



Registration of a Charge

Company Name: **SEHUBOY LIMITED**

Company Number: **SC608332**



Received for filing in Electronic Format on the: **16/03/2023**

XBZFB6IY

Details of Charge

Date of creation: **15/03/2023**

Charge code: **SC60 8332 0002**

Persons entitled: **PARATUS AMC LIMITED**

Brief description: **ALL AND WHOLE THE TOP FLOOR FLATTED DWELLINGHOUSE OF THE BLOCK 69 TO 99 KNOWN AND NUMBERED AS 95 GLEN MOY, EAST KILBRIDE, GLASGOW, G74 2BE AND BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER LAN25623**

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: **HANNAH CRUICKSHANK**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 608332

Charge code: SC60 8332 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 15th March 2023 and created by SEHUBOY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th March 2023 .

Given at Companies House, Edinburgh on 17th March 2023

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**

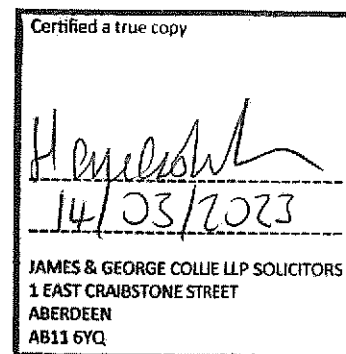
STANDARD SECURITY

by

SEHUBOY LIMITED

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:- 95 Glen Moy, East Kilbride, Glasgow, Lanarkshire, G74 2BE, United Kingdom

Solicitors:- James & George Collie, 1 East Craibstone Street, Aberdeen AB11 6YQ

Dated: 10/03/2023

Registered:

H. C. C. C.
14/03/2023

JAMES & GEORGE COLLIE LLP SOLICITORS
1 EAST CRAIBSTONE STREET
ABERDEEN
AB11 6YQ

STANDARD SECURITY

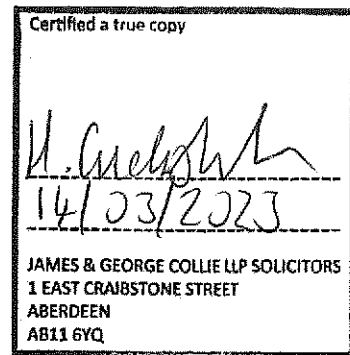
1. Definitions

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

| | |
|-------------------------------------|---|
| We, us and our | Paratus AMC Limited 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 appointment agent of, or any trustee for, it and its successors and assignees. |
| You the Borrower(s) | Company/Registered Number: Sehubo Limited/ SC608332 Registered Office: 20 Eigie Crescent, Balmedie, Aberdeen, AB23 8WH |
| Consentor (if applicable) | N/A being a non-entitled spouse of the Borrower in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended (the "1981" Act) or civil partner of the Borrower in terms of the Civil Partnership Act 2004 ("the 2004 Act). |
| Mortgage Conditions | The Foundation Home Loans Buy to Let Mortgage Conditions 2021 made by us on <u>[Date]</u> and registered in the Books of Council and Session on <u>[date]</u> and any variation or extension of those Mortgage Conditions. |
| Offer | As defined in the Mortgage Conditions. |
| Secured Obligations | 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. |
| Property | ALL and WHOLE the top floor flatbed dwellinghouse of the block 69 to 99 known and numbered as 95 Glen Moy, East Kilbride, Glasgow, G74 2BE and being the subjects registered in the Land Register of Scotland under Title Number LAN25623; Title Number: LAN25623 |
| Ancillary Rights | 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. |

Foundation Home Loans Tel: 0344 770 8032
5 Arlington Square Fax: 0344 770 8022
Downshire Way DX: 122533 Bracknell (2)
Bracknell, Berkshire 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.



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 by the partners of the Firm or in the name of constitution of the Firm.

(b) The Borrowers undertake to advise us immediately of any 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 of 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 borrower.

4. Consent (where a Consentor is named)

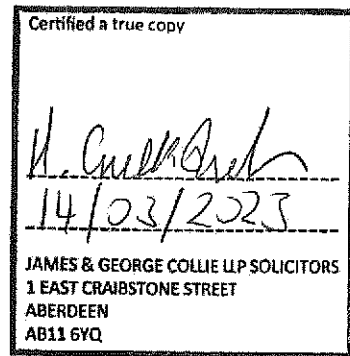
The Consentor hereby consents for the purposes of the 1981 Act or the 2004 Act (as the case may be) to the grant of this Standard Security.

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. **Warrandice**
The Borrower(s) grant warrandice.
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 Consensor (if applicable) consent in 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 3 are executed by you and the Consensor (if applicable) as follows:

Executed for and on behalf of Sehubo Limited by

Director full name (print) Sehubo A Kinganmi

Director's signature [Signature]
Director

Place of Signing ABERDEEN

Date of Signing 10/03/2023

In the presence of:

Signature of Witness [Signature]

Witness full name (print) HANNAH CRUICKSHANK

Address of Witness 1 EAST
CRAIBSTONE STREET, ABERDEEN,
AB11 6YQ