

## EPITOME OF VARIATION OF MORTGAGE

<b>MORTGAGOR:</b>	<b>UPG 27 PTY LTD (ACN 609 716 216)</b> of 137 Gilba Road, Girraween NSW 2145
<b>GUARANTOR (1):</b>	<b>BHART BHUSHAN</b> of 1/17 Beresford Road, Greystanes NSW 2145
<b>GUARANTOR (2):</b>	<b>UNIVERSAL PROPERTY GROUP PTY LIMITED (ACN 078 297 748)</b> of 137 Gilba Road, Girraween NSW 2145
<b>MORTGAGEES:</b>	<p><b>PJ Superannuation Pty. Limited (ACN 083 169 813) ATF Peter Fairley Pension Fund</b> (\$850,000.00 as to 170/1274 share of the mortgage)</p> <p><del><b>Francesco Carmelo Vumbaca</b></del> (\$710,000.00 as to 142/1274 share of the mortgage)</p> <p><b>Angelina Bezzina</b> (\$300,000.00 <b><u>\$610,000.00</u></b> as to 60/1274 <b><u>122/1274</u></b> share of the mortgage)</p> <p><b>Lucinda Dowse</b> (\$590,000.00 as to 118/1274 share of the mortgage)</p> <p><del><b>Robert Edward Fairley</b></del> (\$320,000.00 <b><u>\$520,000.00</u></b> as to 64/1274 <b><u>104/1274</u></b> share of the mortgage)</p> <p><b>David Fingret Pty Ltd (ACN 143 968 227) ATF David Fingret Superannuation Fund</b> (\$450,000.00 as to 90/1274 share of the mortgage)</p> <p><b>Phoenix Sydney Pty Ltd (ACN 147 631 874) ATF Phoenix Int Discretionary Trust</b> (\$435,000.00 as to 87/1274 share of the mortgage)</p> <p><del><b>Ipkendanz Pty Ltd (ACN 622 305 695) ATF Lucinda Dowse Superfund</b></del> (\$315,000.00 <b><u>\$425,000.00</u></b> as to 63/1274 <b><u>85/1274</u></b> share of the mortgage)</p> <p><b>Emmanuel Stamatakis &amp; Maria Stamatakis</b> (\$360,000.00 as to 72/1274 share of the mortgage)</p> <p><b>Dion 1 Pty Ltd (ACN 618 868 330) ATF Dion 1 Superannuation Fund</b> (\$270,000.00 as to 54/1274 share of the mortgage)</p> <p><b>John Edwin Loye &amp; Glenys Joan Loye</b> (\$250,000.00 as to 50/1274 share of the mortgage)</p> <p><b>Max Loosen &amp; Barbara Loosen</b> (\$215,000.00 as to 43/1274 share of the mortgage)</p> <p><b>Sam Kyriazopoulos</b> (\$200,000.00 as to 40/1274 share of the mortgage)</p> <p><b>Urral Pty Limited (ACN 143 953 664) ATF Urral Super Fund</b> (\$200,000.00 as to 40/1274 share of the mortgage).</p> <p><b>Denise Alam Mawad</b> (\$200,000.00 as to 40/1274 share of the mortgage)</p> <p><b>Vumbaca Super Pty Ltd (ACN 099 249 608) ATF Vumbaca Super Fund</b> (\$170,000.00 as to 34/1274 share of the mortgage)</p> <p><b>Sandringham Superannuation Company Pty Ltd (ACN 634 147 649) ATF Sandringham Superannuation Fund</b> (\$130,000.00 <b><u>\$170,000.00</u></b> as to 26/1274 <b><u>34/1274</u></b> share of the mortgage)</p> <p><b>LPD Nominees Pty Ltd (ACN 601 867 029) ATF Lyn Davey Superannuation Trust</b> (\$35,000.00 <b><u>\$155,000.00</u></b> as to 7/1274 <b><u>31/1274</u></b> share of the mortgage)</p>

