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Contract for the sale and purchase of land 2016 edition

TERM
 vendor's agent
 co-agent
 vendor

MEANING OF TERM
SHORE COMMERCIAL PROPERTY
 477 Pittwater Road Brookvale NSW 2100
 Tel: 9938 3122 Fax: 9939 7420 Ref: David Falvo

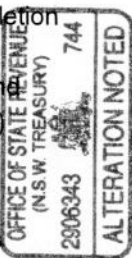
CROMER CENTRAL PTY LIMITED ACN 613 873 591
As trustee for Cromer Central Unit Trust ABN: 99 621 640 639
 1A Sydenham Road, Brookvale NSW 2100

NSW Duty:

Office of State Revenue NSW Treasury		744
Client No: 2906343		
Duty: \$3,110.00	Trans No: 9346SD4-DD1	
Asst details: TS		

vendor's solicitor **WIGHT & STRICKLAND** Phone 9969 8977
 Level 3, 1 Gurrigal Street Mosman NSW 2088 Fax 9960 3492
 PO Box 418 Spit Junction NSW 2088 Ref PM:23280

date for completion See additional clause 48 (clause 15)
 land(address, plan details and title reference) **Lot Lot 41 /69 Middleton Road, Cromer NSW 2099**



Lot 41 in an unregistered strata plan ("the strata plan") (copy attached) which is part of the land in Certificate of Title Folio Identifiers 27/28882 and 9/201553 and being part Lot 27 in Deposited Plan 28882 and part Lot 9 in Deposited Plan 201553

improvements VACANT POSSESSION subject to existing tenancies
 HOUSE garage carport home unit carspace storage space
 none other: strata storage space

attached copies documents in the List of Documents as marked or numbered:
 other documents:

*NOW BEING
 FOLIO IDENTIFIER 96/SP101294*

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

inclusions SEE FINISHES SCHEDULE

exclusions

purchaser **ELLIOT ASHTON PTY LTD ACN 076811482** *(i) All.*
 atf Elliot Ashton Pty Ltd Super Fund (ABN 25 558 434 620)

purchaser's solicitor **DAVID S CLARKE & ASSOCIATES
 WITH J H FISHER & SONS** Phone: 9560 7022
 145 Parramatta Road, Annandale NSW 2038 Fax: 9560 8584
P.O. BOX 26, ANNANDALE, 2038 Ref: David Clarke

price \$ 132,000.00
 deposit \$ 13,200.00 (10% of the price, unless otherwise stated)
 balance \$ 118,800.00

contract date **9 FEBRUARY 2018** (if not stated, the date this contract was made)

buyer's agent

SEE EXECUTION PAGE

vendor

witness

SEE EXECUTION PAGE

GST AMOUNT (optional)
 The price includes
 GST of: \$ **12,000.00**

purchaser JOINT TENANTS tenants in common in unequal shares

witness

-1a-
EXECUTION PAGE

VENDOR

EXECUTED by **Cromer Central Pty Limited (ACN 613 873 591)** in accordance with S.127 of the Corporations Act 2001:

ROBERT RALPH PAGLIUSO
DIRECTOR

EDUARDO ROBERT LISTORTI
DIRECTOR

SIGNED for **Cromer Central Pty Limited (ACN 613 873 591)** by its attorney under power of attorney registered book 4718 No 329 in the presence of

Signature of Witness

Signature of Attorney

Name of Witness [please print]

Peter Mete
Name of Attorney

PURCHASER

SIGNED by the **Purchaser** in the presence of:

Signature of Witness

Signature of Purchaser

Name of Witness [please print]

EXECUTED by the **Purchaser** in accordance with S.127 of the Corporations Act 2001:

Signature of authorised person

Signature of authorised person

Name of authorised person [please print]

Name of authorised person [please print]

Office held

Office held

GUARANTOR

SIGNED by the **Guarantor** in the presence of

Signature of Witness

Signature of Guarantor

Name of Witness [please print]

