB**

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: **BLACKADDERS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4614697

Charge code: 0461 4697 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th May 2023 and created by HAVANA CIGARS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th May 2023 .

Given at Companies House, Cardiff on 2nd 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**

**This is the Schedule referred to in the foregoing Standard Security by Havana Cigars Ltd in
favour of Cumberland Building Society in respect of 79A High Street, Aberlour, Banffshire,
AB38 9QB**

ALL AND WHOLE (first) the first floor flatted dwellinghouse known as and forming **79A HIGH STREET, ABERLOUR AB38 9QB** within the tenement comprising number 79A and 79 High Street, aforesaid, lying within the subjects delineated in red on the Plan annexed hereto ("the Plan") and (second) the stairs providing access to the said first floor flatted dwellinghouse which stairs are shown coloured blue on the Plan but excluding therefrom the ground below the said stairs; and which subjects hereby (first) and (second) disposed form Part and Portion of the larger subjects known as 79 HIGH STREET, ABERLOUR AB38 9QB which larger subjects are more particularly described in and disposed by and shown delineated and coloured partly red, partly red and hatched and partly green and described as the ground floor shop and back shop premises and the hall situated above occupying those areas on the Plan annexed to the Disposition by Mrs Wilma Gordon Taylor or Kelman and Daniel Taylor in favour of Janet May Hartree dated 28 June and 4 July and recorded in the General Register of Sasines for the County of Banff on 19 July all dates in the year 2002.

A handwritten signature in black ink, appearing to be 'H. J. A. Hartree', written in a cursive style with a horizontal line underneath.

STANDARD SECURITY

In this deed the expressions set out below shall have the meanings and effect respectively:-

The Borrower Havana Cigars Ltd, a company incorporated under the Companies Act (Registered Company Number 04614697) and having its Registered Office at 18 Kingsgate Place, London, NW6 4TA

Where the Borrower is more than one person the singular includes the plural and all obligations of the Borrower are undertaken jointly and severally. This means that each individual Borrower is liable for the whole obligations under this Standard Security including payment of all sums due now or in the future. The Society may enforce this Standard Security against any or all of the individual Borrowers in whatever manner the Society decides.

The Society CUMBERLAND BUILDING SOCIETY, having its Principal Office at Cumberland House, Cooper Way, Parkhouse Carlisle, CA3 0JF.

The Property The heritable property known as
79A HIGH STREET ABERLOUR
AB38 9QB
and more particularly described below.

The Mortgage Conditions The Society's Commercial Mortgage Conditions 2006 registered in the Books of Council and Session on 13 November 2006.

Offer The meaning given to "offer" in the Mortgage Conditions

The Borrower hereby undertakes (i) to pay to the Society all sums due or to become due in respect of the loans and further loans made or to be made by the Society to the Borrower and all other sums, costs, charges and other money that are now or may become due by the Borrower to the Society with Interest from the respective times of advance at the interest rate applicable from time to time and that in accordance with the Mortgage Conditions and the Offer; and (ii) to perform all the Borrower's obligations under this standard security, the Mortgage Conditions and the Offer; And the Borrower declares that a certificate by a duly authorised officer of the Society as to the amount due to it at any time by the Borrower shall be final, conclusive and unchallengeable. For which the Borrower **GRANTS** a Standard Security in favour of the Society over ALL and WHOLE the subjects known as and forming 79a High Street, Aberlour, Banffshire, AB38 9QB and being the subjects more Particularly described in the Schedule annexed and executed as relative hereto.



The Standard Conditions specified in Schedule 3 to the Conveyancing Feudal Reform (Scotland) Act 1970 as varied by the Mortgage Conditions (or any lawful variation thereof operative for the time being) receipt of a copy of which the Borrower hereby acknowledges, shall apply;

And the Borrower grants warrandice:

And the Borrower consents to registration of these presents and the said Certificate for execution:

IN WITNESS WHEREOF these presents consisting of this and the preceding one page together with the Schedule and Plan are signed and witnessed as follows:-

Michael Adler
Signature of Witness

Mitchell Orchant
Signature of Director, Havana Cigars Ltd

MICHAEL ADLER
Name of witness (IN BLOCK CAPS)

MITCHELL ORCHANT
Full name of Director (IN BLOCK CAPS)

