

leave in file

**SETTLEMENT SHEET****Tokkeruynden Pty Ltd****Property: Lot 10, Russmere Park, Taralga - Lot 10 DP 1173987****Matter ID: 8824 - Sale to Holohan**

Settlement at: 15/11/2012

Adjustments as at: 15/11/2012

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$570,000.00
Less Deposit		\$57,000.00
Balance		\$513,000.00

**Plus Purchaser Allowances**

<b>Council Rates - Adjusted on an area basis 204.2/235.9ha</b>	\$1,112.90
\$1,789.46 adjusted as paid for 1/07/2012 - 30/06/2013 (365 days) Purchaser allows 227/365 days for 16/11/2012 - 30/06/2013	

<b>Live Stock Health &amp; Pest Authority - Adjusted on an area basis 204.2/235.9ha</b>	\$38.64
\$307.43 adjusted as paid for 1/01/2012 - 31/12/2012 (366 days) Purchaser allows 46/366 days for 16/11/2012 - 31/12/2012	

<b>Purchaser allows Section 603 Certificate obtained by the Vendor</b>	\$65.00
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<b>Purchaser allows Vendor Settlement Agents Fees</b>	\$74.36
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TOTAL	\$0.00	\$514,290.90
LESS VENDOR ALLOWANCES		\$0.00
<b>BALANCE DUE ON SETTLEMENT</b>		<b>\$514,290.90</b>

**Cheque details**

1. Upper Lachlan Shire Council	\$2,067.25 ✓
2. Tablelands LHPA	\$3.92 ✓
3. Robert J McCarthy & Co Trust Account	\$512,145.37
4. SAI Global Property	\$74.36 ✓

<b>TOTAL</b>	<b>\$514,290.90</b>
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# Contract for the sale of land – 2005 edition

TERM	MEANING OF TERM
Vendor's agent	The Professionals Real Estate of 352-354 Auburn Street, Goulburn P (02) 4822 1411 F (02) 4821 9160 E Goulburn@professionals.com.au
Co-agent	
Vendor	<b>Tokkeruynden Pty Limited (ACN 000 082 799)</b> C/- 1344 Bannaby Road, Taralga NSW 2580
Vendor's Solicitor	Name <b>Robert J McCarthy &amp; Co</b> Phone 02 4832 1055 Address 88 Goulburn Street, Crookwell 2583 Fax 02 4832 2194 Ref Tim McCarthy
Completion date	See Clause 28.2 and Special Condition 10
Land	Part "Russmere Park", 1344 Bannaby Road, Taralga NSW 2583 →
(Address, plan details and title reference)	Lot 2 in an Unregistered Plan annexed hereto (Annexure "A") ( shown thereon as Lots 2 to 6 inclusive) and being part of the land comprised in Lot 2 DP 832018 and Lot 149 DP 750001 and being the land comprised in Identifiers 2/832018 and Identifier 149/750001
Improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> none <input type="checkbox"/> other:
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input checked="" type="checkbox"/> Other documents:

NEW SOUTH WALES DUTY  
18-11-2011 0006480725-001  
TRANSFER - AGT FOR SALE OF LAND  
DUTY PAYABLE AMOUNT \$ \*\*\*\*\*570,000.00  
\*\*\*\*\*21,140.00

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

Inclusions  blinds  curtains  insect screens  stove  
 built-in wardrobes  dishwasher  light fittings  pool equipment  
 clothes line  fixed floor coverings  range hood  TV antenna  
 other:

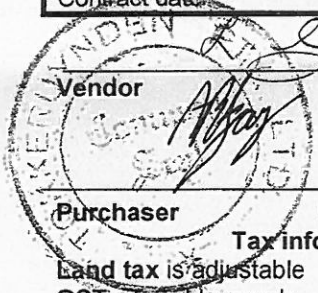
Exclusion  **AUSEIR**

Purchaser Andrew John HOLOHAN and David HOLOHAN as Trustees for ~~A & M Holohan Family Trust~~

Purchaser's solicitor Name **Direct Law – The Law Firm** Phone 02 47313911  
Address PO Box 1119, Penrith NSW 2570 Fax 02 47213919  
Ref

Price \$570,000.00  
Deposit \$ 57,000.00 (10% of the price, unless otherwise stated)  
Balance \$513,000.00

Contract date **18/7/2011** (if not stated, the date this contract was made)



Vendor *Say. (DROZNA)* Witness

Purchaser *(DROZNA)* Witness

**GST AMOUNT (optional)**  
The price includes GST of: \$

JOINT TENANTS  tenants in common  in unequal shares

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

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-O  
 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**



