



Registration of a Charge

Company name: **ALMONDHALL DEVELOPMENTS (TWO) LIMITED**

Company number: **SC568199**



X6GUBV7T

Received for Electronic Filing: **11/10/2017**

Details of Charge

Date of creation: **10/10/2017**

Charge code: **SC56 8199 0002**

Persons entitled: **KUC PROPERTIES LIMITED**

Brief description: **ALL AND WHOLE THE SUBJECTS AT 15 NORWOOD COURT, WHITBURN,
BEING THE PROPERTY REGISTERED IN THE LAND REGISTER OF
SCOTLAND UNDER TITLE NUMBER WLN31766**

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: **GAENOR CASSELL**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 568199

Charge code: SC56 8199 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 10th October 2017 and created by ALMONDHALL DEVELOPMENTS (TWO) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th October 2017 .

Given at Companies House, Edinburgh on 12th October 2017

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

BURNES PAUL LLP

This is a copy, made in our office, of
an original document I have seen.
If it has a photo, I confirm that the
photo looks like the document's holder.

Signature:

[Signature] for and on behalf of Burnes Paul LLP

Standard Security

Date:

06 OCTOBER 2017

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

Owner:	Almondhall Developments (Two) Limited, Company Number SC568199, 5th Floor 2 Lister Square, Quartermile Two, Edinburgh, United Kingdom, EH3 9GL
Seller	KUC Properties Limited, Company Number SC044073, 24/25 St Andrew Square, Edinburgh, EH2 1AF
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 the subjects at 15 Norwood Court, Whitburn, being the property registered in the Land Register of Scotland under Title Number WLN31766
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 Seller or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Owner's liabilities to the Seller 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 (without limitation) (a) the obligations of the Owner in the Overage Agreement among Almondhall Developments (Two) Limited, Terence Walker and KUC Properties Limited dated on or around the date hereof in relation to the Property, (b) any default interest due to the Seller and (c) any expenses the Seller incurs (on a full indemnity basis) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.
- 1.2 A Certificate signed by a director of the Seller as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

- 2.1 The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:
- 2.1.1 grants a standard security to the Seller over the Property, and

2.1.2 assigns to the Seller the Ancillary Rights not secured by the standard security.

2.2 The Seller has the right to assign all of its rights under and in respect of this standard security and the Obligations to any direct or indirect subsidiary, holding company or related company of the Bank without the consent of the Owner, as the terms "holding company" and "subsidiary" are defined in Section 1159 of the Companies Act 2006.

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, and subject to the rights of the liferenter referred to in clause 4 below, apply to this standard security.

4 Warrandice

The Owner grants warrandice excepting the liferent registered in the Land Register of Scotland under Title Number WLN31766 in favour of James Gray Sibbald and Jessie Allan Sibbald, spouses, 15 Norwood Court, Whitburn.

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This standard security consisting of this and the preceding page is executed by the said Almondhall Developments (Two) Limited as follows:

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

CAROLINE DOHERTY

Full name of above (print)

QUARTERHILL TWO

2 LISTER SQ.

EDINBURGH

Address of witness

Signature of director/secretary/authorised signatory

TERENCE WALKER

Full name of above (print)

Date of signing

5-10-2017