



**Registration of a Charge**

Company name: **QILIN PROJECTS LTD**

Company number: **SC579642**



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Received for Electronic Filing: **30/11/2020**

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**Details of Charge**

Date of creation: **25/11/2020**

Charge code: **SC57 9642 0004**

Persons entitled: **LENDINVEST BTL LIMITED**

Brief description: **ALL AND WHOLE 14 REID'S AVENUE STEVENSTON KA20 4BD BEING  
THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND  
UNDER TITLE NUMBER AYR87647**

**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 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: **BRODIES LLP**



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

Company number: 579642

Charge code: SC57 9642 0004

The Registrar of Companies for Scotland hereby certifies that a charge dated 25th November 2020 and created by QILIN PROJECTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th November 2020 .

Given at Companies House, Edinburgh on 30th November 2020

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**

Certified a true copy save for the material redacted pursuant to S859G of the Companies Act 2006

By *Katie Priest* Solicitor, Brodies LLP, 27.11.2020

## STANDARD SECURITY

Ref:  
LEN41.283

Date	5 November 2020
The Lender	LendInvest BTL Limited, a company incorporated under the Companies Acts with registered number 10845703 having its registered office at 8 Mortimer Street, London, W1T 3JJ (and its successors, transferees and assignees)
Mortgage Conditions	Buy-to-Let General Mortgage Conditions 2017 by the Lender dated 1 November 2017 and registered in the Books of Council and Session on 8 November 2017 and any variation or extension of them.
Borrower	Qilin Projects LTD, a company incorporated under the Companies Acts with registered number SC579642 having its registered office at Flat 2,/1, 245 Kilmarnock Road, Glasgow, G41 3JF
Property	Subjects known as ALL and WHOLE 14 Reid's Avenue Stevenston KA20 4BD being the subjects registered in the Land Register of Scotland under Title Number AYR87647  As more fully described in Part 1 of the schedule annexed and signed as relative hereto (the " <b>Schedule</b> ")

1. This Standard Security incorporates the Mortgage Conditions. You acknowledge you have received these.
2. The Borrower undertakes to pay and discharge the debt (as defined in the Mortgage Conditions) in accordance with their terms and to comply with the Mortgage Conditions and, as continuing security for the debt, hereby grants this Standard Security in favour of the Lender over the Property.
3. This Standard Security secures additional borrowing but the Lender is not obliged to agree to any additional borrowing.
4. The Standard Conditions specified in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Borrower grants warrandice, subject to the leases (if any) detailed in Part 2 of the Schedule.

6. The Borrower consents to the registration of the Standard Security at the Books of Council and Session for preservation and execution.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule in two parts executed by the Borrower as follows:-

At: GLASGOW On: 26/10/2020

Director Name: <u>TROY TURKINGTON-THOMSON</u>	Director/Secretary Name: <u>AMY CROTHERS</u>
Signature : [REDACTED]	Signature: [REDACTED]
In the presence of:	
Witness name: <u>MICHELLE DANN RANKIN</u>	
Address: [REDACTED]	
Signature: [REDACTED]	

**This is the Schedule referred to in the foregoing Standard Security by Qilin Projects LTD in favour of  
LendInvest BTL Limited, in respect of 14 Reid's Avenue Stevenston KA20 4BD**

**Part 1**

All and WHOLE 14 Reid's Avenue Stevenston KA20 4BD being the subjects registered in the Land Register of  
Scotland under Title Number AYR87647

**Part 2**

NONE

Director