

**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 Restrictive Covenant hereby created. Any Sketch contained thereon must be initialed 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 initialed 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; or
  - (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**  
Transferee's and Transferor's must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The full name, address and occupation of the witness must be stated.



EXAMINED

M422948 T

07 Oct 2013 08:54:25 Perth



REG \$ 210.00

**TRANSFER**

LODGED BY

ADDRESS

PHONE No.

FAX No

REFERENCE No.

ISSUING BOX No.

**SAI GLOBAL Property**  
**PO BOX Z5488 PERTH**  
**ST GEORGES TCE WA 6831**  
**DLI BOX 151B**  
 Tel: (08) 9214 6000 Fax: (08) 9226 2778

32144328

PREPARED BY

Heidi Hunter Settlements

2013/0447

ADDRESS

PO Box 1605  
MORLEY, WA. 6062

tegan@heidihuntersett.com.au

PHONE No.

9272 7557

FAX No.

9272 7549

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

2/3

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
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 Please do day of October date Year 2013

TRANSFEROR/S SIGN HERE (Note 7)

See Additional Page

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.

Signed

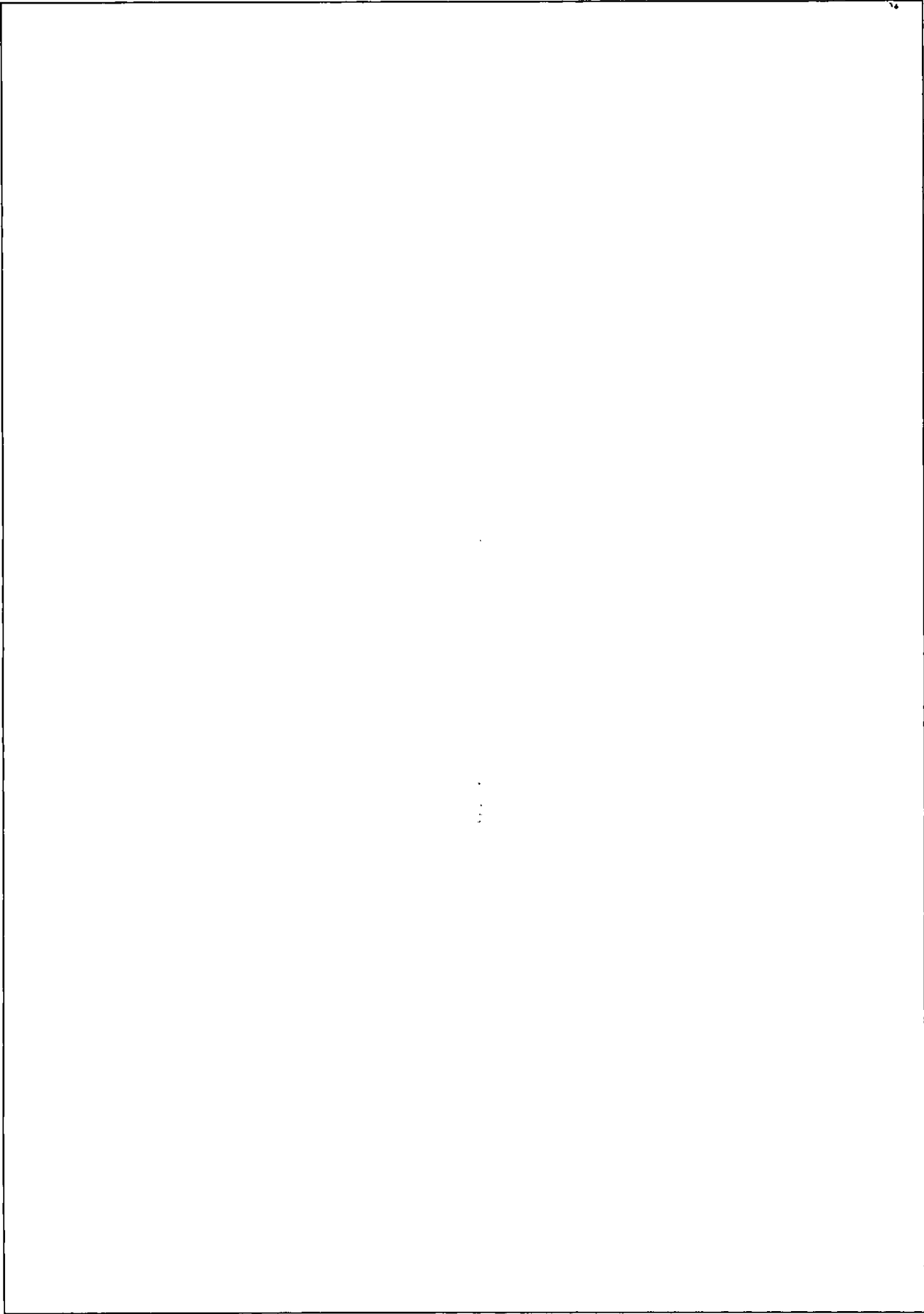
Signed

TRANSFEEE/S SIGN HERE (Note 7)

