

# Contract for the sale of land – 2005 edition

**TERM**

**MEANING OF TERM**

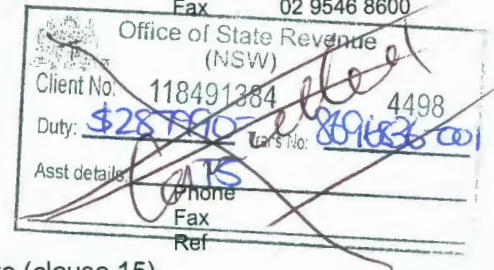
Vendor's agent: Brookes Partners of 795 King Georges Road, South Hurstville NSW 2221 Phone 02 9546 8666 Fax 02 9546 8600

Vendor: **MOHAN KUMAR**  
Old Northern road, Dural NSW 22158

Vendor's Solicitor: **ACTING FOR SELF**

Completion date: 13 May 2016 (clause 15) day after the contract date (clause 15)

Land: 632 Old Northern Road, Dural NSW 2158  
(Address, plan details and title reference) being Lot 1 in Deposited Plan 228521 being the whole of the land in Certificate of Title Folio Identifier 1/228521



Improvements:  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  none  
 other: Commercial/  
 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  curtains  insect screens  stove  
 built-in wardrobes  dishwasher  light fittings  pool equipment  
 clothes line  fixed floor coverings  range hood  TV antenna  
 other:

Exclusions:

Purchaser: **BARGO DEVELOPMENTS PTY LTD ACN 609 669 043** (with handwritten 'BARGO' in blue)  
Unit 34, 6-12 Pacific Street, Manly

Purchaser's solicitor: **Atkinson Vinden** Phone 9411 4466  
Level 8, 10 Help Street, Chatswood NSW 2057 Fax 9412 3657 Ref Sheena Joshi

Price: \$ 5,500,000.00  
 Deposit: \$ 1.00 (10% of the price, unless otherwise stated)  
 Balance: \$ 5,499,999.00  
 Contract date: 31 May 2016 (if not stated, the date this contract was made)

Vendor: [Signature] **GARIN MATHIAS** **SOLE DIRECTOR** **BARGO DEVELOPMENTS PTY LTD** **WITNESS**

Purchaser: [Signature] **WITNESS**

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

Tax information (the parties promise this is correct as far as each party is aware)  
 Land tax is adjustable:  NO  YES  
 GST: Taxable supply:  NO  YES IN FULL  YES TO AN EXTENT  
 Margin scheme will be used in making the taxable supply:  NO  YES

This sale is not a taxable supply because (one or more of the following may apply) the sale is:  
 not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))  
 by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))  
 GST-free because the sale is the supply of a going concern under section 38-325  
 GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O  
 input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

**HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number**