

Re: Qartaba Homes – Directors

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The following tables represent the properties that are currently or previously owned by the Directors of the company known as Qartaba Homes Pty Ltd and their known spouses. The Director's names are:

Kashif Aziz – spouse is Rabia Rehman  
Muhammad Khurram Jawaid – unknown spouse  
Wajahat Ali Rana – spouse is Shabnam Rana

**KASHIF AZIZ**

TITLE	ADDRESS	VALUE	NOTES
407/1218230	1 Lahore St, Riverstone NSW 2765	Between \$1.03m and \$1.35m	Purchased by AZIZ on 23/07/2019 for \$600,000 from Qartaba Homes.  Property has been consistently rented since that date. Last rental info was 11/07/2023 when it was rented for \$760pw
72/1231811	67 Flemington Pkwy, Box Hill NSW 2765	Between \$1.19m and \$1.46m	Purchased by AZIZ on 17/11/2020 for \$405,000 from Hume Homes Pty Ltd.  Property then sold by AZIZ on 5/10/2023 to SUN and WANG for \$1,295,000.

3011/1237440	2A Karachi St, Riverstone NSW 2765	Between \$1.01m and \$1.26m	<p>Purchased by AZIZ on 5/3/2020 for \$430,000 from Qartaba Homes.</p> <p>There was no rental data located on this property, suggesting that AZIZ is currently residing in this property.</p>
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#### **RABIA REHMAN – Spouse of Kashif AZIZ**

<b>TITLE</b>	<b>ADDRESS</b>	<b>VALUE</b>	<b>NOTES</b>
12/1233609	45 Pimlico St, Box Hill NSW 2765	Between \$1.14m and \$1.5m	<p>Purchased by REHMAN on 30/01/2016 for \$105,000 from Hume Homes Pty Ltd.</p> <p>REHMAN then sold the property on 5/6/2024 for an undisclosed price on a private treaty.</p>
50/1231811	5 Limerick St, Box Hill NSW 2765	Between \$1.03m and \$1.53m	<p>Purchased by REHMAN on 30/01/2016 for \$110,000 from Hume Homes Pty Ltd.</p> <p>No further information is available on this property in respect to leasing this property.</p>
8/838783	5 Murray Park Rd, Kenthurst NSW 2156	Between \$3.22m and \$3.62m	<p>Purchased by REHMAN on 21/3/2018 for \$2,015,000 from SHARPE and BEATON.</p> <p>No leasing information on this property.</p>
1/532176	4 Wandarri Rd, Kenthurst NSW 2156	Unknown	<p>Purchased by REHMAN on 14/10/2021 for \$4,100,000 from DAVIES.</p> <p>This property has been consistently rented out, currently for \$1,200pw.</p>

601/1276428	32 Quill St, Riverstone NSW 2765	Between \$740k and \$1.07m	Purchased by REHMAN on 18/04/2019 for \$382,000 from Qartaba Homes.  No further information available.
602/1276428	30 Quill St, Riverstone NSW 2765	Between \$690k and \$1.00m	Purchased by REHMAN on 10/04/2021 for \$100,000 from Qartaba Homes.  No further information available.
603/1276428	28 Quill St, Riverstone NSW 2765	Between \$940k and \$1.22m	Precise purchase information unavailable at present.
5427/1265639	22 Multan St, Riverstone NSW 2765	Between \$820k and \$1.09m	Purchased by REHMAN on 04/11/2019 for \$382,000 from Qartaba Homes.  No further information available.
202/1218226	9 Multan St, Riverstone NSW 2765	Between \$910k and \$1.14m	Purchased by REHMAN on 1/7/2014 for \$55,000 from Qartaba Homes.  No further information available.
20/1237197	25 Canterbury St, Grantham Farm NSW 2765	Between \$1.23m and \$1.6m	Purchased by REHMAN on 11/6/2013 for \$90,000 from Qartaba Homes.  REHMAN then sold the property on 24/05/2021 for \$1,285,000 to KAUR.
43/1254546	34 Persea Ave, Riverstone NSW 2765		Purchased by REHMAN on 24/4/2020 for \$300,000 from Qartaba Homes.  REHMAN then sold the property on 6/05/2023 for \$1,085,000 to FELIX and SAGARAN.
3/1224386	10 Medina St, Schofields NSW 2762	Between \$1.46m and \$1.78m	Purchased by REHMAN on 28/8/2014 for



			<p>\$100,000 from Qartaba Homes.</p> <p>REHMAN then sold the property on 27/10/2020 for \$1,145,000 to NARAYAN.</p>
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### Summary – AZIZ and REHMAN

In total, Kashif AZIZ and Rabia REHMAN, collectively, are currently the registered owners of 10 properties in New South Wales. Interestingly, REHMAN retains ownership over 8 of those 10 properties.

In relation to values of their current properties, they are valued, collectively, at over \$14,000,000. You will note that some property values were unable to be ascertained as yet. Further enquiries will be needed to be undertaken to determine their values.

In relation to the properties sold by AZIZ and REHMAN, they have sold them for a combined total of approximately \$4,000,000 above the original purchase price.

In relation to the mortgages held on these properties, it will require more extensive research into each property, separately, to gather that information.

### MUHAMMAD KHURRAM JAWAID

TITLE	ADDRESS	VALUE	NOTES
207/1218226	17 Lahore St, Riverstone, NSW 2765	Between \$740k and \$1.08m	<p>Purchased by JAWAID on 23/07/2019 for \$600,000 from Qartaba Homes.</p> <p>No further information available on this property.</p>
337/1218229	36 Lahore St, Riverstone NSW 2765	Between \$930k and \$1.24m	<p>Purchased by JAWAID on 10/06/2019 for \$600,000 from Qartaba Homes.</p> <p>No further information available on this property.</p>

## Summary – JAWAID

In total, JAWAID is currently the registered owner of 2 properties in New South Wales.

