

Contract for the sale of land – 2005 edition

TERM

MEANING OF TERM

Vendor's agent

The Professionals Real Estate
PO Box 173, PLUMPTON NSW 2761

Phone: 9677-1277
Fax: 9677-2281
Ref: Brad Hansen

Co-agent

Vendor

Vincent Gatt and Carmen Montebello
93 Stockholm Avenue, Hassall Grove, NSW 2761

Vendor's Solicitor

George West
13 Rooty Hill Road North, Rooty Hill NSW 2766
DX 29905 MT DRUITT

Phone: (02) 9832 7444
Fax: (02) 9832 3304
Ref: GW:TS:13079

Completion date

42nd day after the date of this contract (clause 15)

Land

64 Monica Avenue, Hassall Grove 2761
Registered Plan: Lot 37 Plan DP811478
Folio Identifier 37/811478

Office of State Revenue (NSW)	
Client No: 1411509	3871
Duty: \$11,915	Trans No: 7112469
Asst details: TS	21/5/13

(Address, plan details and title reference)

VACANT POSSESSION subject to existing tenancies

Improvements

HOUSE garage carport home unit carspace none
 other:

Attached copies

Documents in the List of Documents as marked or as numbered:
 Other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions
 blinds curtains insect screens stove
 built-in wardrobes dishwasher light fittings pool equipment
 clothes line fixed floor coverings range hood TV antenna
 other: alarm, split system air conditioner, smoke alarm, 3 ceiling fans *GM*

Exclusions

Purchaser *MANTRI PROPERTY PTY LTD A.C.N 162 404 819 ATF MANTRI PROPERTY TRUST*

Purchaser's solicitor *D.A PATTERSONS PARTNERS, 50 DUNMORE STREET, WENTWORTHVILLE NSW 2145*

Price *\$365,000.00*

Deposit *\$36,500.00* (10% of the price, unless otherwise stated)

Balance *\$328,500.00*

Contract date *9th APRIL 2013* (if not stated, the date this contract was made)

C. Montebello
Vendor

[Signature]
Witness

GST AMOUNT (optional)
The price includes GST of:

Purchaser JOINT TENANTS tenants in common in unequal shares Witness

Tax information (the parties promise this is correct as far as each party is aware)

Land tax is adjustable NO yes
 GST: Taxable supply NO yes in full yes to an extent
 Margin scheme will be used in making the taxable supply NO yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:
 not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
 by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
 GST-free because the sale is the supply of a going concern under section 38-325
 GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
 input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number