

EPITOME OF MORTGAGE
(146 Regent Street, Riverstone NSW 2765)

MORTGAGOR:	UPG 161 PTY LTD (ACN 645 464 928) of 137 Gilba Road, Girraween NSW 2145	
GUARANTOR (1):	BHART BHUSHAN of 1/17 Beresford Road, Greystanes NSW 2145	
GUARANTOR (2):	UNIVERSAL PROPERTY GROUP PTY LIMITED (ACN 078 297 748) of 137 Gilba Road, Girraween NSW 2145	
MORTGAGEES:	<p>Fortune Arising Pty Ltd (ACN 628 651 712) ATF The Zhuo Family Trust (\$3,000,000.00 as to 300/650 share of the mortgage)</p> <p>Golden Rock Projects 9 Pty Ltd (ACN 659 853 380) ATF Riverstone Unit Trust (\$2,500,000.00 as to 250/650 share of the mortgage)</p> <p>Peter Joseph Frost (\$400,000.00 as to 40/650 share of the mortgage)</p> <p>Bradley Edward Crighton & Carol Ann Crighton (\$200,000.00 as to 20/650 share of the mortgage)</p> <p>John Anagnostopoulos & Maria Anagnostopoulos (\$150,000.00 as to 15/650 share of the mortgage)</p> <p>Judith Noeline Bramley (\$120,000.00 as to 12/650 share of the mortgage)</p> <p>LPD Nominees Pty Ltd (ACN 601 867 029) ATF Lyn Davey Superannuation Trust (\$80,000.00 as to 8/650 share of the mortgage)</p> <p>Mitchell Keith Crighton (\$50,000.00 as to 5/650 share of the mortgage)</p>	
SECURITY:	Street Address:	146 Regent Street, Riverstone NSW 2765
	Folio Identifier:	15/O/712
	Local Government:	Blacktown
	Valuation:	\$10,000,000.00 "as is" per valuation of Egan National Valuers (NSW) dated 29 March 2022.
	Nature of Security:	<p>The subject property comprises an R2 zoned site, with a dwelling density of 15/ha and a height of building provision of 9 metres, located on the southern side of Regent Street, (next door to South Creek and Riverstone High School), that is improved with a variety of single storey dwellings, constructed of brick and tile roof, fibrous cement and metal roof materials, associated sheds and awning areas. Further improvements comprise perimeter fencing which comprises a mixture of metal wire and metal sheets and an unsealed driveway from the street frontage to the dwellings.</p> <p>The total site area is approximately 16,190 square metres.</p>

		The property development proposed involves the subdivision of the site, which is zoned R2 Low Density Residential, to create 38 new residential allotments, ranging in size between 250 square metres to 564 square metres, with an average lot size of approximately 291 square metres (DA-18-00784). The development has not achieved approval as at the date of valuation with Council records revealing the matter is in progress.
	Priority:	Registered 1 st Mortgage
	Mortgage No:	
	Other Encumbrances:	
PRINCIPAL:	\$6,500,000.00	
TERM:	18 months	
COMPUTED FROM:	The 14th day of June 2022	
EXPIRY DATE:	The 14th day of December 2023	
INTEREST RATE:	11.5 per cent per annum (reducible to 8.5 per cent per annum if paid within seven (7) days of the due date) (interest monthly in arrears)	
INTEREST AMOUNT:	\$747,500.00 per annum reducible to \$552,500.00 per annum which is \$62,291.67 reducible to \$46,041.67 per month	
NEXT PAYMENT OF INTEREST DUE:	The 14th day of July 2022	
DUE DATES:	The 14th day of each and every month	
INTEREST PAYABLE:	<p>by way of Direct Deposit in clear funds within 7 days of the due date to the Mortgagee:</p> <p>Fortune Arising Pty Ltd ATF The Zhuo Family Trust for \$28,750.00 reducible to \$21,250.00 payable to:</p> <ol style="list-style-type: none"> Fortune Arising Pty Ltd ATF The Zhuo Family Trust to NAB, BSB: 083 153, A/C: 295 522 569 for \$26,250.00 reducible to \$18,750.00; and Golden Rock Projects Pty Ltd at CBA, BSB: 062 016, A/C: 1171 3828 for \$2,500.00 (1% per agreement). <p>Golden Rock Projects 9 Pty Ltd ATF Riverstone Unit Trust for \$23,958.33 reducible to \$17,708.33 payable to:</p> <ol style="list-style-type: none"> Golden Rock Projects 9 Pty Ltd ATF Riverstone Unit Trust to CBA, BSB: 062 016, A/C: 1190 1132 for \$21,875.00 reducible to \$15,625.00; and Golden Rock Projects Pty Ltd at CBA, BSB: 062 016, A/C: 1171 3828 for \$2,083.33 (1% per agreement). <p>Peter Joseph Frost to Newcastle Permanent Building Society, BSB: 650 000, A/C: 719 704 404 for \$3,833.33 reducible to \$2,833.33.</p>	