	<p><b>Hayden Maxwell Loosen</b> (\$120,000.00 as to 24/1274 share of the mortgage)</p> <p><del><b>Rhonda Francesca Dew, Josephine Marietta Nipperess, Francesco George Vumbaca &amp; Paul Anthony John Vumbaca ATF FC &amp; CA Vumbaca Super Fund</b></del> (\$100,000.00 as to 20/1274 share of the mortgage)</p> <p><b>David Gary Fingret</b> (\$100,000.00 as to 20/1274 share of the mortgage)</p> <p><b>Andrew James Keith Davey</b> (<del>\$50,000.00</del> <b><u>\$80,000.00</u></b> as to 10/1274 <b><u>16/1274</u></b> share of the mortgage)</p>	
<b>SECURITY:</b>	<b>Street Address:</b>	24 Excelsior Avenue, Marsden Park NSW 2765
	<b>Folio Identifier:</b>	2/1242876
	<b>Local Government:</b>	Blacktown
	<b>Valuation:</b>	\$10,300,000.00 "as is" per valuation of TRH Valuation Services dated 5 May 2021.
	<b>Nature of Security:</b>	<p>The subject property is a future development site with development consent (DA17-01052) for the erection of 49 townhouses, 15 of which have presold, at present the site contains a brick veneer residence with tiled roof situated which will be demolished as part of the development approval.</p> <p>The property is located on the eastern side of Excelsior Avenue which emanates from Richmond Road to the south in the midst of a previous non-urban semi –rural precinct, which is being rapidly redeveloped residentially.</p> <p>The site is considered to be relatively level and is of a rectangular appearance and from the deposited plan has an area of 1.097 hectares.</p> <p>We note from enquiries of the NSW Planning Portal that the property is zoned "R3 Medium Density Residential" within State Environmental Planning Policy (Sydney Region Growth Centres) 2006.</p>
	<b>Priority:</b>	Registered 1 <sup>st</sup> Mortgage
	<b>Mortgage No:</b>	AP666819
	<b>Other Encumbrances:</b>	
<b>PRINCIPAL:</b>	\$6,370,000.00	
<b>TERM:</b>	<del>48 months;</del> for a further term of 18 months	
<b>COMPUTED FROM:</b>	The <del>7/11/2019;</del> 7th day of May 2021	
<b>EXPIRY DATE:</b>	The <del>7/05/2024;</del> 7th day of November 2022	
<b>INTEREST RATE:</b>	44- <del>13</del> per cent per annum (reducible to 44- <del>10</del> per cent per annum if paid within seven (7) days of the due date) (interest monthly in arrears)	
<b>INTEREST AMOUNT:</b>	<del>\$891,800.00</del> <b><u>\$828,100.00</u></b> per annum reducible to <del>\$700,700.00</del> <b><u>\$637,000.00</u></b> per annum which is <del>\$74,316.67</del> <b><u>\$69,008.33</u></b> reducible to <del>\$58,391.67</del> <b><u>\$53,083.33</u></b> per month	
<b>NEXT PAYMENT OF INTEREST DUE:</b>	The <del>7/12/2019;</del> 7th day of June 2021	
<b>DUE DATES:</b>	The 7th day of each and every month	

**INTEREST  
PAYABLE:**

by way of **Direct Deposit** in clear funds within 7 days of the due date to the Mortgagee:

**PJ Superannuation Pty. Limited ATF Peter Fairley Pension Fund** to NAB, BSB: 083 088, A/C: 543 897 192 for ~~\$9,916.67~~ reducible to ~~\$7,791.67~~ **\$9,208.33 reducible to 7,083.33.**

~~Francesco Carmelo Vumbaca~~ to CBA BSB: 062 208, A/C: 1019 3582 for ~~\$8,283.33~~ reducible to ~~\$6,508.33.~~

**Angela Bezzina** to St George Bank, BSB: 112 879, A/C: 474 802 275 for ~~\$3,500.00~~ reducible to ~~\$2,750.00~~ **\$6,608.33 reducible to \$5,083.33.**

**Lucinda Dowse** to CBA, BSB: 062 162, A/C: 1014 5542 for ~~\$6,883.33~~ reducible to ~~\$5,408.33~~ **\$6,391.66 reducible to \$4,916.66.**

**R.E. Fairley** to NAB, BSB: 082 916, A/C: 456 623 919 for ~~\$3,733.33~~ reducible to ~~\$2,933.33~~ **\$5,633.33 reducible to \$4,333.33.**

**David Fingret Pty Ltd ATF David Fingret Superannuation Fund** to St George Bank, BSB: 112 879, A/C: 466 207 775 for ~~\$5,250.00~~ reducible to ~~\$4,125.00~~ **\$4,875.00 reducible to \$3,750.00.**

**Phoenix Sydney Pty Ltd** to ING, BSB: 923 100, A/C: 6647 8797 for ~~\$5,075.00~~ reducible to ~~\$3,987.50~~ **\$4,712.50 reducible to \$3,625.00.**

**Ipkendanz Pty Ltd ATF Lucinda Dowse Superfund** to CBA, BSB: 062 162, A/C No: 1019 9292 for ~~\$3,675.00~~ reducible to ~~\$2,887.50~~ **\$4,604.16 reducible to \$3,541.66.**

**Emmanuel & Maria Stamatakis** to ANZ, BSB: 012 303, A/C: 469 544 021 for ~~\$4,200.00~~ reducible to ~~\$3,300.00~~ **\$3,900.00 reducible to \$3,000.00.**

**Dion 1 Pty Ltd ATF Dion 1 Superannuation Fund** to St George Bank, BSB: 112 879, A/C: 478 128 038 for ~~\$3,150.00~~ reducible to ~~\$2,475.00~~ **\$2,925.00 reducible to \$2,250.00.**

**John Edwin Loye & Glenys Loye** to Westpac, BSB: 732 152, A/C: 700 077 for ~~\$2,916.67~~ reducible to ~~\$2,291.67~~ **\$2,708.33 reducible to \$2,083.33.**

