

# Contract for the sale of land – 2005 edition

TERM	MEANING OF TERM
Vendor's agent	Strathfield Partners 8 Churchill Avenue, Strathfield NSW 2135 TEL: 9763 2277 Fax: 9764 3260 REF: Hanna Kim MOB: 0432 047 257
Co-agent Vendor	SHIVANTHI VARADARAJAN of 8/22 Hornsey Road, Homebush West NSW 2140
Vendor's Solicitor	KARTHIKEYAN SOLICITORS P O BOX 282 CHERRYBROOK NSW 2126

Completion date 42<sup>nd</sup> day after the date of this contract (clause 15)  
 Land 8/22 Hornsey Road, Homebush West  
 (Address, plan details and title reference) Lot 8 in Strata Plan 5608 Folio Identifier: 8/SP5608

Office of State Revenue  
 NSW Treasury  
 Client No: 100535920  
 Duty: \_\_\_\_\_ Trans No: \_\_\_\_\_  
 2370  
 Asst details: \_\_\_\_\_

Improvements  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  none  
 other:  
 Attached copies  Documents in the List of Documents as marked or as numbered:  
 Other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions	<input checked="" type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input type="checkbox"/> insect screens	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> built-in wardrobes	<input type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> other:			
Exclusions				

Purchaser **BRAGNYA HOLDING PTY LTD**  
**25A BENNETT AVENUE STRATHFIELD SOUTH NSW 2136**  
 Purchaser's solicitor **CAROL MILLER CONVEYANCING** **PH. 97474427**

Price **\$503,000.00**  
 Deposit **\$50,300.00**  
 Balance **\$454,500.00**  
 Contract date **11/9/15**

(10% of the price, unless otherwise stated)  
 (if not stated, the date this contract was made)

*[Signature]*  
 Vendor

*[Signature]*  
 Witness

GST AMOUNT (optional)  
 The price includes GST of:

Purchaser  JOINT TENANTS  tenants in common  in unequal shares  
 Witness

Tax information (the parties promise this is correct as far as each party is aware)

Vendor duty is payable  NO  yes in full  yes to an extent  
 Deposit can be used to pay vendor duty  NO  yes  
 Land tax is adjustable  NO  yes  
 GST: Taxable supply  NO  yes in full  yes to an extent  
 Margin scheme will be used in making the taxable supply  NO  yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number – OCMS  
 Strata Management Services Phone 9817 6333/ 1300116267.

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Co-agent Vendor	SHIVANTHI VARADARAJAN of 8/22 Hornsey Road, Homebush West NSW 2140
Vendor's Solicitor	KARTHIKEYAN SOLICITORS P O BOX 282 CHERRYBROOK NSW 2126 Phone: 8850 2058 Fax: 8850 2059 Ref: Christine
Completion date	42 <sup>nd</sup> day after the date of this contract (clause 15)
Land	8/22 Hornsey Road, Homebush West
(Address, plan details and title reference)	Lot 8 in Strata Plan 5608 Folio Identifier: 8/SP5608

Improvements  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  none  
 other:  
Attached copies  Documents in the List of Documents as marked or as numbered:  
 Other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions	<input checked="" type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input type="checkbox"/> insect screens	<input checked="" type="checkbox"/> stove
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	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> other:			

Exclusions

Purchaser **PRAGNYA HOLDING PTY LTD**  
**25/1 BENNETT AVENUE STRATHFIELD SOUTH NSW 2136**  
Purchaser's solicitor **CAROL MILLER CONVEYANCING** **PH. 9747 4427**

Price **\$505,000.00**  
Deposit **\$50,500.00**  
Balance **\$454,500.00**

(10% of the price, unless otherwise stated)  
(if not stated, the date this contract was made)

Vendor G. Salim M. J. ... Witness [Signature]

Purchaser  JOINT TENANTS  tenants in common  in unequal shares

GST AMOUNT (optional)  
The price includes GST of:

Tax information (the parties promise this is correct as far as each party is aware)

Vendor duty is payable  NO  yes in full  yes to an extent

Deposit can be used to pay vendor duty  NO  yes

Land tax is adjustable  NO  yes

GST. Taxable supply  NO  yes in full  yes to an extent

Margin scheme will be used in making the taxable supply  NO  yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number – OCMS  
Strata Management Services Phone 9817 6333/ 1300116267



# CAROLE MILLAR CONVEYANCING

Principal: Carole Millar  
Licensed Conveyancer  
Licensed Number: 1041854

Your Ref:  
Our Ref: CM:15116

15 October 2015

The Manager  
Pragnya Holding Pty Ltd A.C.N. 608 033 432  
25 1 Bennett Avenue  
STRATHFIELD SOUTH NSW 2136

## *Tax Invoice/Receipt*

**Your Purchase from Varadarajan**  
**Property: 8/22 Hornsey Road, HOMEBUSH WEST**

To our costs \$1100.00

Disbursements :-

To Government Rate & Search Enquiries	\$487.91	
To Law Agents	30.00	
To Final Search Fees	40.00	
To Settlement Fee	60.00	
To Photocopying and Sundries	60.00	
To Fileman	39.00	<u>716.91</u>
		\$1816.91
Plus GST		181.69
		\$1998.60
Less amount received on settlement		1998.60
Total due and payable		Nil

