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Contract for the sale and purchase of land 2019 edition

NSW DAN: **10148193-001**

TERM	MEANING OF TERM	Phone: 98904005
vendor's agent	Blueprint Suite 2, 34 Albert Street, North Parramatta NSW 2151 Email: lebba@blueprintproperty.com.au	Fax: 98904155 Ref: Lebba Khater
co-agent		
vendor	C101 Pty Ltd ABN 62160927604 Unit 37, 287 Victoria Road, Rydalmere NSW 2116	
vendor's solicitor	Strictly Conveyancing Pty Ltd Unit 37, 287 Victoria Rd, Rydalmere NSW 2116 PO Box 3157, North Parramatta NSW 1750 Email: mail@strictlyconveyancing.com.au	Phone: 9630 5553 Fax: 02 9630 8249 Ref: NZ:MM:NZ:202120
date for completion	42nd day after the date of this contract (clause 15)	
land (address, plan details and title reference)	Shop 1, 47 Ryde Street, Epping NSW 2121 Lot 19 in Strata Plan 91974 Folio Identifier 19/SP91974	
improvements	<input type="checkbox"/> VACANT POSSESSION <input checked="" type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Commercial	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

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

inclusions	<input type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> pool equipment <input type="checkbox"/> clothes line <input type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input checked="" type="checkbox"/> other: All fixtures, fittings and items of fit-out contained in the premises that are the property of the vendor
exclusions	
purchaser	V Arkelian Pty Ltd ACN 650 542 091 4 Campbell Road, Kenthurst NSW 2156
purchaser's solicitor	Strictly Conveyancing Pty Ltd PO Box 3157, North Parramatta NSW 1750
price	\$ 2,035,000.00
deposit	\$ 203,500.00 (10% of the price, unless otherwise stated)
balance	\$ 1,831,500.00
contract date	11 June 2021 (if not stated, the date this contract was made)

buyer's agent

See Execution Page

vendor

GST AMOUNT (optional)
The price includes
GST of: \$

witness

purchaser

JOINT TENANTS

tenants in common

in unequal shares

witness