



Registration of a Charge

Company Name: **SANGOBEG DEVELOPMENTS LIMITED**

Company Number: **SC156804**



Received for filing in Electronic Format on the: **21/09/2022**

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Details of Charge

Date of creation: **20/09/2022**

Charge code: **SC15 6804 0018**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING
3-5 ERSKINE LANE BROUGHTY FERRY, DUNDEE DD5 1DG AND
REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE
NUMBER ANG10989.**

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 THE ELECTRONIC COPY INSTRUMENT DELIVERED
AS PART OF THIS APPLICATION FOR REGISTRATION IS A
CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **THORNTONS LAW LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 156804

Charge code: SC15 6804 0018

The Registrar of Companies for Scotland hereby certifies that a charge dated 20th September 2022 and created by SANGOBEG DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st September 2022 .

Given at Companies House, Edinburgh on 21st September 2022

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

Owner:	SANGOBEG DEVELOPMENTS LIMITED, a company incorporated under the Companies Acts (Company number SC156804) and having their registered office at 56 Torridon Road, Broughty Ferry, Dundee, DD5 3JH
Bank:	The Royal Bank of Scotland plc , Company Number SC83026, Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ
Property:	ALL and WHOLE the subjects known as and forming 3-5 Erskine Lane, Broughty Ferry, Dundee DD5 1DG and registered in the Land Register of Scotland under Title Number ANG10989.
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.
Licences:	All licences and permits in any name required for, or in connection with, the Property and/or the Business

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.
- 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

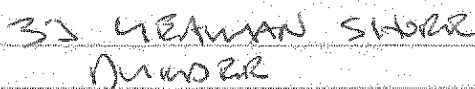
The Owner grants warrandice subject to the lease of the Property between Sam & Sama Limited and Danyella Limited dated 11 and registered in the Books of Council and Session 24 both dates February 2022, as varied by a Minute of Variation between the aforementioned parties dated 14 and registered in the Books of Council and Session 24 both dates March 2022 in which the Owner now holds the landlord's interest.

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:


Witness Signature


Full name of Witness



Address of witness


Signature of

Director of Sangobeg Developments Limited


Date of signing


Place of Signing