

MR01

Particulars of a charge



Companies House

127173/23



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

A fee is payable with this form
Please see 'How to pay' on the last page.

☒ **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 for**
You may not use this form to
register a charge where there is
an instrument. Use form MR08.

TUESDAY



S5GVRTAO

SCT

04/10/2016

#259

COMPANIES HOUSE

This form **must be delivered to the Registrar for registration with 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 1 1 1 9 1

Company name in full JNI AGRICULTURAL LIMITED

For official use 2

→ **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 2 d 2 m 0 m 9 y 2 y 0 y 1 y 6

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 ROYAL BANK OF SCOTLAND 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

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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.	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.
Brief description	Standard Security over ALL and WHOLE (FIRST) ALL and WHOLE the subjects known as Auchlinn Farms, Fisherie, Turriff, AB53 5RT, all as registered in the Land Register of Scotland under Title Number ABN109368; BUT EXCEPTING therefrom the subjects registered under Title Number ABN129521; and (SECOND) ALL and WHOLE 3 Auchlinn Cottages, Fisherie, Turriff, AB53 5RT all as registered in the Land Register of Scotland under Title Number ABN59084;	
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.	
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6	Floating charge	
	Is the instrument expressed to contain a floating charge? Please tick the appropriate box.	
	<input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7	
	Is the floating charge expressed to cover all the property and undertaking of the company?	
	<input type="checkbox"/> 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.	
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8	Trustee statement ¹	
	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).
	<input type="checkbox"/>	
9	Signature	
	Please sign the form here.	
Signature	Signature X <i>PCCW</i> X PP JAM AS AGENT FOR JMI AGRICULTURAL LIMITED	
	This form must be signed by a person with an interest in the charge.	

MR01

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 **Ian A Angus**

Company name **RAEBURN CHRISTIE CLARK &**

WALLACE

Address **6 NORTH STREET**

Post town **INVERURIE**

County/Region

Postcode **A B 5 1 4 Q R**

Country

DX

Telephone **01467 629300**

**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

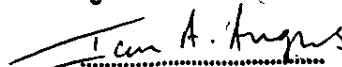
THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	JNI AGRICULTURAL LIMITED a company incorporated under the companies acts Company Number SC511191 and having their Registered Office at Fifty One to Fifty Three High Street, Turriff, Aberdeenshire, AB53 4EJ
Bank:	The Royal Bank of Scotland plc, Company Number SC90312, Corporate Documentation & Operations, 2 nd Floor Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9JH.
Property:	ALL and WHOLE (FIRST) ALL and WHOLE the subjects known as Auchlinn Farms, Fisherie, Turriff, AB53 5RT, all as registered in the Land Register of Scotland under Title Number ABN109368; BUT EXCEPTING therefrom ALL and WHOLE that area or piece of ground at Moreless Farm, Auchlinn, Fisherie Turriff, Aberdeenshire being the subjects extending to Ninety-nine acres or thereby shown coloured pink on the plan annexed and signed as relative to disposition by Grant Stephen Mackie in favour of Yorsipp (Trustees) Limited dated the 8 th day of September 2016 and currently undergoing registration in the Land Register of Scotland under Title Number ABN129521 ; and (SECOND) ALL and WHOLE the subjects known as 3 Auchlinn Cottages, Fisherie, Turriff, AB53 5RT all as registered in the Land Register of Scotland under Title Number ABN59084;
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to www.rbs.co.uk/terms and enter ss0511 or a copy can be obtained from the Owner's solicitor.

1 Obligations

- 1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:
- 1.1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,
- 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.

Certified as a true copy
original documentation seen



Raeburn Christie Clark & Wallace
12-16 Albyn Place, Aberdeen, AB10 1PS

08/09/16

12-16 Albyn Place, Aberdeen AB10 1PS
Raeburn Christie Clark & Wallace
.....

original documentation seen
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- 1.2 A **Certificate** signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 grants a standard security to the Bank over the Property, and
2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions

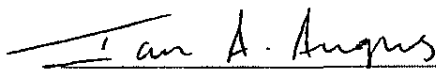
The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrandice

The Owner grants warrandice.

