

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
 14 Market Street FINGAL BAY NSW 2315
Phone: 02 4984 9273

co-agent
Fax:

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

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

☐ VACANT POSSESSION ☒ Subject to existing tenancies

improvements ☐ 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
 PO BOX 6027 DURAL NSW 2158
Phone: 1300 706 972
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 18th April 2019 (if not stated, the date this contract was made)

buyer's agent

vendor

[Signature]

purchaser

☐ JOINT TENANTS

☐ tenants in common

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION

GST AMOUNT (optional)

The price includes

GST of: \$

witness

[Signature]

☐ in unequal shares

witness

36351

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buyer's agent

Executed pursuant to section 127 of the Conveyancing Act.

vendor *K Watson Ann J Watson*

witness

GST AMOUNT (optional)

The price includes

GST of: \$

purchaser ☐ JOINT TENANTS ☐ tenants in common

☐ in unequal shares

witness