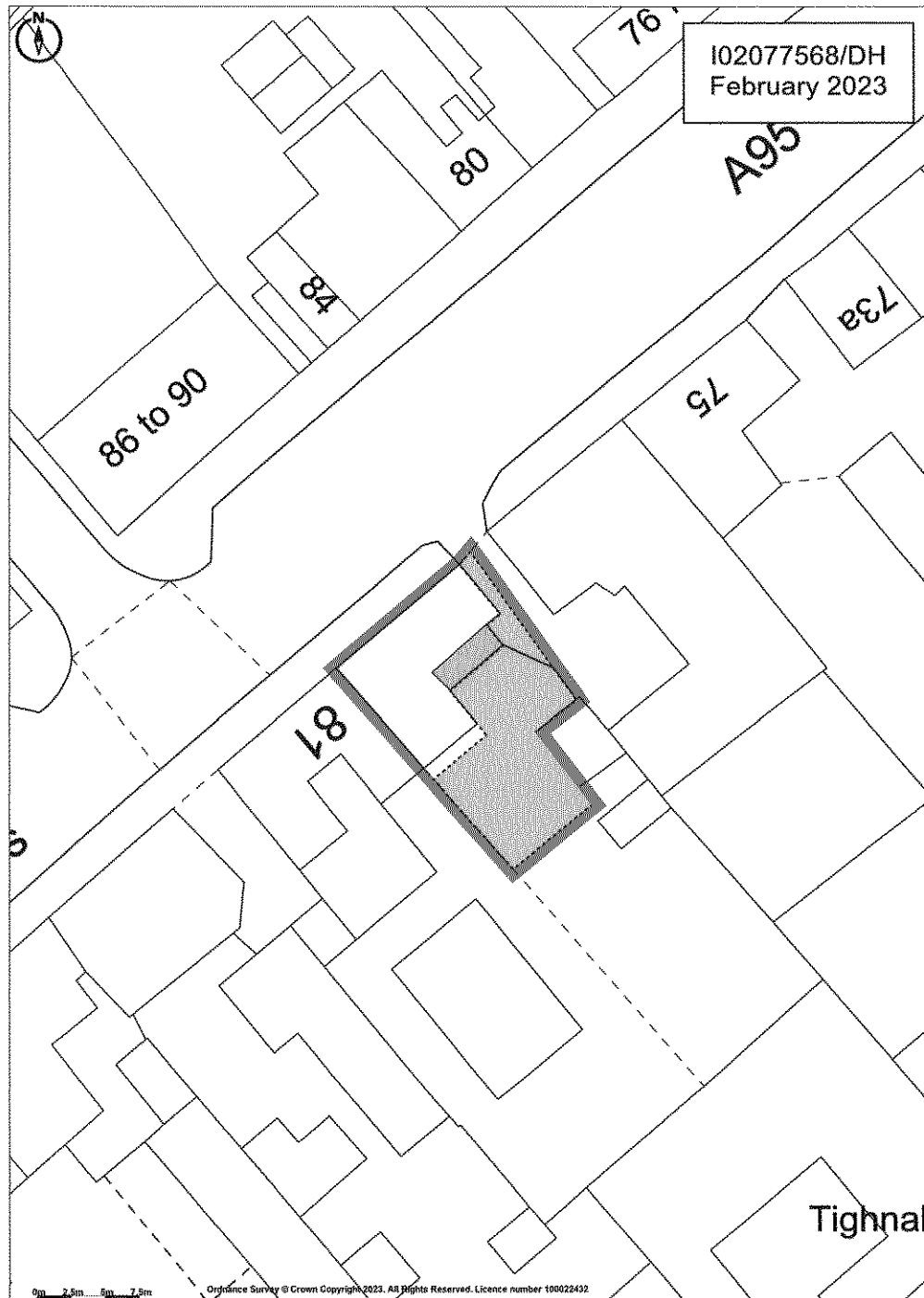
9, HARVEY ROAD
Address of witness

20th MARCH 2023
Date of signature

PITSTONE, LU79PX

LONDON
Place of signature (town/city)

79A High Street
ABERLOUR
Banffshire
AB38 9QB



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 **First Scottish**
www.firstscottish.com

FIRST SCOTTISH GROUP
St Davids Drive, Dalgety Bay, KY11 9NB
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Handwritten signature