



Registration of a Charge

Company Name: **A&K FAM PROPERTIES LTD**

Company Number: **SC786321**



XE6RDPHM

Received for filing in Electronic Format on the: **14/07/2025**

Details of Charge

Date of creation: **07/07/2025**

Charge code: **SC78 6321 0003**

Persons entitled: **THE MORTGAGE WORKS (UK) PLC**

Brief description: **27 KINLOCH STREET, DUNDEE**

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: **HEATHER CAMERON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 786321

Charge code: SC78 6321 0003

The Registrar of Companies for Scotland hereby certifies that a charge dated 7th July 2025 and created by A&K FAM PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th July 2025 .

Given at Companies House, Edinburgh on 14th July 2025

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

In this Standard Security the expressions set out below shall have the meaning and effect respectively set opposite to them.

The Borrower: A&K FAM PROPERTIES LIMITED, a company incorporated under the Companies Acts (Company Number: SC786321) and having its registered office at 22 Glenlochay Road, Perth

Where the Borrower is more than one person the singular includes the plural and all obligations of the Borrower are undertaken jointly and severally.

The Conditions:

The Mortgage Works (UK) plc Standard Buy To Let Mortgage Conditions 2024 made by the Company on 17 September 2024 and registered in the Books of Council and Session on 1 October 2024.

The Proprietor: A&K FAM PROPERTIES LIMITED, a company incorporated under the Companies Acts (Company Number: SC786321) and having its registered office at 22 Glenlochay Road, Perth

Where the Proprietor is more than one person the singular includes the plural and all obligations of the Proprietor are undertaken jointly and severally.

The Company: The Mortgage Works (UK) plc

Registered in England, Registered Number 02222856
Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW

The Property: The heritable subjects known as (postal address)

27 Kinloch Street, Dundee

Postcode: DD3 6PD



Being ALL and WHOLE

the flatted dwellinghouse known as and forming 27 KINLOCH STREET, in the City of Dundee and County of Angus being the westmost flatted dwellinghouse on the first floor of the tenement forming Numbers 20 – 31 Kinloch Street, Dundee being the subjects more particularly described in, disposed by and shown partly coloured red and partly coloured red and hatched black on the plan annexed and signed as relative the Disposition by the City of Dundee District Council in favour of Hendry Sturrock and Mrs. Mary Sturrock dated 6th January and recorded in the Division of the General Register of Sasines for the County of Angus on 2nd February 1989; together with (First) a right in common with the proprietors of the remaining dwellinghouses in the said tenement to the solum on which the said tenement is erected, the roof and roofspace, chimneyhead and the external walls of the said tenement, the foundations thereof, the rhones, rainwater conductors, drains, water,

gas, soil, waste and other pipes, electric cables, the common passage and stairs, stair landings, stair railing and stair windows and whole other services and parts of the said tenement serving or used by the proprietors or occupiers of two or more of the said dwellinghouses; (Second) free ish and entry to the subjects hereby disposed; (Third) the whole other rights, common and mutual to the proprietors of the said tenement and the whole other parts, privileges and pertinents offering to the said subjects; (Fourth) the heritable fittings and fixtures in and upon the said subjects;

1. This Standard Security incorporates the Conditions and the Borrower and the Proprietor acknowledge that they have received a copy of the Conditions, and they undertake to comply with the Conditions.
2. The Borrower undertakes to pay to the Company all the total amount owing from time to time under the mortgage offer and the Mortgage Conditions, including any arrears and all interest and any costs, charges and fees, and any other money that the Borrower owes the Company on any account now or in the future. This is the case whether the money is owed by the Borrower or the Borrower becomes responsible for repaying the money because the person who owes the money is unable to repay it. It also includes money the Borrower owes the Company as an individual or as a pair or a group ("Secured Liabilities").
3. The Proprietor, in security of the Secured Liabilities, hereby grants this Standard Security in favour of the Company over the Property.
4. The Standard Security secures any further advances.
5. The Standard Conditions specified in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Conditions, and any lawful variation thereof operative for the time being, shall apply.
6. The Proprietor grants warrandice.
7. A certificate signed by any director or officer of the Company as to the amount of the Secured Liabilities or any part of it shall, in the absence of manifest error, be conclusive and binding on the Proprietor and the Borrower.
8. The Proprietor, the Borrower and the Consenter (if applicable) consent to the registration of this Standard Security and of any certificate referred to above for execution.

In Witness Whereof these presents are executed as follows:

Subscribed by

ZANETA RODOLCOVA

ZANETA RODOLCOVA

Print name of Director of Borrower/Proprietor

Signature of Director

at Perth
(place)

on 29th May 2025
(date)

in the presence of:

Name: Aileen Davison

Signature of Witness

Address: Bordeaux House, 31
Kinnoull Street, Perth PH1 5EW

Signature of Witness