

Notice of Default
Sections 76 and 77 of the *Transfer of Land Act 1958* (Vic)

TO THE BORROWERS AND MORTGAGOR NAMED BELOW.

Date: 29 November 2024

Mortgagee ('we/us/our'): AMAL Security Services Pty Limited ACN 609 790 758
Level 13, 20 Bond Street, SYDNEY NSW 2000

Facility Agent: Ray White Capital Pty Ltd ACN 611 275 711

Mortgagor: Qartaba Homes Pty Ltd (Receivers and Managers Appointed) (In Liquidation) ACN 147 630 948

Borrowers ('you/your'): The Mortgagor

Schofields Developers Pty Limited ACN 627 707 377

Kembla Homes Pty Limited ACN 606 850 444

Guarantors: Muhammad Khurram Jawaid, Wajahat Ali Khan Rana and Kashif Aziz

Loan Agreement: Syndicated Loan Subscription Agreement dated 21 December 2023

Mortgage: Registered no. AX599237B over the Mortgaged Property

Mortgaged Property: 1070 Leakes Road, Mount Cottrell, Victoria 3024

Title References: Volume 12316 Folio 446

Volume 12316 Folio 449

Payout Figure: \$47,807,501.96 as at 28 November 2024. This is the amount which is required to be paid to repay your Loan Agreement in full, as at the date specified. The amount required to pay out your Loan Agreement changes each day as interest and other charges accrue and any payments received are credited.

1. This notice is given by the Mortgagee as mortgagee under the Mortgage and pursuant to section 76 and 77 of the *Transfer of Land Act 1958* (Vic).
2. You are in default of the terms of the Loan Agreement and Mortgage as you have not complied with the Letter of Demand dated 2 August 2024 (**Event of Default**), which demanded and required the immediate payment of the Secured Money (as defined) you owe us under the Loan Agreement and Mortgage.
3. If you fail to remedy the Event of Default within one (1) month of service of this notice, the Mortgagee proposes to exercise a power of sale in respect of the Mortgaged Property.

4. The giving of this notice does not in any way prejudice or affect the rights of the Mortgagee to exercise at any time any powers permitted to be exercised by the Mortgagee under the Mortgage or at law.

Dated: 29 November 2024

Dentons Australia

Dentons Australia

For and on behalf of the Mortgagee