Name of Guarantor [please print]

SIGNED by the **Guarantor** in the presence of

Signature of Witness

Signature of Guarantor

Name of Witness [please print]

Name of Guarantor [please print]

Contract for the sale and purchase of land 2016 edition

TERM	MEANING OF TERM	NSW Duty:
vendor's agent	SHORE COMMERCIAL PROPERTY 477 Pittwater Road Brookvale NSW 2100 Tel: 9938 3122 Fax: 9939 7420 Ref: David Falvo	
co-agent vendor	CROMER CENTRAL PTY LIMITED ACN 613 873 591 As trustee for Cromer Central Unit Trust ABN: 99 621 640 639 1A Sydenham Road, Brookvale NSW 2100	
vendor's solicitor	WIGHT & STRICKLAND Level 3, 1 Gurrigal Street Mosman NSW 2088 PO Box 418 Spit Junction NSW 2088	Phone 9969 8977 Fax 9960 3492 Ref PM:23280
date for completion land(address, plan details and title reference)	See additional clause 48 (clause 15) Lot Lot 41 /69 Middleton Road, Cromer NSW 2099 Lot 41 in an unregistered strata plan ("the strata plan") (copy attached) which is part of the land in Certificate of Title Folio Identifiers 27/28882 and 9/201553 and being part Lot 27 in Deposited Plan 28882 and part Lot 9 in Deposited Plan 201553	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input 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: strata storage space	
attached copies	documents in the List of Documents as marked or numbered: other documents:	

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inclusions	SEE FINISHES SCHEDULE
exclusions	
purchaser	ELLIOT ASHTON PTY LTD ACN 076811482 atf Elliot Ashton Pty Ltd Super Fund (ABN 25 558 434 620)
purchaser's solicitor	DAVID S CLARKE & ASSOCIATES WITH J H FISHER & SONS 145 Parramatta Road, Annandale NSW 2038 PO BOX 24, ANNANDALE, 2038. Phone: 9560 7022 Fax: 9560 8584 Ref: David Clarke
price	\$ 132,000.00
deposit	\$ 13,200.00
balance	\$ 118,800.00 (10% of the price, unless otherwise stated)
contract date	(if not stated, the date this contract was made)

buyer's agent

SEE EXECUTION PAGE

vendor

witness

GST AMOUNT (optional)
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GST of: \$ **12,000.00**

SEE EXECUTION PAGE

purchaser JOINT TENANTS tenants in common in unequal shares

witness

-1a-
EXECUTION PAGE

VENDOR

EXECUTED by Cromer Central Pty Limited (ACN 613 873 591) in accordance with S.127 of the Corporations Act 2001:

ROBERT RALPH PAGLIUSO
DIRECTOR

EDUARDO ROBERT LISTORTI
DIRECTOR

SIGNED for Cromer Central Pty Limited (ACN 613 873 591) by its attorney under power of attorney registered book 4718 No 329 in the presence of

Signature of Witness

Signature of Attorney

Name of Witness [please print]

Peter Mete
Name of Attorney

PURCHASER


SIGNED by the Purchaser in the presence of:


Signature of Witness

Signature of Purchaser

Name of Witness [please print]


EXECUTED by the Purchaser in accordance with S.127 of the Corporations Act 2001:



Signature of authorised person
Anzeela Ashton
Name of authorised person [please print]
Director
Office held


Signature of authorised person
Elliot Ashton
Name of authorised person [please print]
DIRECTOR
Office held

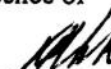
GUARANTOR


SIGNED by the Guarantor in the presence of


Signature of Witness
DAVID CLARKE
Name of Witness [please print]


Signature of Guarantor
Angela Ashton
Name of Guarantor [please print]

SIGNED by the Guarantor in the presence of

X 
Signature of Witness
DAVID CLARKE
Name of Witness [please print]


Signature of Guarantor
Elliot Ashton
Name of Guarantor [please print]