Bradley & Carol Ann Crighton to CUA, BSB: 814 282, A/C: 5044 0218 for \$1,916.67 to \$1,416.67.

John & Maria Anagnostopoulos to Westpac, BSB: 032 067, A/C: 651 445 for \$1,437.50 reducible to \$1,062.50.

Judith Noeline Bramley to CBA BSB: 062 184, A/C: 2802 3344 for \$1,150.00 reducible to \$850.00

LPD Nominees Pty Ltd ATF Lyn Davey Superannuation Trust to CBA, BSB: 062 654, A/C 1022 7607 for \$766.67 reducible to \$566.67.

Mitchell Keith Crighton to CUA, BSB: 814 282, A/C: 5049 2746 for \$479.17 reducible to \$354.17.

**SPECIAL
CONDITIONS:**

Interest on discharge

The Mortgagor may discharge this Mortgage before the Expiry Date on any date on which a Monthly Payment is due upon payment of the Principal Sum and interest up to the date of repayment provided if repayment is made on a date other than on a date on which a Monthly Payment is due the Mortgagor may do so upon payment of the Principal Sum and interest up to the date on which the next Monthly Payment is due, together with one month of additional interest at the Lower Rate should the discharge occur within the first six months of the term.

In the event the Mortgagor seeks to discharge this Mortgage after the Expiry Date, unless repayment is made on a date on which a Monthly Payment is due, the Mortgagor must pay the Principal Sum and interest up to the date on which the next Monthly payment is due.

Partial Discharge of Mortgage

Notwithstanding anything herein contained expressed or implied in the event that the Land is now or in the future subdivided into separate certificates of title so that the Land contained in each such certificate of title is then being capable of being sold and conveyed to a purchaser pursuant to a contract of sale between parties at arms' length, then provided the Mortgagor is not in default under the Mortgage, the Mortgagor shall be entitled to request from the Mortgagee a release of one or more certificates of title to the Land ("Partial Discharge of Mortgage") in order to convey to a purchaser good title to the land contained in that certificate or certificates of title in return for the Mortgagor making a payment to the Mortgagee in reduction of the Loan in an amount determined by the Mortgagee in its absolute and unfettered discretion ("Part Loan Reduction"). In determining whether to agree to the Mortgagor's request for the Partial Discharge of Mortgage, the Mortgagee shall have regard as to whether or not the Loan to Value Ratio ("LVR") of the Loan to the value of the Land remaining after the Partial Discharge of Mortgage ("the Remaining Land") would exceed 65% of the value of the Remaining Land. In the event of any Part Loan Reduction, the Mortgagee agrees with the Mortgagor that the next monthly instalment of interest on the Loan which falls due for payment after the Part Loan Reduction shall be calculated on the reduced Loan balance. The Mortgagee's solicitor shall issue an amended epitome of mortgage to the Mortgagor certifying as to the quantum of that and subsequent instalments of interest. Any additional interest for early repayment provided for herein shall be calculated pro-rata on each Part Loan Reduction and paid to the Mortgagee on each Partial Discharge of the Mortgage.

INSURANCE:	Insurer:	
	Policy Number:	
	Expiry date:	

This Epitome is issued to UPG 161 Pty Ltd (ACN 645 464 928), Bhart Bhushan and Universal Property Group Pty Limited (ACN 078 297 748) on 7 June 2022.



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James Barton Carter (Per Clare Seeto)
Nugent Wallman & Carter
Solicitor for the Mortgage
Our Ref: JBC: CS: 44003