

EPITOME OF VARIATION OF MORTGAGE

MORTGAGOR:	UPG 9 Pty Limited (ACN 602 511 526) 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>Garry Maxwell Loosen (\$600,000.00 as to 120/990 share of the mortgage)</p> <p>R & M Asset Management Pty Limited (ACN 605 885 087) ATF Rocca Management Super Fund (\$500,000.00 as to 100/990 share of the mortgage))</p> <p>Robjoy Nominees Pty Limited (ACN 115 827 846) ATF Rob Joy Super Fund (\$500,000.00 as to 100/990 share of the mortgage). [This amount is held in trust for Robjoy Nominees Pty Limited (ACN 115 827 846) ATF Rob Joy Super Fund \$405,000.00 and LPD Nominees Pty Ltd (ACN 601 867 029) ATF Lyn Davey Superannuation Fund \$95,000.00.]</p> <p>Gary Redman (\$400,000.00 as to 80/990 shares).</p> <p>Anthony Gennusa & Diane Danielle Gennusa ATF Brijam Superannuation Fund (\$350,000.00 as to 70/990 share of the mortgage).</p> <p>Arthur Koovousis & Violet Koovousis (\$350,000.00 as to 70/990 share of the mortgage).</p> <p>Paul Bezzina & Angela Bezzina ATF Bezzina Superannuation Fund (\$310,000.00 as to 62/990 share of the mortgage)</p> <p>Emmanuel Stamatakis & Maria Stamatakis (\$320,000.00 as to 64/990 share of the mortgage).</p> <p>Capital Services (NSW) Pty Ltd (ACN 606 175 259) (\$250,000.00 as to 50/990 share of the mortgage).</p> <p>Josal Nominees Pty Limited (ACN 083 169 877) ATF Josal Pension Fund (\$220,000.00 as to 44/990 share of the mortgage).</p> <p>Ronald Reginald Fitzgerald & <u>Dalice Monica Fitzgerald</u> (\$200,000.00 as to 40/990 share of the mortgage).</p> <p>Kim Preece (\$200,000.00 as to 40/990 share of the mortgage).</p> <p>George Cassimatis (\$200,000.00 as to 40/990 share of the mortgage).</p> <p>Russell John Lee & Gaynor Joy Lee ATF Lee Superannuation Fund (\$150,000.00 as to 30/990 share of the mortgage).</p> <p>Russell John Lee & Gaynor Joy Lee of 48 Heritage Drive, Illawong NSW 2234 (\$250,000.00 \$100,000.00 as to 50/990 20/990 share of the mortgage).</p> <p>George Koovousis (\$100,000.00 as to 20/990 share of the mortgage).</p> <p>Arthur Ayrouth & Dalal Ayrouth ATF Antray Superfund (\$100,000.00 as to 20/990 share of the mortgage).</p> <p>Smoothrim Pty Limited (ACN 050 536 555) ATF Smoothrim Pty Limited Superannuation Fund (\$100,000.00 as to 20/990 share of the mortgage).</p>

SECURITY:	Street Address:	234 Grange Avenue, Marsden Park NSW 2765
	Folio Identifier:	10/1245610
	Local Government:	Blacktown
	Valuation:	\$11,000,000.00 "as is" per valuation of T.R.Houlahan of Valuation Services dated 11 October 2019.
	Nature of Security:	<p>The property is a future development site and is vacant residentially zoned land.</p> <p>The site is of a somewhat rectangular appearance situated upon the western side of Grange Avenue towards the end of the road with Richmond Road to the north and has a total area of 2.186 hectares. The site is considered to be relatively level with portions low lying with a small gully traversing close to the northern boundary.</p> <p>The Property is zoned "R3 Medium Density Residential, SP2 Infrastructure and RE1 Public Recreation" within State Environmental Planning Policy (Sydney Region Growth Centre) 2006 and noted as "Flood and Major Creeks Land".</p>
	Priority:	1 st Registered Mortgage
	Mortgage No:	AK856091
	Other Encumbrances:	
PRINCIPAL:	\$4,950,000.00	
TERM:	12 Months; for a further 12 Months	
COMPUTED FROM:	The 20 th day of October 2016, 2017, 2018 , 2019	
EXPIRY DATE:	The 20 th day of October 2017, 2018, 2019 , 2020	
INTEREST RATE:	14 per cent per annum (reducible to 11 per cent per annum if paid within seven (7) days of the due date)	
INTEREST AMOUNT:	\$693,000.00 per annum reducible to \$544,500.00 annum which is \$57,750.00 reducible to \$45,375.00 per month.	
NEXT PAYMENT OF INTEREST DUE:	The 20 th day of November 2016, 2017, 2018 , 2019	
DUE DATES:	The 20 th 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 Mortgagees:</p> <p>Garry M Loosen (120/990 shares) at CBA, BSB: 067 167, A/C: 1226 7591 for \$7,000.00 reducible to \$5,500.00.</p> <p>R & M Asset Management Pty Limited ATF Rocca Management Super Fund (100/990 shares) at CBA, BSB: 062 169, A/C:1039 3766 for \$5,833.33 reducible to \$4,583.33.</p>	

