

VR SUPER PROPERTIES TRUST

**Property
Custodian Trust
Deed**

Supplied By
A C Partners
ABN : 61 301 228 757
724A Station St
Box Hill VIC - 3128
Phone No : 0398994036 Fax : 03 98993294
www.acpartners.com.au

**Limited
recourse
borrowing
arrangement**

Property Custodian Trust Deed

Date of This deed

23-06-2015

Trust Name

VR SUPER PROPERTIES TRUST

Trustee of Property Custodian Trust - Legal Owner

Name of Trustee Company: VR SUPER PROPERTIES PTY LTD

A.C.N.: 606609045

Registered Address: 724A Station St BOX HILL VIC 3128

Trustee of Self Managed Superannuation Fund - Beneficial Owner

Name of Trustee Company: VR SUPERFUND PTY LTD

A.C.N: 606608628

Registered Address: 724A Station St BOX HILL VIC 3128

Name of Self Managed Superannuation Fund

VR SUPERFUND

Underlying Property

Unit 36 & Accessory Unit 116, 1251 Plenty Road BUNDOORA VIC 3083

Words with an * are defined in the definitions section of this deed. Generally, defined words only have an * the first time they appear in this deed. The parties to this deed agree to the terms and conditions set out in the deed. (c)
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WARNING

This Trust Deed is the **copyright** of Batallion Legal. No part of this deed can be copied without the express authority of the proprietor. **If you alter or copy this Trust Deed, you may be sued.** This Trust Deed has certain unique clauses and is created for certain defined purpose and for parties mentioned above. If you copy this Trust Deed for another purpose and for other parties, some of the clauses of this Trust Deed may not be valid in their current form. To create a Trust Deed for another purpose and for different parties you must visit www.trustdeed.com.au. VER 10/08

THIS DEED is made on 23-06-2015

BY: VR SUPER PROPERTIES PTY LTD (A.C.N.: 606609045) (as trustee of this deed)

RECITALS:

- A The Trustee has purchased or intends to purchase the property described in item A of the Schedule to this deed ('Property') as bare trustee for the beneficiary described in item B of the Schedule ('Beneficiary').
- B The Trustee wishes to record the terms of this bare trust accordingly.

PROVISIONS:

1. The Trust is hereby declared and established by the Trustee's and the Beneficiary's execution of this deed.
2. The Property will at all times be held by the Trustee upon trust for the Beneficiary who has provided all of the purchase moneys.
3. The Beneficiary is and at all times has been absolutely entitled to the benefit of the Property together with all earnings, profits or gains accrued or to accrue in respect of the Property.
4. The Trustee has not and will not provide any of the purchase moneys and the real purchaser is the Beneficiary.
5. The Trustee or the Trustee's successors or assigns will execute and deliver, when called upon by the Beneficiary, a transfer of the Property to the Beneficiary for nil consideration.
6. The Trustee has been authorised to complete any purchase, sale of land agreement and registration of transfer of the Property as instructed by the Beneficiary.
7. The Trustee undertakes to deal with the Property and exercise and perform all the rights duties and powers relating to the Property only as directed by the Beneficiary.
8. Subject to clause 9 the trustee must immediately transfer legal title to the Property to the beneficiary if so directed by the beneficiary.
9. The beneficiary agrees that it will not direct the trustee to transfer legal title to the Property to the beneficiary until such time as:
 - the beneficiary has satisfied all of its obligations with respect to the repayment of the loan taken out by the beneficiary in respect of the purchase of the Property; and
 - the Property is not subject to any charge including a mortgage, lien or other encumbrance.

EXECUTED as a deed

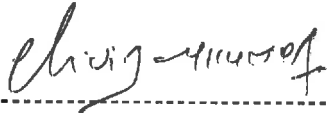
EXECUTED BY

Signed for and on behalf of Trustee

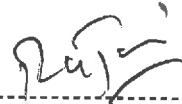
VR SUPER PROPERTIES PTY LTD

A.C.N. 606609045 (as trustee of this deed)

In accordance with the constitution of the company and the Corporations Act 2001 (Cth)



VIJAY K CHINAPALLI



RAJANI GUNDA

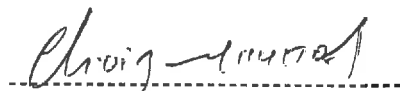
Signed for and on behalf of Beneficiary

VR SUPERFUND PTY LTD

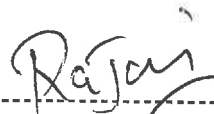
(Trustee for VR SUPERFUND)

A.C.N. 606608628 (as beneficiary of this deed)

In accordance with the constitution of the company and the Corporations Act 2001 (Cth)



VIJAY K CHINAPALLI



RAJANI GUNDA

SCHEDULE

- | | | |
|---|--------------------------|---|
| A | Description of Property: | real property located at Unit 36 & Accessory Unit 116, 1251 Plenty Road BUNDOORA VIC 3083 |
| B | Beneficiary: | VR SUPERFUND PTY LTD (A.C.N: 606608628)
as Trustee for VR SUPERFUND |