

INSTRUCTIONS

1. Page 2 of this document may be used:
 - 1.1 If insufficient space in any section hereon, Appropriate headings should be shown. The boxed sections should only contain the words "see page"
 - 1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restricted Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
2. If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. *If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.* Written consent of the First Mortgagee is also required if applicable.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio or Crown Lease number to be stated.
2. **ESTATE AND INTEREST**
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**
In this panel show (subject to the next paragraph) those limitations, interests, encumbrances and notifications affecting the land being transferred that are recorded on the certificate(s) of title:
 - (a) In the Second Schedule;
 - (b) If no Second Schedule, that are encumbrances.
 (Unless to be removed by action or document before registration hereof).
Do not show any:
 - (a) Easement Benefits or Restrictive/Covenant Benefits; or
 - (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).
 The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as: "Interests on strata/survey-strata plan". If none show "nil".
4. **TRANSFEROR**
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
If a sum of money only, to be expressed in figures and in every other case to be concisely stated in words.
6. **TRANSFeree**
State full name of the Transferee/Transferees (Purchaser) and the address/addresses to which future notices can be sent. If a minor, state date of birth.
If two or more state tenancy eg:
 • Joint Tenants, *(on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles).*
 • Tenants in Common, *(on the death of a tenant in common, their share is dealt with according to their will).*
 If Tenants in Common specify shares.
7. **TRANSFeree'S/TRANSFEROR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The address and occupation of the witness must be stated.

EXAMINED

M274658 T

16 May 2013 08:37:46 Perth



REG \$ 250.00

TRANSFER

LODGED BY

ADDRESS

PHONE No. NATIONAL AUSTRALIA BANK LTD
 FAX No. ABN 12 004 044 937
 REFERENCE No. 100 ST GEORGES TERRACE
 PERTH WA 6000
 ISSUING BOX No. TEL: 9212 7904 FAX: 1300 736 218
 ISSUING BOX No. 126A

PREPARED BY

Haybrad Conveyancing

ADDRESS

PO Box 1063 Canning Bridge WA 6153

PHONE No.

9316-3179 FAX No. 9316-3511

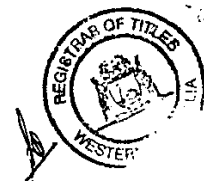
INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY



TITLES, LEASES, DECLARATIONS, ETC LODGED HERewith

1. <u>cf 2812/710</u>	Received items
2. <u>109</u>	
3. <u>cont of duty</u>	Nos.
4. _____	3
5. _____	
6. _____	Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



ATTESTATION SHEET


DATED this 13th day of May 2013.

TRANSFEROR/S SIGN HERE (Note 7)

AUSTRALAND HOLDINGS LIMITED
(ACN 008 443 696) BY ITS ATTORNEY
PETER JOHN MACBEAN UNDER
POWER OF ATTORNEY NUMBER M68745
IN THE PRESENCE OF:


PETER JOHN MACBEAN

WITNESS TO SIGN
ADDRESS
OCCUPATION
WITNESS PRINT NAME
WITNESS PHONE N°




Level 2, 115 Cambridge Street, West Leederville WA 6027
Sales Administration Officer
08 9214 7900
EMMA MURRAY

REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

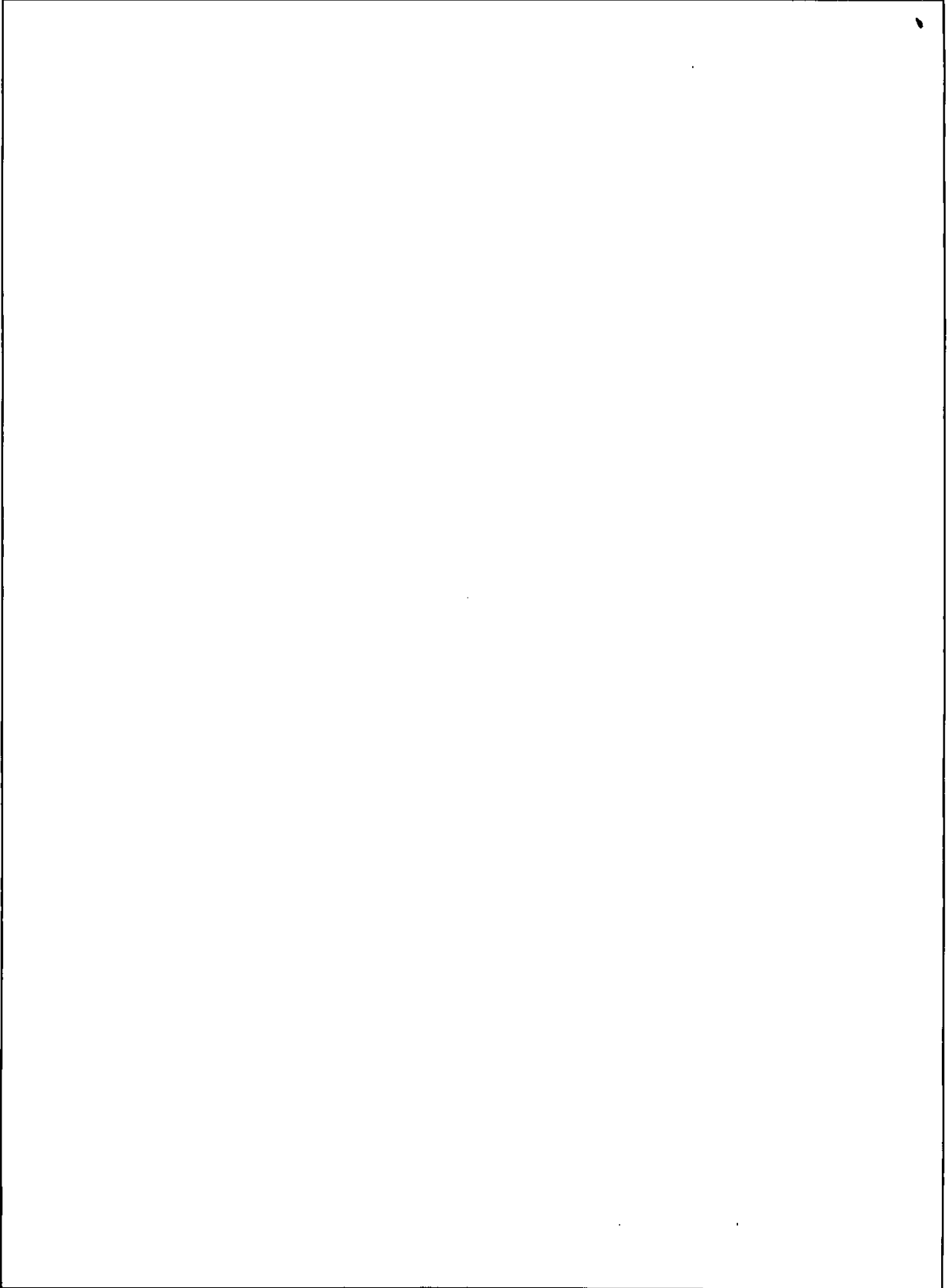
BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (DELETE AS REQUIRED) OF A
DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT
ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed 
S K KARWASRA
in the presence of:
Witness: 
Signature
Full Name (print) DALI ROMIC
Address (print) 57 Giddsmith Rd. Spearwood
Occupation (print) CONVEYANCER
Contact Number 08132 33193

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)



FORM T2Form Approved
No. B7800WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED**TRANSFER OF LAND**

DESCRIPTION OF LAND (Note 1)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 10 ON STRATA PLAN 56401	WHOLE	2812	710

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

INTERESTS NOTIFIED ON STRATA PLAN 56401.
M235789 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND.

TRANSFEROR (Note 4)

AUSTRALAND HOLDINGS LTD ACN 008 443 696

CONSIDERATION (Note 5)

\$457000.00

TRANSFeree (Note 6)

SUNIL KUMAR KARWASRA OF 20 BEAUMONT PARKWAY SUCCESS



Certificate of Duty

Transfer - (Residential Rate)

Under Taxation Administration Act 2003 (WA), Section 49

Certificate Number:	1022540810	Certificate Issue Date:	10-05-2013
Bundle ID	122160210	Client Reference:	7585
Transaction Date:	08-06-2012		
Dutiable Value:	\$ 457,000.00		
Duty:	\$ 15,722.50		
Penalty Tax:	\$ 0.00		

No Double Duty

Land:	Lot 10, Strata 56401	Volume/Folio:	2812/710
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New Subdivision Details: LOT 10 ON STRATA PLAN 56401

Seller(s) / Transferor(s): AUSTRALAND HOLDINGS LTD
Buyer(s) / Transferee(s): KARWASRA, SUNIL KUMAR

Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1022540802	10-05-2013	08-06-2012	122160210	\$ 457,000.00	\$ 15,722.50



Westland Settlement Services Pty Ltd

ACN 050 159 058 ABN 12 050 159 058
ESTABLISHED 1990

LICENSED REAL ESTATE
SETTLEMENT AGENCY

8 May 2013

2012/0477

Registrar of Titles
PO Box 2222
Midland WA 6056

Attention: Registrar of Titles

RE: VERIFICATION OF IDENTITY FOR THE PROPERTY - Unit 10, 1 Stockton Bend, Cockburn Central

I confirm that I act for Australand Holdings Ltd A.C.N 008 443 696 of Level 2, 115 Cambridge Street, West Leederville and further clarify that pursuant to clause 4.3.1.1 to the Western Australian Registrar and Commissioner of Title Joint Practice: Verification of Identity, Westland Settlement Services Pty Ltd has a continuous and ongoing Business Relationship with Australand Holdings Ltd A.C.N 008 443 696

I Narelle Lisa van Zijl have taken all reasonable steps to verify the identity of the following Attorneys:

Peter John Macbean Care of Australand Holdings Ltd, Level 2, 115 Cambridge Street, West Leederville. Identification Carried out on 22nd November 2012 in PERTH, Australia

I reasonably believe the Attorney's have been identified and have the authority to deal with the interest inland the subject to this transaction being the Transfer of Land for the land known as Lot 10 on Strata Plan 56401 being the whole of the land comprised in Certificate of Title 2812 / 710

Kind Regards
WESTLAND SETTLEMENT SERVICES PTY LTD

Narelle L van Zijl
Licensee

Licensee:
Westland Settlement Services Pty Ltd
Licensed Managing Director:
Narelle L van Zijl

Member of The Australian
Institute of Conveyancers
WA. Division Inc.