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Contract for the sale and purchase of land 2018 edition

TERM **MEANING OF TERM** **eCOS ID: 49758073** **NSW Duty:**

vendor's agent Bill Knaggs Real Estate Phone: 02 4984 9273
 14 Market Street FINGAL BAY NSW 2315 Fax:

co-agent Ref:

vendor NINDENT PTY LIMITED (ACN 002237014) ATF The WATSON SUPERANNUATION FUND ABN:37870026424
 1 Voyager Close NELSON BAY NSW 2315

vendor's solicitor Jarratt, Webb & Barrett Solicitors Phone: 02 4981 1177
 10/ 35 Stockton Street NELSON BAY NSW 2315 Fax: 02 4981 5566
 PO Box 272 (DX 7369) NELSON BAY NSW 2315 Ref: RJJ:CH:36351

date for completion 13 MAY 2019 (clause 15) Email: reception@jarrattlaw.com.au

land 132 GEORGE RD SALAMANDER BAY NSW 2317

(Address, plan details and title reference) LOT 5 IN DEPOSITED PLAN 818962
 5/818962

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

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 dishwasher light fittings stove
 built-in wardrobes fixed floor coverings range hood pool equipment
 clothes line insect screens solar panels TV antenna
 curtains other: sink, cupboards, toilet

exclusions

purchaser LA & V HOLDINGS PTY LTD (ACN 629 642 253) ATF LODOVICO CONCATO FAMILY TRUST
 87 Tallawong Road ROUSE HILL NSW 2155

purchaser's solicitor JLC. LAW GROUP Phone: 1300 706 972
 PO BOX 6027 DURAL NSW 2158 Fax:
 Ref: Julian Concato
 Email: jconcato@jlcawgroup.com.au
 (10% of the price, unless otherwise stated)

price \$ 835,000.00
 deposit \$ 83,500.00
 balance \$ 751,500.00

contract date 18th April 2019 (if not stated, the date this contract was made)

buyer's agent

vendor

[Handwritten signature]

purchaser

[Handwritten signature]

JOINT TENANTS

tenants in common

in unequal shares

witness

[Handwritten signature]

witness

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION

36351

49758073

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date for completion	13 MAY 2019 (clause 15)		Email: reception@jarrattlaw.com.au
land	132 GEORGE RD SALAMANDER BAY NSW 2317 (Address, plan details and title reference) LOT 5 IN DEPOSITED PLAN 818962 5/818962		
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: industrial unit		
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:		

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inclusions	<input type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input checked="" 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: sink, cupboards, toilet
exclusions	
purchaser	LA & V HOLDINGS PTY LTD (ACN 629 642 253) ATF LODOVICO CONCATO FAMILY TRUST 87 Tallawong Road ROUSE HILL NSW 2155
purchaser's solicitor	JLC. LAW GROUP Phone: 1300 706 972 PO BOX 6027 DURAL NSW 2158 Fax: Ref: Julian Concato Email: jconcato@jclawgroup.com.au (10% of the price, unless otherwise stated)
price	\$ 835,000.00
deposit	\$ 83,500.00
balance	\$ 751,500.00
contract date	18 th April 2019 (if not stated, the date this contract was made)

buyer's agent

Executed pursuant to section 127 of the Conveyancing Act.

vendor

R Watson Ann J Watson

witness

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

purchaser

JOINT TENANTS

tenants in common

in unequal shares

witness