Yours faithfully  
**Carole Millar Conveyancing**

Bankwest  
BSB 302962  
Account 0233207

ABN 94 406 787 820  
Tel: 9747 4427  
Fax: 8324 6356  
Mobile: 0434 292 355

420 GEORGES RIVER ROAD  
Croydon Park, NSW 2133  
carole@cmconvey.com.au

**SETTLEMENT ADJUSTMENT SHEET**

**PRAGNYA HOLDING PTY LTD A.C.N. 608 033 432 PURCHASE FROM  
VARADARAJAN**

**PROPERTY: 8/22 HORNSEY ROAD, HOMEBUSH WEST**

Settlement: 23 October 2015

Adjustments as at: 23 October 2015

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price (inc GST & any other consideration)		\$505,000.00
Less Deposit		\$50,500.00
Balance		<u>\$454,500.00</u>

**Strata Levies**

For Period 1/10/2015 to 31/12/2015 - 92 days

\$612.86 Adjusted as Paid

Purchaser allows 69 days

For period 23/10/2015 to 31/12/2015

\$459.65

**Current Water/Sewerage Rates**

For Period 1/10/2015 to 31/12/2015 - 92 days

\$185.83 Paid

Purchaser allows 69 days

For period 23/10/2015 to 31/12/2015

\$139.37

**Current Council Rates**

For Period 1/07/2015 to 30/06/2016 - 366 days

\$1036.89 Paid

Purchaser allows 251 days

For period 23/10/2015 to 30/06/2016

\$711.09

Purchaser allows for Section 109 Certificate  
(Inclusive of GST)

\$119.90

Vendor allows for Discharge of Mortgage

\$109.50

Totals

\$109.50

\$455,930.01

Less Amount Payable By Vendor

\$109.50

**AMOUNT DUE ON SETTLEMENT**

**\$455,820.51**

Cheque Details:-

Bank Cheque in favour of Karthikeyan Solicitors for

\$1,434.90

Bank Cheque in favour of Bankwest for

\$454,385.61

Total

\$455,820.51

Your Ref:  
Our Ref: CM:15116

15 October 2015

The Manager  
Pragnya Holding Pty Ltd A.C.N. 608 033 432  
25 1 Bennett Avenue  
STRATHFIELD SOUTH NSW 2136

Dear Sir/Madam

**Your Purchase from Varadarajan  
Property: 8/22 Hornsey Road, HOMEBUSH WEST**

We are pleased to advise settlement of your purchase is scheduled to take place on 23 October 2015 at 2.30 p.m.

We enclose the settlement adjustment sheet and our account.

The following amounts need to be provided on or before settlement:

1. Balance purchase money \$455820.51
2. Our account \$1998.60; and
3. Stamp duty \$18,235.00;

The bank is providing \$349314.60 less bank cheque fees of \$10.00 per bank cheque.

My costs can be paid by direct credit prior to settlement or by cheque on settlement. Please advise of your preference.

Once I have received a cheque direction from the vendor's solicitor I will advise you what bank cheques you need to provide me on settlement.

We recommend you make a final inspection of the property on the morning before the settlement, to ensure that the items which are to be included in the purchase are left on the property and that it is left in reasonable condition.

You should make arrangements with the agent to collect all necessary keys.

**STRATHFIELD PARTNERS PTY LTD**

Strathfield Partners Pty Ltd T/ 8 Churchill Avenue, Strathfield NSW 2135

Ph: 02 9763 2277 Fax: 02 9764 3260 ABN 84-078-055-857

Date: 11/09/2015

Trust Account Sales Receipt No: 1162715  
Received from : PRAGNYA HOLDINGS PTY LTD  
Description : SALES DEPOSIT

Rcvd: 11/09/15

Property : 8/22 HORNSEY ROAD,  
HOMEBUSH WEST

P/Ref: HOR22/8  
Vendor: VAR22/8

Received: Total \$50,500.00 ( Cheque \$50,500.00 )

  
Per: (GB) GINA BARTOLILLO



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS

PRAGNYA PTY LTD ATF  
PRAGNYA SUPERANNUATION FUND

8 Churchill Avenue  
Strathfield NSW 2135

PO Box 909  
Strathfield NSW 2135

**Tel** 02 9763 2277

**Fax** 02 9764 3260

**ABN** 84 078 058 507

[enquiries@strathfieldpartners.com.au](mailto:enquiries@strathfieldpartners.com.au)

[www.strathfieldpartners.com.au](http://www.strathfieldpartners.com.au)

Remittance  
Period Ending 11/09/15

Ref: SP  
Page: 1

Date	Property	Description	Invoice	Amount
11/09/15	4/119 THE CRESCENT	REFUND SALES DEPOSIT	SALE PAYMNT	2200.00
		Cheque Herewith		2200.00