



# Imaged Document Cover Sheet

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**AQ989911C****Lodger Details**

Lodger Code 12526Q  
 Name  
 Address  
 Lodger Box  
 Phone  
 Email  
 Reference DMG:TXW:19817

For Office Use Only

**THE BACK  
 MUST NOT BE USED**

07/05/2018 \$114.90 74

**MORTGAGE****Jurisdiction** VICTORIA**Privacy Collection Statement**

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**Estate and/or interest being mortgaged**

FEE SIMPLE

**Land Title Reference Part Land Affected? Land Description**

8954/174

**Mortgagor**

Name QARTABA HOMES PTY LTD  
 ACN 147630948

**Mortgagee**

Name BALANCED SECURITIES LIMITED  
 ACN 083514685  
 Address  
 Floor Type LEVEL  
 Floor Number 23  
 Street Number 385  
 Street Name BOURKE  
 Street Type STREET  
 Locality MELBOURNE  
 State VIC  
 Postcode 3000

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

**Terms and Conditions of this Mortgage**

(a) Document Reference AA689  
 (b) Additional terms and conditions ADDITIONAL TERMS:  
 Borrower: Qartaba Homes Pty Ltd ACN 147 630 948

Principal Sum: \$34,600,000.00

Interest Commencement Date: 3 April 2018

Date of Advance: 24 April 2018

Term: 18 months

Expiry Date: 3 October 2019 or such later date as agreed to in writing by the Mortgagee.

Interest Rate: 19.95% (Higher Rate) per annum reducible to 12.95% (Lower Rate) per annum upon payment within four days of the Due Date.

Interest Type:

If Lower Rate of Interest Applicable: Simple

If Higher Rate of Interest Applicable: Compounding

Interest Payable: Quarterly in advance on each quarterly anniversary of the Interest Commencement Date, each date being a Due Date.

Rollover Fee: 1.50% (plus GST) of the Principal Sum outstanding at the Expiry Date where the Mortgagee at its sole discretion elects to roll over the facility for a further period of 90 days.

Special Condition: This document shall stand alone as a mortgage which binds the land without reference to the memorandum or extraneous documents.

**COVENANTS:**

The Mortgagor covenants with the Mortgagee as follows:-

1. To pay the Principal Sum in the manner and at the times specified.
2. To pay the Mortgagee so long as the Principal Sum or any part shall remain unpaid interest on the sum or on so much as for the time being remains unpaid at the rate and in the manner and at the specified time. However, where no interest is payable on the moneys secured the covenants relating to interest implied by Section 75(a) of the Transfer of Land Act 1958 are expressly excluded.



**Mortgagee Execution**

1. The Certifier has taken reasonable steps to verify the identity of the mortgagee.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
5. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, :
  - (a) has taken reasonable steps to verify the identity of the mortgagor; and
  - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

Executed on behalf of	BALANCED SECURITIES LIMITED
Signer Name	DAVID MORTON GEER
Signer Organisation	DAVID GEER, LAWYER
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Signature	
Execution Date	4 May 2018

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