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

Signed by Tejvir Singh Tejvir Singh  
In the presence of: Kavita A  
Witness sign: [Signature]  
Witness print Full Name: Kavita Adoni  
Witness Address: 77, Tipuana Terrace  
Witness occupation: Housewife  
Witness phone (B/H): 0469799796

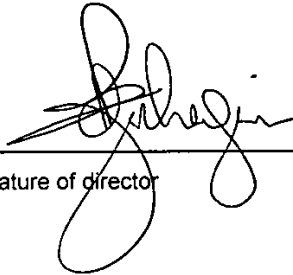
Signed by Ritu Gupta Ritu Gupta  
In the presence of: Kavita A  
Witness sign: [Signature]  
Witness print Full Name: Kavita Adoni  
Witness Address: 77, Tipuana Terrace  
Witness occupation: Housewife  
Witness phone (B/H): 0469799796



**ADDITIONAL PAGE TO TRANSFER**

Dated 2 October 2013

Executed by SPRINGTIME ENTERPRISES PTY LTD  
ACN 116 207 517 in accordance with section  
127 of the Corporations Act by authority of its  
directors

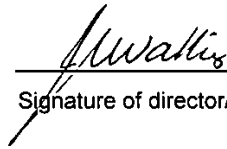


Signature of director

Anthony Francis Buhagiar

Full name of director (print)

(FULL NAME PLEASE)



