

Bull, Son & Schmidt

LAWYERS

Incorporating Jennifer E Darin

Our Ref: SN:CH:20170049

Friday, 28 April 2017

Mr J Glass
J C J G Holdings Pty Ltd

By Email: jason@glassproperty.com.au

Dear Jason

**J C J G HOLDINGS PTY LTD PURCHASE FROM MAINCON HOLDINGS PTY LTD & PROGROUP MANAGEMENT PTY LTD
PROPERTY: SUITE 2.17, 32 DELHI ROAD, NORTH RYDE**

We confirm an appointment to settle your purchase has been made for 2.00pm on Monday, 1 May 2017.

The amount to be paid to the vendor at settlement is **\$144,421.13** calculated in accordance with the attached Settlement Sheet. This amount will be provided by your lender, Macquarie Bank, from available loan funds of **\$107,200.00** and the balance drawn from your Macquarie Bank account.

Kathleen Inocencio from Macquarie Bank will contact you regarding obtaining an authority from you to debit your account for the shortfall.

In addition, we will request Macquarie Bank to draw the following cheques:

1. Office of State Revenue being stamp duty on Contract and Transfer in the sum of **\$4,110.00**; and
2. Our estimated costs and disbursements of **\$3,050.00**.

In relation to costs and disbursements, these are calculated pre-settlement. We have slightly over-estimated the amount required to cover any unexpected additional disbursements. Any refund will be transferred to you after settlement. For this purpose please provide bank account details including name of account, BSB and account number.

We remind you to have adequate insurances including contents and public liability in place at the time of settlement.

Naturally, if you have any questions, please do not hesitate to contact us.

Level 7, No. 1 Chandos Street
PO Box 143
St. Leonards NSW 1590
Australia
ABN 97 305 816 284
[jhpl0001_20170049_013.docx](#)

Telephone: 02 9439 5299
Facsimile: 02 9439 6756
Email: lawyer@bullson.com.au
DX 3304 St. Leonards
Web: www.bullson.com.au

Partners: Richard Schmidt B.A., LL.B.
Christopher Quilter B.Sc., LL.B. (Notary Public)
Daniel Marucci B.Ec., LL.B. (Hons)
Mark Whowell B.Ec., LL.B., M.A.
Associates: Phillip Dacunto B.A., LL.B.
Sarah Newman B.A., Dip. Law LPAB
Consultant: Ian Foulsham B.A., LL.B.

Yours faithfully

BULL SON & SCHMIDT

A handwritten signature in black ink, appearing to read 'C. Hudson'.

Carmel Hudson

Email: hudson@bullson.com.au

SETTLEMENT SHEET

SETTLEMENT AS AT 01 MAY 2017 AT 2.00PM
 AT NATIONAL AUSTRALIA BANK, CNR KING & ELIZABETH STREETS, SYDNEY
 ADJUSTMENT AS AT 01 MAY 2017
 J C J G HOLDINGS PTY LTD FROM MAINCON HOLDINGS PTY LTD & PROGROUP
 MANAGEMENT PTY LTD
 SUITE 2.17/32 DELHI ROAD NORTH RYDE

	Payable by Vendor (\$)	Payable by Purchaser (\$)
PURCHASE PRICE		160,000.00
LESS DEPOSIT		16,000.00
BALANCE PURCHASE MONEY		144,000.00
COUNCIL RATES \$653.88 paid for the financial year 01 July 2016 to 30 June 2017 Proportion payable by Purchaser 60/365 days		107.49
WATER RATES \$8.40 unpaid for the quarter 01 April 2017 to 30 June 2017 Proportion payable by Vendor 31/91 days	2.86	
STRATA UNIT LEVY \$504.90 paid for the quarter 01 April 2017 to 30 June 2017 Proportion payable by Purchaser 60/91 days		332.90
SECTION 184 CERTIFICATE Purchaser allows		119.90
REGISTRATION FEES - ON DISCHARGE OF MORTGAGE Vendor allows	136.30	
TOTAL	\$139.16	\$144,560.29
LESS AMOUNT PAYABLE BY VENDOR		\$139.16
BALANCE ON SETTLEMENT		\$144,421.13

Payee	Amount (\$)
1. Atkinson Vinden	2,955.76
2. Maincon Holdings Pty Ltd & Progroup Management Pty Ltd	141,465.37
TOTAL	\$144,421.13