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This Standard Security is executed as follows:



Signature of ~~director/secretary/authorised~~
~~signatory~~/witness

IAN ALISTAIR ANGUS

Full name of above (print)

6 NORTH STREET
INVERURIE

Address of witness



Signature of ~~director/secretary/authorised~~ signatory

ANDREW NEIL IRONSIDE

Full name of above (print)

08/09/16

Date of signing

ABERDEEN

Place of Signing

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original documentation seen



Raeburn Christie Clark & Wallace
12-16 Albyn Place, Aberdeen, AB10 1PS

08/09/16

15-16 Albany Place, Aberdeen AB10 1PS
Rasbourn Christine Clark & Wallace
.....

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FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 511191

Charge code: SC51 1191 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 22nd September 2016 and created by J N I AGRICULTURAL LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th October 2016.

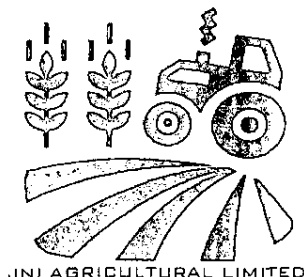
Given at Companies House, Edinburgh on 7th October 2016



Companies House



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



JNI AGRICULTURAL LIMITED
AUCHLINN FARM
FISHERIE
TURRIFF
ABERDEENSHIRE
AB53 3RF

Resolution re standard security

Extract from the Minutes of a meeting of the Directors of JNI (Agricultural) Limited (the "Company")

"After due consideration of all the circumstances and on being satisfied that it is for the benefit of the Company and in the interests of the Company for the purposes of carrying on its business to create a standard security in the form now produced (the "Standard Security") over ALL and WHOLE (FIRST) ALL and WHOLE the subjects known as Auchlinn Farms, Fisherie, Turriff, AB53 5RT, all as registered in the Land Register of Scotland under Title Number ABN109368; BUT EXCEPTING therefrom ALL and WHOLE that area or piece of ground at Moreless Farm, Auchlinn, Fisherie Turriff, Aberdeenshire being the subjects extending to Ninety-nine acres or thereby shown coloured pink on the plan annexed and signed as relative to disposition by Grant Stephen Mackie in favour of Yorsipp (Trustees) Limited dated the 8th day of September 2016 and currently undergoing registration in the Land Register of Scotland under Title Number ABN129521 and (SECOND) ALL and WHOLE the subjects known as 3 Auchlinn Cottages, Fisherie, Turriff, AB53 5RT all as registered in the Land Register of Scotland under Title Number ABN59084; to secure all the liabilities of the Company, as specified in the Standard Security, to The Royal Bank of Scotland plc.

It was resolved that the Standard Security be subscribed on behalf of the Company"

I, Andrew Neil Ironside residing at Lairhillock House, Netherley, Stonehaven, a Director, certify that the resolution set out above is a true extract from the Minutes of a meeting of the Directors of the Company held on 8th September 2016 at Aberdeen.

I also certify that:

- (1) the meeting of Directors was duly convened and that a quorum of Directors entitled to vote at the meeting (all appropriate interests having been declared) was present at the meeting;
- (2) the Company has the necessary powers to grant, and to perform its obligations under, the Standard Security;
- (3) all necessary approvals from the members of the Company for the granting of the Standard Security have been obtained;
- (4) the persons who signed the Standard Security held, as at the date of signing, the capacities stated below their respective signatures:
- (5) I was on the date of subscription of the Standard Security and remain a duly appointed Director; and
- (6) the giving of the above certification has been authorised by the Directors of the Company.

Director

Date: 08/09/16

Certified as a true copy
original documentation seen

Raeburn Christie Clark & Wallace
12-16 Albyn Place, Aberdeen, AB10 1PS

08/09/16

Tel: 07714 159 573 Email: neilatturriff@aol.com
VAT Registration No: 245 4429 05 Company Registration No: SC 511 191
Registered office: 51-53 High Street, Turriff, Aberdeenshire, AB53 4EJ

Certified as a true copy
original documentation seen

12-16 Ailwyn Place, Aberdeen, AB10 1PS
Raeburn Christie Clark & Wallace