

20 July 2010

Maged Barsoum Super Fund  
92 Warratah Drive  
ALTONA MEADOWS VIC 3028

Dear Sir or Madam,

**RE: MAGED BARSOUM SUPER FUND from: D. CASSAR**  
**PROPERTY: 6 VIRGILIA DRIVE, HOPPERS CROSSING**

We are pleased to confirm the sale of the above property and take this opportunity to congratulate you and hope you enjoy many years of home ownership.

To avoid problems when collecting keys at settlement, please call our office prior as we can only hand over keys held by us (if any) when settlement has been confirmed by the Vendors legal representative.

*We are currently holding an initial sales deposit of \$500.00 in our trust account. The remaining sales deposit of \$30,500.00 is due by the 29<sup>th</sup> July 2010.*

We wish to thank you for the confidence you have shown in us to assist you with your purchase and ask if you have any queries between now and settlement, that you contact me at any time.

Assuring you of our courteous attention always.

Yours faithfully,  
**For Barry Plant Real Estate**



Donald McKillop C.E.A (REIV)  
**Director/ OIEC**

21 Watton Street  
Werribee 3030, VIC  
T 9731 8888  
F 9731 8800  
E [werribee@barryplant.com.au](mailto:werribee@barryplant.com.au)  
[barryplant.com.au](http://barryplant.com.au)

**Wyndham Realty Pty. Ltd T/as Barry Plant**

21 Watton Street Werribee Vic 3030

Tel: 03 9731 8888 Fax: 03 9731 8800 ABN: 511 041 096 40

Trust Account Sales Receipt No: 020901

Received from : MAGED BARSOUM SUPER FUND

Date: 20/07/10

92 Warratah Drive, Altona Meadows Vic 3028

Description : Sales deposit

Property : 6 Virgilia Drive

Hoppers Crossing

P/Ref: VIR6  
Vendor: CASSAR

Received: Total \$500.00 ( Cheque \$500.00 )

Per: (VN) \_\_\_\_\_



3 August 2010

Maged Barsoum Super Fund  
92 Warratah Drive  
**ALTONA MEADOWS VIC 3028**

Dear Sir or Madam,

**RE: RECEIPT NO: 020972**

**PROPERTY: 6 VIRGILIA DRIVE, HOPPERS CROSSING**

Thank you for your recent payment of \$30,500.00. Kindly note, we are now holding the full sales deposit of **\$31,000.00** for the above mentioned property in our Trust Account.

Please find attached Trust Account Receipt for your reference.

On behalf of the Team at Barry Plant, I wish to thank you for your trust in us to assist with your purchase of the property at **6 Virgilia Drive, Hoppers Crossing.**

For any further queries between now and settlement, please feel free to contact our office on 9731 8888.

Assuring you of our courteous attention always.

Yours faithfully,  
**For Barry Plant Real Estate**

**VANESSA NEDELKOVSKI**  
Receptionist

**barryplant.com.au**  
21 Watton Street, Werribee 3030

**9731 8888**

# St. George Bank Limited

ABN 92 055 513 070  
Level 8, 530 Collins Street, Melbourne VIC

# BANK CHEQUE

SECURITY WARNING  
See reverse for Security Features



Date 02/08/2010

Cheque No. 576084 5

Ref: 3008386:525:022004:1300:67 5760845

Pay to the order of WYNDHAM REALTY PTY LTD

the sum of THIRTY THOUSAND, FIVE HUNDRED DOLLARS ONLY

\$ 30,500.00

For and on behalf of St. George Bank Limited

NOT NEGOTIABLE

No.