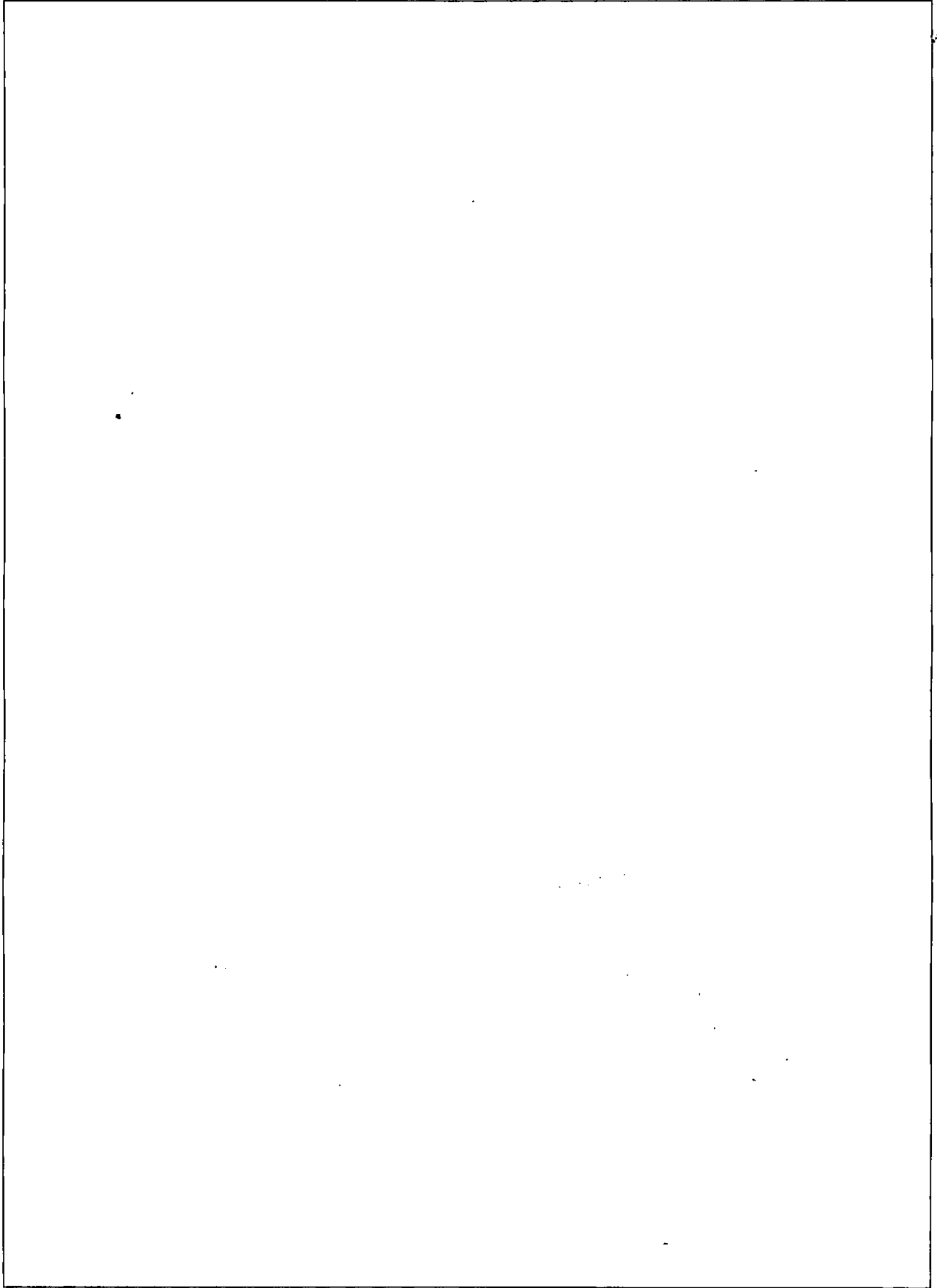
Signature of director/company secretary

Janise Claire Wallis

Full name of director/company secretary (print)

(FULL NAME PLEASE)

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 T 2

FORM APPROVED  
NO. B5900

WESTERN AUSTRALIA  
TRANSFER OF LAND ACT 1893 AS AMENDED

## TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

	EXTENT	VOLUME	FOLIO
LOT 609 ON DEPOSITED PLAN 74666	WHOLE	2822	135

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 74666 AND INSTRUMENT M402674  
EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR DRAINAGE PURPOSES- SEE  
DEPOSITED PLAN 74666

TRANSFEROR (Note 4)

SPRINGTIME ENTERPRISES PTY LTD (ACN 116 207 517)

CONSIDERATION (Note 5)

\$209,000.00

TRANSFeree (Note 6)

TEJBIR SINGH AND RITU GUPTA BOTH OF 16 PRICKLY BARK STREET HARRISDALE WA AS JOINT  
TENANTS

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# Certificate of Duty

## Transfer - (General Rate)

Under Taxation Administration Act 2003 (WA), Section 49

Certificate Number:	1023087970	Certificate Issue Date:	02-10-2013
Bundle ID	132275974	Client Reference:	2013/0447
Transaction Date:	17-06-2013		
Dutiable Value:	\$ 209,000.00		
<b>Duty:</b>	<b>\$ 6,232.00</b>		
Penalty Tax:	\$ 0.00		

### No Double Duty

Land:	Lot 609, Plan 74666	Volume/Folio:	2822/135
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Seller(s) / Transferor(s): SPRINGTIME ENTERPRISES PTY LTD  
 Buyer(s) / Transferee(s): SINGH, TEJBIR  
 GUPTA, RITU

#### Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1023087962	02-10-2013	17-06-2013	132275974	\$ 209,000.00	\$ 6,232.00







heidi hunter  
SETTLEMENTS

HSV Settlements PTY LTD  
T/A Heidi Hunter Settlements  
ACN 137 288 987

2 October 2013

Our Ref: 2013/0447

Registrar of Titles  
Department of Land Administration  
PO Box 2222  
MIDLAND WA 6936

Settlement Agents Statement

Name of client (s) identified: **SPRINGTIME ENTERPRISES PTY LTD  
DIRECTOR/COMPANY SECRETARY: JANISE  
CLAIRE WALLIS  
DIRECTOR: ANTHONY FRANCIS BUHAGIAR  
LEVEL 3/15 OGILVIE ROAD, MOUNT PLEASANT  
LOT 609 RICKETT STREET, HAYNES**

Both Presently of:  
Address of property being sold:

Place and date where identification occurred: **HEIDI HUNTER SETTLEMENTS  
28B SEXTON ROAD  
INGLEWOOD WA 6052  
AUSTRALIA  
9 SEPTEMBER 2013**

I have taken all reasonable steps to verify the identity of my client (s); and

I reasonably believe my client (s) has/have been identified; and

I reasonably believe my client (s) has/have the authority to deal with the interest in the land  
the subject to this transaction: Transfer of Land

**Lot 609 on Deposited Plan 74666**

**Volume 2822 Folio 135**

Yours Faithfully

Heidi Sophia Hunter  
Licensee  
PO Box 1605, Morley WA 6062  
[heidihunter@westnet.com.au](mailto:heidihunter@westnet.com.au)  
08 9272 7557

Licensed Real Estate Settlement Agent  
[www.heidihuntersett.com.au](http://www.heidihuntersett.com.au)

28B, Sexton St.  
Inglewood WA 6052  
PO Box 1605, Morley  
Western Australia 6943

Phone: 08 9272 7557  
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Mobile: 0412 177 032  
Email: [heidihunter@westnet.com.au](mailto:heidihunter@westnet.com.au)