

EPITOME OF MORTGAGE

OUR REF: GBE:CH:180130

- MORTGAGOR:*** KENNETH KORAKALI
- BORROWER:*** KENNETH KORAKALI AND LORMA CONSTRUCTIONS LIMITED
- MORTGAGEE:*** LUBUTU PTY LTD A.C.N. 010 173 234 AS TRUSTEE FOR THE STEINDLS SUPERANNUATION FUND AND PIEMONTE PTY LTD A.C.N. 077 890 156 AS TRUSTEE
- PROPERTY SECURED:*** A second registered mortgage over the land and dwelling situated at 7010 Circa Vista Drive, Benowa in the State of Queensland and more particularly described as Lot 10 on Group Titles Plan 107148, Title Reference 50535600.
- PRINCIPAL SUM:*** TWO HUNDRED AND FORTY THOUSAND DOLLARS (\$240,000.00)
- RATE OF INTEREST:*** TWENTY SIX PER CENTUM PER ANNUM (26%) PROVIDED ALWAYS that if the Mortgagor shall on every day on which interest is made payable under the Mortgage, pay to the Mortgagee interest on the principal sum or on so much thereof as shall for the time being remain unpaid at the rate of TWENTY ONE PER CENTUM PER ANNUM (21%) and shall also duly observe and perform all and every the covenants on the Mortgagor's part contained or implied in the Mortgage then the Mortgagee shall accept interest on the said principal sum or on so much thereof as shall for the time being remain unpaid at the rate of TWENTY ONE PER CENTUM PER ANNUM (21%) in lieu of TWENTY SIX PER CENTUM PER ANNUM (26%) for every month for which such interest shall be paid to the Mortgagee within the prescribed time aforesaid.
- DATE OF COMMENCEMENT:*** 29 AUGUST 2017 (first advance - \$160,000.00); and
6 OCTOBER 2017 (second advance - \$80,000.00)
- DATE OF REPAYMENT:*** 28 AUGUST 2019
- APPLICATION FEE:*** \$2,400.00 plus GST (first advance)
\$1,200.00 plus GST (second advance)
- ROLL OVER FEE:*** \$2,400.00 plus GST
- INTEREST INSTALMENTS:*** Interest has been paid in advance for up to 28 October 2017
Thereafter, interest instalments are to be **in advance** on or before the 29th day of each month commencing on the 29th day of September 2017 as follows:-
- (a) An amount of \$3,033.33 per month to Lubutu Pty Ltd ATF Steindls No. 2; and

- (b) An amount of \$1,083.33 per month to Piemonte Pty Ltd ATF WE & RB Superfund; and
- (c) An amount of \$1,083.33 per month to Piemonte Pty Ltd ATF WE & RB Superfund #3.

PROVIDED however that all payments are made by the due date and there are no breaches of Mortgage, then:-

- (a) An amount of \$2,450.00 per month to Lubutu Pty Ltd ATF Steindls No. 2; and
- (b) An amount of \$875.00 per month to Piemonte Pty Ltd ATF WE & RB Superfund; and
- (c) An amount of \$875.00 per month to Piemonte Pty Ltd ATF WE & RB Superfund #3

PLACE OF PAYMENTS:

Installment to be banked to the accounts of the Mortgagees as follows:

Name: Lubutu Pty Ltd ATF Steindls No. 2
Bank: Commonwealth Bank, Surfers Paradise
Branch No: 064-432
Account No.: 1012-4880
Ref: Interest - Korakali

Name: Piemonte Pty Ltd ATF WE & RB Superfund
Bank: Commonwealth Bank, Surfers Paradise
Branch No: 064-432
Account No.: 1009-3930
Ref: Interest - Korakali

Name: Piemonte Pty Ltd ATF WE & RB Superfund #3
Bank: Commonwealth Bank, Surfers Paradise
Branch No: 064-432
Account No: 1037-5727
Ref: Interest - Korakali

RIGHT TO REPAY:

This loan may be repaid at any time before the due date. However if the loan is repaid within the first six (6) months then the Borrower must pay the equivalent of six (6) months interest at the lower rate provided that at the time the Borrower is not in default in which case the Borrower shall pay interest at the higher rate (and any interest so paid in advance shall be non refundable by the Lender to the Borrower) and should the loan be repaid after the initial six (6) months then the Borrower must provide to the Lender thirty (30) days notice in writing and pay one (1) month's interest at the lower rate, (or one (1) month's interest at the higher rate if at the time the Borrower gives notice to the Lender the Borrower is in default) in addition to the Principal and any other moneys owing to the Lender.

INSURANCE:

Insurer: ANZ

Policy No: 4LZ354878HPK
Expiry Date: 2 October 2018

MORTGAGE DEALING NO: 718261851

***SECURITY DOCUMENTS
HELD BY:***

Steindls Lawyers, 6th Level RSL Centre, 9 Beach Road, Surfers
Paradise Qld 4217

Telephone: 07 5570 9500

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REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 50535600

This is the current status of the title as at 08:58 on 13/09/2017

REGISTERED OWNER

Dealing No: 714451818 08/05/2012

KENNETH KORAKALI

ESTATE AND LAND

Estate in Fee Simple

LOT 10 GROUP TITLES PLAN 107148
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10192033 (POR 32A)
2. MORTGAGE No 714451819 08/05/2012 at 14:12
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522
3. MORTGAGE No 718261851 08/09/2017 at 09:18
LUBUTU PTY LTD A.C.N. 010 173 234 TRUSTEE 3/8
UNDER INSTRUMENT 718261851
PIEMONTE PTY LTD A.C.N. 077 890 156 TRUSTEE 5/8
UNDER INSTRUMENT 718261851

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED

718261851 MORTGAGE

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann

Registrar of Titles and Registrar of Water Allocations

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