AUTHORISED COUNTERSIGNATURE

⑈ 576084 ⑈ 103 27

## CUSTOMER RECEIPT



St George Bank Limited ABN 92 055 513 070 AFSL 240997

Office Use: 525:022004:1300:67

Date: 02/08/2010

Account No.	Transaction Type	Amount
Seq: 3008386		
0000446379895	Bank Chq Wdl	\$30,500.00
0000446379895	Bank Chq Fee	\$10.00
	Current Balance:	\$37,432.49
	Available Balance:	\$37,432.49
Chq No. 5760845: WYNDHAM REALTY PTY LTD		
A/C Name: MAGED BARSOUM SUPER FUND		

Received Above check for the deposit for purchasing 6 Virgilia Drive, Hoppers Cross Vic 3029.

Name: Christina

Signature:

Date: 3/8/10

BSB 113 879

Transactions followed by an asterisk (\*) include a GST component

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**Wyndham Realty Pty. Ltd T/as Barry Plant**

21 Watton Street Werribee Vic 3030

Tel: 03 9731 8888 Fax: 03 9731 8800 ABN: 511 041 096 40

Trust Account Sales Receipt No: 020972

Received from : MAGED BARSOUM SUPER FUND

Date: 03/08/10

92 Warratah Drive, Altona Meadows Vic 3028

Description : Balance of deposit

Property : 6 Virgilia Drive

P/Ref: VIR6

Hoppers Crossing

Vendor: CASSAR

Received: Total \$30,500.00 ( Cheque \$30,500.00 )

Per: (VN) \_\_\_\_\_



23 September 2010

Our Ref. DEP319-Barsoum (CS)

Attention: Maged Barsoum  
Barsoum Solutions Pty Ltd  
92 Waratah Drive  
ALTONA MEADOWS VIC 3028

Dear Maged,

**Re: Purchase from Cassar  
Ppty: 6 Virgilia Drive, Hoppers Crossing**

We advise that settlement of this matter took place on 22 September 2010.

**Breakdown of all Settlement Monies**

<b>Purchase Price</b>	<b>\$310,000.00</b>
<b>PLUS</b>	
<b>Adjustments in the Vendor's favor (see enclosed)</b>	<b>\$633.56</b>
<b>Our Professional Costs &amp; Disbursements</b>	<b>\$1,017.51</b>
<b>Total payable by Purchaser (you)</b>	<b>\$311,651.07</b>
<b>MINUS</b>	
<b>Deposit Paid</b>	<b>\$31,000.00</b>
<b>Funds Advanced by your Bank/ Lender</b>	<b>\$280,651.07</b>
<b><u>Balance</u></b>	<b>NIL</b>
<b>Stamp Duty payable</b>	<b>\$13,670.00</b>
<b>Title Registration fee</b>	<b>\$885.00</b>

Please note that all fees noted above are subject to the State Revenue Office's discretionary assessment of your specific application and circumstances and as such we do not accept any responsibility for any errors or discrepancies regarding the above figures. Should you wish to clarify the above, we would strongly advise that you contact your Bank Manager or Broker and the State Revenue Office in this regard.

At settlement all documents to transfer the property into your names were collected by your Mortgagee, St George Bank, who will hold same as security for the advance made to you. As

**DE**  
DANGERFIELD EXLEY  
LAWYERS

ABN 53 140 129 166

phone. (03) 9863 7621

fax. (03) 9863 7620

email. [info@dangerfieldexley.com.au](mailto:info@dangerfieldexley.com.au)

www. [dangerfieldexley.com.au](http://dangerfieldexley.com.au)

address. Suite 431, 1 Queens Road  
Melbourne 3004

All Correspondence:  
PO Box 3130 Domain Road LPO  
South Yarra 3141

your bank did not provide us with a detailed statement as to bank fees and charges, we suggest that you contact your Bank Manager or Broker in this regard.

A statement of adjustment of rates is enclosed and you will note from same that rates have been adjusted on the basis of each party allowing their proportionate share up to the settlement date. You will note from same that you allowed to the Vendor the sum of \$633.56 being your proportion of the rates herein. Please note that council rates have now been paid to 30 June 2011. Water rates have also been paid to 30 June 2011 for parks and drainage respectively. **If you are unclear as to how the adjustments have been calculated, please do not hesitate to contact your file manager, Chantelle Steendam directly on (03) 9863 7697 (ph).**

We will now attend to notifying all local government authorities of the change of ownership.

