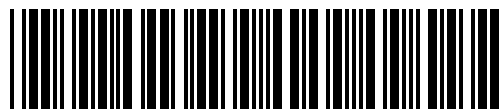




**Registration of a Charge**

Company Name: **IAMEDINBURGH LTD**

Company Number: **SC783520**



Received for filing in Electronic Format on the: **17/04/2024**

XD18JY94

**Details of Charge**

Date of creation: **16/04/2024**

Charge code: **SC78 3520 0003**

Persons entitled: **PARATUS AMC LIMITED**

Brief description: **13 BROOMHOUSE CRESCENT, EDINBURGH, EH11 3TE**

**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: **LOUISA GARDINER**



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

Company number: 783520

Charge code: SC78 3520 0003

The Registrar of Companies for Scotland hereby certifies that a charge dated 16th April 2024 and created by IAMEDINBURGH LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th April 2024 .

Given at Companies House, Edinburgh on 17th April 2024

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**

by

**IAMEDINBURGH LTD**

in favour of

**Paratus AMC Limited**

## **Warning to You**

If you sign this Standard Security, you will be legally bound by its terms, the Offer we have given you and the Foundation Home Loans Buy to Let Mortgage Conditions 2021 (as amended from time to time).

If you do not pay what you owe us when it is due, or do not comply with your obligations to us, we have the right to repossess and sell the Property.

This is an important document and you should take legal advice before signing.

## **Warning to the Consentor (where applicable)**

If you sign this Standard Security, you will be legally bound by its terms.

This means that if the Borrower(s) do not pay what they owe us when it is due, or do not comply with their obligations to us, we have the right to apply for a court order instructing you to leave the Property so that it can be sold.

This is an important document and you should take legal advice before signing.

Property: 13 Broomhouse Crescent, Edinburgh, EH11 3TE

Solicitors: Kerr Stirling LLP, 10 Albert Place, Stirling FK8 2QL

Dated:

Registered:

**Foundation Home Loans**  
5 Arlington Square  
Downshire Way  
Bracknell, Berkshire  
RG12 1WA

Tel: 0344 770 8032  
Fax: 0344 770 8022  
DX: 122533 Bracknell (2)  
[www.foundationhomeloans.co.uk](http://www.foundationhomeloans.co.uk)

Foundation Home Loans is a trading style of Paratus AMC Limited  
Registered Office: 5 Arlington Square, Downshire Way, Bracknell, RG12 1WA  
Registered in England and Wales Company No. 03489004  
Paratus AMC Limited is authorised and regulated by the Financial Conduct  
Authority Registration number 301128  
Calls may be monitored and recorded

## STANDARD SECURITY

### 1. Definitions

In this Standard Security, the expressions set out below will have the following meanings:

<b>We, us and our</b>	<b>PARATUS AMC LIMITED</b> whose registered office is at No. 5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA (Company Number: 03489004) and its successors in title and assignees and, where the context so admits, the appointed agent of, or any trustee for, it and its successors and assignees.
<b>You the Borrower(s)</b>	<b>IAMEDINBURGH LTD</b> a company incorporated under the Companies Acts  Company / Registered Number: <b>SC783520</b>  Registered Office: <b>Flat 3, 116 Polwarth Gardens, Edinburgh, EH11 1LH</b>
<b>Consentor</b> (if applicable)	being a non-entitled spouse of the/a Borrower in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended (the <b>1981 Act</b> ) or civil partner of the/a Borrower in terms of the Civil Partnership Act 2004 (the <b>2004 Act</b> ).
<b>Mortgage Conditions</b>	The Foundation Home Loans Buy to Let Mortgage Conditions 2021 and registered in the Books of Council and Session for preservation, and any variation or extension of those Mortgage Conditions.
<b>Offer</b>	As defined in the Mortgage Conditions.
<b>Secured Obligations</b>	All money or liabilities in any currency due, owing or incurred by the Borrower(s) (or any of them) to us at present or in the future, in any manner whether actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, guarantor or cautioner including any money and liabilities of the Borrower(s) (or any of them) to a third party which have been assigned or novated to or otherwise vested in us; and all interest and expenses.
<b>Property:</b>	<b>ALL and WHOLE</b> the subjects known as and forming <b>13 Broomhouse Crescent, Edinburgh, EH11 3TE</b> , being the subjects registered in the Land Register of Scotland under Title Number <b>MID244148</b>  Title number: <b>MID244148</b>
<b>Ancillary Rights</b>	All rights which are now or may become due to the Borrower(s) (or any of them) by virtue of their ownership of the Property, including the benefit of any insurance policies, compensation payable, guarantees, membership rights or indemnities relating to or in respect of the Property.

### 2. Undertaking

2.1 The Borrower(s) undertake to pay to us on demand the Secured Obligations.

2.2 Where the Borrowers are partners in a partnership:

- (a) The Secured Obligations shall subsist and continue to be enforceable notwithstanding the death, retirement, resignation, removal, substitution or addition of any partner of the Firm, or any other change in the partners of the Firm or in the name or constitution of the Firm.
- (b) The Borrowers undertake to advise us immediately of any death, retirement, resignation, removal, substitution or

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5 Arlington Square  
Downshire Way  
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addition of any partner of the Firm, or any other change in the partners of the Firm or in the name or constitution of the Firm.

- (c) Where an additional partner is appointed, the Borrowers undertake to ensure that the additional partner enters into such additional documentation as we may reasonably require to protect our interests in the Property and our rights under this Standard Security.

**3. Standard Security**

3.1 As security for the discharge of the Secured Obligations the Borrower(s) grant a Standard Security in favour of us over the Property, and assign the Ancillary Rights to us.

3.2 This Standard Security incorporates our Offer and the Mortgage Conditions, copies of which the Borrower(s) acknowledge having received.

3.3 This Standard Security secures additional borrowing but we are not obliged to agree to any additional borrowing.

**4. Consent (where a Consentor is named)**

The Consentor hereby consents for the purposes of the 1981 Act or the 2004 Act (as the case may be) to the grant of this Standard Security.

**5. Declaration (where a Consentor is not named)**

The Borrower(s) hereby declare that the Property is neither a matrimonial home in relation to which a spouse of any Borrower has occupancy rights under the Matrimonial Homes (Family Protection) (Scotland) Act 1981, as amended, nor a family home in relation to which a civil partner of any Borrower has occupancy rights under the Civil Partnership Act 2004.

**6. Additional conditions**

The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended (and as varied by the Mortgage Conditions), and any variation or extension of those Standard Conditions in force for the time being, shall apply.

**7. Warrantice**

The Borrower(s) grant warrantice.

**8. Certificate of amount due**

A certificate signed by one of our managers or officers as to the amount of the Secured Obligations or any part of those shall, in the absence of clear error, be conclusive and binding on you.

9. **Consent to registration**

The Borrower(s) and the Consentor (if applicable) consent to the registration of this Standard Security and any certificate referred to above for preservation and execution; **IN WITNESS WHEREOF** these presents consisting of this and the preceding 2 pages are executed by you and the Consentor (if applicable) as follows:

EXECUTED for and on behalf of IAMEDINBURGH LTD by

Director/member full name (print): SANJAY DHARWADIKAR

Handwritten signature

Director / Member

Place of signing: EDINBURGH

Date of signing: 05 / APRIL / 24

in the presence of:

Signature of witness

Handwritten signature of witness

Witness full name (print) HARSH. SUBHASH. MAHAJAN

Address of witness 3/L, 190

STRATHMARTINE ROAD,

DUNDEE. DD12AP.

SCOTLAND. UK.