Robjoy Nominees Pty Limited (100/990 shares) payable to:

1. **Robjoy Nominees Pty Limited** (81/990 shares) at CBA, BSB: 062 000, A/C: 1176 1311 for \$4,725.00 reducible to \$3,712.50; and
2. **Lyn Davey Superannuation Fund** (19/990 shares) at CBA, BSB: 062 654, A/C 1022 7607 for \$1,108.33 reducible to \$870.83.

Gary Redman (80/990 shares) at Westpac, BSB: 73 2270, A/C: 515 155 for \$4,666.67 reducible to \$3,666.67.

Anthony & Dianne Gennusa ATF Brijam Superannuation Fund (70/990 shares) at NAB, BSB: 082 146. A/C: 119 578 731 for \$4,083.33 reducible to \$3,208.33.

A & V Koovousis (70/990 shares) at Westpac, BSB: 032 062, A/C: 522 919 for \$4,083.33 reducible to \$3,208.33.

Bezzina Superannuation Fund (62/990 shares) at St George Bank, BSB: 112 879, A/C: 474 351 283 for \$3,616.67 reducible to \$2,841.67.

Emmanuel Stamatakis & Maria Stamatakis at ANZ, BSB: 012 303, A/C No: 469 544 021 (64/990 shares) for \$3,733.33 reducible to \$2,933.33.

Capital Services (NSW) Pty Ltd (ACN 606 175 259) (50/990 shares) at NAB, BSB: 082128, A/C: 905 495 992 for \$2,916.67 reducible to \$2,291.67.

Josal Pension Fund (44/990 shares) at NAB, BSB: 082 883, A/C: 545 064 899 for \$2,566.67 reducible to \$2,016.67.

Ronald Reginald Fitzgerald & Dalice Monica Fitzgerald (40/990 shares) at ANZ, BSB: 012 327, A/C: 592 097 124 for 2,333.33 reducible to \$1,833.33.

Kim Preece (40/990 shares) at ANZ, BSB: 012 330, A/C: 006 648 668 for 2,333.33 reducible to \$1,833.33.

George Cassimatis (40/990 shares) at Westpac, BSB: 032 062, A/C: 169 270 for 2,333.33 reducible to \$1,833.33

Russell John Lee & Gaynor Joy Lee ATF Lee Superannuation Fund (30/990 shares) at CBA, BSB: 062 333, A/C: 1039 2780 for \$1,750.00 reducible to \$1,375.00.

Russell John Lee & Gaynor Joy Lee (50 20/990 shares) at CBA, BSB: 062 333. A/C: 1036 3840 for ~~\$2,916.67 reducible to \$2,291.67~~ \$1,166.67 reducible to \$916.67.

George Koovousis (20/990 shares) at Bank of Queensland, BSB: 122 703, A/C: 2251 9364 for \$1,166.67 reducible to \$916.67.

Arthur Ayrouth & Dalal Ayrouth ATF Antray Superfund (20/990 shares) at St George Bank, BSB: 112 879 A/C: 492 582 341 for \$1,166.67 reducible to \$916.67.

Smoothrim Pty Limited Superannuation Fund (20/990 shares) at CBA, BSB: 062 221, A/C: 1009 9412 for \$1,166.67 reducible to \$916.67.

SPECIAL CONDITIONS:	The Mortgagor may discharge this Mortgage before the Expiry Date provided interest is paid to the date of discharge together with an additional month of interest upon repayment of the loan. This clause will apply regardless of whether the Mortgagees have taken steps to enforce the Mortgage or if the Mortgagees exercise their power of sale.	
	In the event that the Mortgagor does not repay the principal on the Expiry Date then the Mortgagor shall pay to the Mortgagees one month's interest in the higher rate which the parties agree is, together with interest at the higher rate from the due date to the date of repayment, is a genuine pre-estimate of the Mortgagees' damage should the mortgage not be repaid on Expiry Date.	
INSURANCE:	Insurer:	
	Policy Number:	
	Expiry date:	

This Epitome is issued to UPG 9 Pty Limited (ACN 602 511 526), Bhart Bhushan and Universal Property Group Pty Limited (ACN 078 297 748) on 15 October 2019.



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James Barton Carter (per Clare Tong)
Nugent Wallman & Carter
Solicitor for the Mortgagees

Our Ref: JBC: CT: 43687