National Australia Bank Limited  
ABN 12 004 044 937

**Bank Cheque**

Wetherill Park - 405A Victoria St NSW

Date 14/11/2012

Pay ROBERT J MCCARTHY & CO TRUST ACCOUNT\*\*\*\*\* Or Order

the Sum of TWO HUNDRED AND FIFTY EIGHT THOUSAND AND THIRTY DOLLARS AND FORTY

FIVE CENTS \*\*\*\*\* \$ 258,030.45\*\*\*\*\*

Not  
Negotiable

for National Australia Bank Limited

*[Signature]*  
Holden C

⑈337190 ⑈0820012⑈ 10306601⑈

*At m share paid*

*\$100 000 from Super Fund.*

For SECURITY FEATURES See reverse of cheque

# DIRECTLAW

THE LAW FIRM

15<sup>th</sup> November 2012

Mr A. & Mr D. Holohan

Dear Andrew & David

**RE : YOUR PURCHASE FROM TOKKERUYNDEN PTY LTD  
PPTY: LOT 10 PART RUSSMERE PARK 1344 BANNABY  
ROAD, TARALGA**

We confirm settlement of the above property on the 15<sup>th</sup> November 2012

We attach for your reference the following :

- 1 Settlement Adjustment Sheet
- 2 Statement of account setting out financial transactions in the matter.
- 3 Tax Invoice for our costs
- 4 Copy of the front page of your contract

This matter is now otherwise complete. We thank you for your instructions and if you have any questions or require any further legal assistance, please do not hesitate to contact us.

Yours Faithfully

  
DIRECTLAW THE LAW FIRM

**PENRITH OFFICE:**

**Broadwalk Arcade**  
Suite 15, 1st Floor  
458-470 High St  
Penrith 2750, Australia

P.O. Box 1119,  
Penrith 2751

**Phone: (02) 4731 3911**  
Facsimile: (02) 4721 3911

Parking at the rear  
in Judges Carpark  
(entry to Braodwalk Arcade  
through Union Lane)

**Areas of Practice**

**Commercial**

All business and  
Commercial Matters

Litigation

**Conveyancing**

Buying and Selling  
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Leases

**Criminal**

All Criminal Matters

Court Appearances

**General**

Probate

Wills

Local Government

# DIRECTLAW

THE LAW FIRM

Neil Spranger & Co

30 April 2014

Fax 9635 1173


Attn: Tracey

**Property at Bannaby Road, Taralga  
Andrew and David Holohan**

I acted for the purchasers of the above property. Stamp duty on the property with a sale price of \$570,000.00 was \$21,160.00 and this was paid in order for the property to be transferred to the purchasers.

Please contact me should you have any questions.

Yours faithfully

  
Rowin Fester

## **PENRITH OFFICE:**

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Wednesday, July 13, 2011

Holohan Investments  
81 Ring Rose Avenue  
Greystanes NSW 2145

**Re: Lot 2 Bannaby Road, Bannaby**

Dear Andrew & David,

We can now confirm that we have received the full 10% deposit on the above property.

Following is the receipt numbers and amounts paid;

**Andrew Holohan** – Paid by cheque 11/7/2011 **\$28,500.00**  
Receipt processed 11/7/11

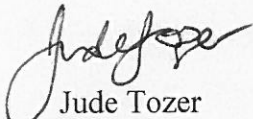
**David Holohan** – Paid by EFT 11/7/2011 **\$10,000.00**  
Paid by EFT 11/7/2011 **\$18,500.00**

Receipt processed 13/7/11 as per bank statement

**Deposit total = \$57,000.00**

Both solicitors have been informed of the full 10% deposit and they have informed me that the property exchanged on the 12<sup>th</sup> July 2011.

Yours faithfully,  
The Professionals Real Estate Goulburn



Jude Tozer  
Office Manager



352 - 354 auburn st  
goulburn nsw 2580

**p** (02) 4822 1411  
**f** (02) 4821 9160

**e** goulburn@professionals.com.au  
**w** www.professionalsgoulburn.com.au

purchase price \$ 570,000-

Total deposit paid \$ 57,000  
Balance = \$ 513,000-

1/2 cost = \$ 285,000- each family

aid deposit: \$ 28,500- + stamp duty \$ 10,000- total paid \$ 38,500-

Balance required = \$ 256,500- required at settlement

- minus

Holohan's superfund term deposit \$ 100,000-

Leaves a balance of \$ 156,500- + stamp duty already paid \$ 10,000-

loan required = \$ 200,000- to cover.

property will be divided by shares. organised by our accountant!