**M & B Loosen** to St George Bank, BSB: 112 879, A/C: 055 807 848 for ~~\$2,508.33~~ reducible to ~~\$1,970.83~~ **\$2,329.17 reducible to \$1,791.67.**

**Sam Kyriazopoulos** to Bank of Sydney, BSB: 942 305, A/C: 1347 780 for ~~\$2,333.33~~ reducible to ~~\$1,833.33~~ **\$2,166.67 reducible to \$1,666.67.**

**Urral Pty Limited ATF Urral Super Fund** to NAB, BSB: 082 057, A/C: 175 402 052 for ~~\$2,333.33~~ reducible to ~~\$1,833.33~~ **\$2,166.67 reducible to \$1,666.67.**

**Denise Alam Mawad** to CBA, BSB: 062 223, A/C: 1137 5196 for ~~\$2,333.33~~ reducible to ~~\$1,833.33~~ **\$2,166.67 reducible to \$1,666.67.**

**Vumbaca Super Pty Ltd ATF Vumbaca Super Fund** to ANZ, BSB: 012 950, A/C: 641 383 646 for ~~\$1,983.33~~ reducible to ~~\$1,558.33~~ **\$1,841.67 reducible to \$1,416.67.**

**Sandringham Superannuation Company Pty Ltd ATF Sandringham Superannuation Fund** to CBA, BSB: 062 204, A/C: 1093 4214 for ~~\$1,516.67~~ reducible to ~~\$1,191.67~~ **\$1,841.67 reducible to \$1,416.67.**

**LPD Nominees Pty Ltd** to CBA, BSB: 062 654, A/C: 1022 7607 for ~~\$408.34~~ reducible to ~~\$320.84~~ **\$1,679.17 reducible to \$1,291.67.**

**Hayden Loosen** to CBA, BSB: 062 218, A/C: 1005 0287 for ~~\$1,400.00~~ reducible to ~~\$1,100.00~~ **\$1,300.00 reducible to \$1,000.00.**

**~~Rhonda F Dew and Francesco G Vumbaca and Josephine Nipperess and Paul A Vumbaca ATF FC and CA Vumbaca Super Fund~~** to CBA, BSB: 062 205, A/C: 1047 4403 for ~~\$1,166.67~~ reducible to ~~\$916.67~~.

**David Fingret** to St George Bank, BSB: 112 879, A/C: 473 657 281 for ~~\$1,166.67~~ reducible to ~~\$916.67~~ **\$1,083.33 reducible to \$833.33.**

**A.J.K Davey** to NAB, BSB: 082 883, A/C: 543 919 929 for ~~\$583.34~~ reducible to ~~\$458.34~~ **\$866.67 reducible to \$666.67.**

**SPECIAL  
CONDITIONS:**

Additional Interest for early repayment

The Mortgagor may discharge this Mortgage before the Expiry Date upon payment of the Principal Sum and interest up to the date of repayment together with one month of additional interest at the Lower Rate in the event the discharge occurs within the first six months of the term and not otherwise.

Partial Discharge of Mortgage

Notwithstanding anything herein contained expressed or implied in the event that the Land is now or in the future subdivided into separate certificates of title so that the Land contained in each such certificate of title is then being capable of being sold and conveyed to a purchaser pursuant to a contract of sale between parties at arms' length, then provided the Mortgagor is not in default under the Mortgage, the Mortgagor shall be entitled to request from the Mortgagee a release of one or more certificates of title to the Land ("Partial Discharge of Mortgage") in order to convey to a purchaser good title to the land contained in that certificate or certificates of title in return for the Mortgagor making a payment to the Mortgagee in reduction of the Loan in an amount determined by the Mortgagee in its absolute and unfettered discretion ("Part Loan Reduction"). In determining whether to agree to the Mortgagor's request for the Partial Discharge of Mortgage, the Mortgagee shall have regard as to whether or not the Loan to Value Ratio ("LVR") of the Loan to the value of the Land remaining after the Partial Discharge of Mortgage ("the Remaining Land") would exceed 65% of the value of the Remaining Land. In the event of any Part Loan Reduction, the Mortgagee agrees with the Mortgagor that the next monthly instalment of interest on the Loan which falls due for payment **after** the Part Loan Reduction shall be calculated on the reduced Loan balance. The Mortgagee's solicitor shall issue an amended epitome of mortgage to the Mortgagor certifying as to the quantum of that and subsequent instalments of interest. Any additional interest for early repayment provided for herein shall be calculated pro-rata on each Part Loan Reduction and paid to the Mortgagee on each Partial Discharge of the Mortgage.

<b>INSURANCE:</b>	<b>Insurer:</b>	
	<b>Policy Number:</b>	
	<b>Expiry date:</b>	

This Epitome is issued to UPG 27 Pty Ltd (ACN 609 716 216), Bhart Bhushan and Universal Property Group Pty Limited (ACN 078 297 748) on 10 May 2021.



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James Barton Carter (Per Clare Seeto)  
Nugent Wallman & Carter  
Solicitor for the Mortgagee

Our Ref: JBC: CS: 43875