We thank you for your instructions in this matter and now also enclose herewith our Statement of Account for your information. Should you require any additional assistance in this matter or with any future property-related transactions, please feel free to contact this office directly.

Yours faithfully



**DANGERFIELD EXLEY LAWYERS**

Our Ref: DEP319-Barsoum (CS)

23 September 2010

Barsoum Solutions Pty Ltd  
92 Waratah Drive  
ALTONA MEADOWS VIC 3028

### Tax Invoice

Re: Purchase from Cassar  
Ppty: 6 Virgilia Drive, Hoppers Crossing

Our Professional fees in relation to our professional charges comprising instructions for and regarding Contract of Sale; obtaining search of title; drawing Transfer of Land and forwarding to you to execute same; receipt of signed Transfer of Land from you and provision of same to vendor's solicitor; telephone attendances and correspondence with and provision of documentation to them as required; obtaining certificates in relation to rates to assist with preparation of Statement of Adjustments; arranging and attending settlement; reporting to you; all necessary correspondence, attendances and services required to complete this transaction.

\$ 750.00

#### Our Disbursements (GST Applicable)

Rate & Planning Certificates  
Sundries

\$ 75.01

\$ 100.00

Total Disbursements \$ 175.01

Total fees & disbursements \$ 925.01

GST \$ 92.50

Total \$ 1,017.51

Less monies paid to us on 22 September 2011 \$ 1,017.51

**Total Amount Due \$ NIL**

With Compliments

File No: DEP319-Barsoum

Date: 23/09/2010

Please note: Interest will be charged on overdue accounts in accordance with Section 95 of the Legal Practice Act 1996.

Your file will be destroyed after 7 years. If you require your file, please advise.

E. & O.E

**DE**  
DANGERFIELD EXLEY  
LAWYERS

ABN 53 140 129 166

phone: (03) 9863 7621

fax: (03) 9863 7620

email: info@dangerfieldexley.com.au

www: dangerfieldexley.com.au

address: Suite 431, 1 Queens Road  
Melbourne 3004

All Correspondence:  
PO Box 3130 Domain Road LPO  
South Yarra 3141



**Statement of Adjustments as at 22 Sep 2010**

21 Sep 2010

**Conveyancing Professionals Geelong**

**Purchaser:** Barsoun Solutions Pty Ltd

**Vendor:** Cassar

**Property Flat No:**

**Property Street No:** 6 Virgilia Drive

HOPPERS CROSSING

Adjustment Description				VENDOR	PURCHASER
Wyndham City				\$972.30	
Paid From: 01 Jul 2010	To: 30 Jun 2011	Purchaser Allows	281 Days		\$748.54
City West Water				\$136.55	
Paid From: 01 Jul 2010	To: 30 Jun 2011	Purchaser Allows	281 Days		\$105.12
Rent				\$560.00	
Paid From: 12 Sep 2010	To: 25 Sep 2010	Vendor Allows	3 Days	\$120.00	

**Additional Fees/Allowances**

Vendor allows discharge of mortgage fee \$100.10

**\$220.10**

**\$853.66**

**Less Vendor's Portion**

**\$220.10**

**Purchaser To Pay Vendor**

**\$633.56**

**Statement of Settlement**

Purchase Price \$310,000.00

Less Deposit Paid \$31,000.00

**Balance of Purchase Price \$279,000.00**

Plus Adjustments \$633.56

**BALANCE DUE TO VENDOR \$279,633.56**

**Cheques**

D S Cassar \$106,373.75 ✓

Wyndham City Council \$974.25 ✓

City West Water \$136.55 ✓

State Revenue Office \$159.02 ✓

Commonwealth Bank of Australia on a/c Cassar \$171,989.99 ✓

**Additional Cheques**

**Total: \$279,633.56**

E.&O.E.