



BETWEEN:

**L & J DE SILVA PROPERTY PTY LTD**

**ACN 160 723 900**

"Trustee"

AND

**L & J DE SILVA PTY LTD**

**ACN 160 723 893**

**As Trustee for the L & J DE SILVA SUPERANNUATION FUND**

"Beneficiary"

**L & J DE SILVA PROPERTY TRUST**

I certify this to be a true copy of the  
document shown and reported to  
me as the original

  
24.5.13  
**Sanober Bulsara**  
Senior Financial Planning Manager  
National Australia Bank Ltd  
AFSL No: 230686

**TEYS Lawyers Pty Ltd**  
The Strata Law Experts  
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Suite 73 Lower Deck, Jones Bay Wharf  
26 – 32 Pirrama Road, Pyrmont NSW 2009  
GPO Box 4157, Sydney NSW 2001

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Liability limited by a scheme approved under Professional Standards Legislation



THIS DEED is made on the 5<sup>th</sup> day of FEBRUARY 2013

**BETWEEN**

The person named as the Beneficiary at item 3 in the Schedule.

**AND**

The person named as the Trustee at item 1 in the Schedule.

NEW SOUTH WALES DUTY  
09-04-2013 0007059125-001  
SECTION 55(1)(A)  
DUTY \$ \*\*\*\*\*50.00

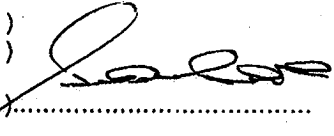
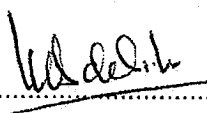
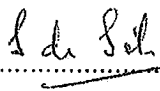
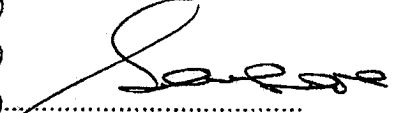
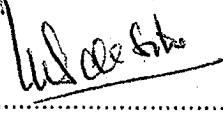
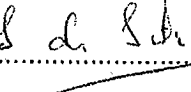
**RECITALS:**

- A. The Trustee has purchased or intends to purchase the property described in item 4 in the Schedule ("Secured Property") as bare trustee for the beneficiary as described in item 3 in the Schedule ("Beneficiary") using funds provided by the Beneficiary.
- B. The Trust will be known by the name specified in item 2 in the Schedule.
- C. The Trustee as agreed to act as the trustee of the Secured Property and to administer the Secured Property for the Beneficiary in accordance with the terms of this Deed.

**THE PARTIES AGREE AS FOLLOWS:**

- 1. The Trustee hereby declares and establishes the Trust by execution of this Deed.
- 2. The Trustee will at all times hold the Secured Property and any income from the Secured Property upon trust as bare trustee for the Beneficiary who has provided all of the purchase monies.
- 3. The Trustee has not at any time, and will not at any time, provide any of the purchase monies for the Secured Property.
- 4. The Beneficiary is and at all times has been absolutely entitled to the benefit of the Secured Property together with all accretions to or the income, profits or gains of, relating to the Secured Property.
- 5. If there is more than one Beneficiary, the Trustee holds the Secured Property on behalf of all Beneficiaries in equal proportions as tenants in common.
- 6. The Trustee or the Trustee's successor or assigns will execute and deliver, when instructed by the Beneficiary, a transfer of the Secured Property to the Beneficiary for nil consideration.
- 7. The Trustee has been authorised to complete any purchase, sale of land agreement and registration of transfer of the Secured Property as instructed by the Beneficiary, at the cost of the Beneficiary.
- 8. The Trustee undertakes to deal with the property and exercise and perform all the rights, duties and powers relating to the Secured Property only as directed by the Beneficiary.

EXECUTED as a deed

<p><b>SIGNED SEALED AND DELIVERED</b> by  <b>L &amp; J DE SILVA PROPERTY PTY LTD</b> (ACN 160 723 900)          in accordance with section 127 of the <i>Corporations Act 2001</i>.</p>     <p>)           ) .....          ) Signature of Witness</p> <p>) <b>SAROBEN BUSHNA</b>          ) .....          ) Name (please print)</p>	<p>)           ) .....          ) Signature of Director</p> <p>) <b>LAKNATH WISANTHA SEPAAL DE SILVA</b>          ) Name (please print)</p> <p>)           ) .....          ) Signature of Director</p> <p>) <b>JANE SHANTHINI KUSUM DE SILVA</b>          ) .....          ) Name (please print)</p>
<p><b>SIGNED SEALED AND DELIVERED</b> by  <b>L &amp; J DE SILVA PTY LTD</b> (ACN 160 723 893) as trustee for  <b>L &amp; J DE SILVA SUPERANNUATION FUND</b> in accordance          with section 127 of the <i>Corporations Act 2001</i>.</p>     <p>)           ) .....          ) Signature of Witness</p> <p>) <b>SAROBEN BUSHNA</b>          ) .....          ) Name (please print)</p>	<p>)           ) .....          ) Signature of Director</p> <p>) <b>LAKNATH WISANTHA SEPAAL DE SILVA</b>          ) Name (please print)</p> <p>)           ) .....          ) Signature of Director</p> <p>) <b>JANE SHANTHINI KUSUM DE SILVA</b>          ) .....          ) Name (please print)</p>

**SCHEDULE**

<b>Item 1 – Trustee</b>	L & J DE SILVA PROPERTY PTY LTD ACN 160 723 900
<b>Item 2 – Name of Trust</b>	L & J DE SILVA PROPERTY TRUST
<b>Item 3 – Beneficiary</b>	L & J DE SILVA PTY LTD (ACN 160 723 893) as trustee for L & J DE SILVA SUPERANNUATION FUND
<b>Item 4 – Secured Property (include street address and title particulars for real estate)</b>	4/12-14 WENTWORTH ROAD  HOMEBUSH NSW 2140  FOLIO ID 4/SP58200