In relation to values of their current properties, they are valued, collectively, at over \$2,320,000.

Information was unable to be located for a spouse for JAWAID. If information is available to the client in this regard, further checks will be conducted in that regard to ascertain property holdings.

In relation to the mortgages held on these properties, it will require more extensive research into each property, separately, to gather that information.

## WAJAHAT ALI RANA

TITLE	ADDRESS	VALUE	NOTES
424/1218230	11 Lahore St, Riverstone NSW 2765	Between \$1.05m and \$1.29m	Purchased by RANA on 22/07/2019 for \$600,000 from Qartaba Homes.  No further information available on this property.
243/239413	12 Bach Ave, Emerton NSW 2770	Between \$590k and \$790k	Purchased by RANA on 16/11/2001 for \$135,000 from PERERA.  RANA then sold the property on 29/1/2003 for \$200,000 to HASHMI.
29/709254	4 Polonia Ave, Plumpton NSW 2761	Between \$790k and \$970k	Purchased by RANA on 11/10/1999 for \$152,000 from DEMANUELE.  RANA then sold the property on 3/8/2015 for \$585,000 to AYUBI.

**SHABNAM RANA**

TITLE	ADDRESS	VALUE	NOTES
1/SP104085	13 Multan St, Riverstone NSW 2765	Between \$1.04m and \$1.35m	Purchased by RANA on 1/7/2014 for \$55,000 from Qartaba Homes.  The property was last listed for rent on 27/6/2020 for \$510pw.
57/245609	46 Leichhardt St, Ruse NSW 2560	Between \$820k to \$910k	No purchase information was able to be ascertained for this property.
4/598784	27 Cusack Rd, Oakville NSW 2765	Between \$4.56m and \$5.87m	Purchased by RANA on 19/10/2021 for \$5,600,000 from PENDLEBURY.  No further information available on this property.
3196-190	46 Wealtheasy St, Angus NSW 2765	Between \$880k to \$1.38m	Purchased by RANA on 20/4/2020 for \$1,450,000 from ZHENG and TIPSING.  The property has consistently been rented since that date, currently for \$625pw.
568/1240602	160 Riverstone Rd, Riverstone NSW 2765	Between \$920k to \$1.14m	No purchase information was able to be ascertained for this property.
567/1240602	162 Riverstone Rd, Riverstone NSW 2765	Between \$830k to \$1.17m	No purchase information was able to be ascertained for this property.
3/SP1096	3/26 Dartbrook Rd, Auburn NSW 2144	Between \$350k to \$410k	Purchased by RANA on 26/08/1999 for \$123,000 from CELIK Family.  RANA then sold the property on 31/12/2001 for \$170,000 to SHANMUGANATHAN Family.

120/1218	UNKNOWN	UNKNOWN	No purchase information was able to be ascertained for this property.
1/1147192	2 Notley St, Mount Druitt NSW 2770	Between \$780k to \$960k	Purchased by RANA on 25/11/2015 for \$173,000 from AHMAD, RANA and KHAN.  RANA then sold the property on 13/5/2020 for \$575,000 to Signature Properties No. 5 Pty Ltd.
4/242361	158 Boundary Rd, Oakville NSW 2765	Between \$2.81m and \$3.98m	Purchased by RANA on 23/10/2020 for \$1,555,000 from BELLAMY Family.  RANA then sold the property on 14/12/2022 for \$3,750,000 to Anglican Church Growth Corporation.
18/1224386	15 Lambeth Rd, Schofields NSW 2762	Between \$1.28m and \$1.59m	Purchased by RANA on 11/9/2014 for \$99,000 from Qartaba Homes.  RANA then sold the property on 10/9/2022 for \$924,000 to MURUHARI Family.

### Summary – Wajahat and Shabnam RANA

In total, Wajahat Ali RANA and Shabnam RANA, collectively, are currently the registered owners of 8 properties in New South Wales. Interestingly, Shabnam RANA retains ownership over 7 of those 8 properties.

In relation to values of their current properties, they are valued, collectively, at over \$14,000,000. You will note that some property values were unable to be ascertained as yet. Further enquiries will be needed to be undertaken to determine their values.

In relation to the properties sold by Wajahat and Shabnam RANA, they have sold them for a combined total of approximately \$4,250,000 above the original purchase price.

In relation to the mortgages held on these properties, it will require more extensive research into each property, separately, to gather that information.

## Findings

From our investigations into property holdings by the Directors of Qartaba Homes Pty Ltd – Kashif AZIZ, Muhammad Khurram JAWAID and Wajahat Ali RANA – it can be observed that the majority of the property held is registered to have been owned by their spouses. While information on the spouse of JAWAID cannot be determined at this time, it stands to reason that should that information come to light, he too will display the same characteristics as AZIZ and RANA. This ownership profile could indicate that they are trying to keep their family assets away from the ownership of Qartaba Homes Pty Ltd and it's active Directors.

The mortgages has not yet been obtained and the next process in this regard will be discussed with the client.

There were multiple incidents where the purchaser bought properties from a company known as Hume Homes Pty Ltd, mostly at a drastically reduced price according to estimated market value. Some examinations were conducted on Hume Homes Pty Ltd which revealed it's Directors were, indeed, Kashif AZIZ, Muhammad Khurram JAWAID and Wajahat RANA and that the company is recorded as being a company 'Under Administration', since September 2023.