

Lodger Details

Lodger Code 500252
Name SUMMER LAWYERS
Address L 10, 131 YORK ST
SYDNEY 2000
Lodger Box 1W
Email INFO@SUMMERLAWYERS.COM.AU
Reference 17811 DOM OF SC

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AT656706

MORTGAGE

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

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Estate and/or interest being mortgaged

FEE SIMPLE

Land Title Reference	Part Land Affected?	Land Description
555/1240602		
562/1240602		
1/1232143		
6/1232143		
7/1232143		
16/1232143		
18/1232143		
23/1232143		
28/1232143		
31/1232143		

Mortgagor

Name QARTABA HOMES PTY LTD
ACN 147630948

Mortgagee

Name PACIFIC 8 PTY LTD
ACN 605494184
Tenancy (inc. share) JOINT TENANTS
Name REMAC PROPERTY INVESTMENTS PTY LTD
ACN 164747424

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 Nil

(b) Additional terms and conditions

(1) The mortgagor covenants with the mortgagee as follows:

(a) The provisions set out in the Summer Lawyers Memorandum of Common Provisions Version 5 ("MCP") are incorporated in this mortgage; and

(b) The mortgagor acknowledges having received a copy of the MCP prior to executing this Mortgage.

(c) The Mortgagor and Mortgagee acknowledge and agree that references to the Lender include the Mortgagee and references to the Grantor in the Memorandum include the Mortgagor.

(2) Finance Offer Schedule to MCP

Facility Term 6 Months from 21 September 2023

Lender Remac Property Investments Pty Ltd ACN 164 747 424 and Pacific 8 Pty Ltd ACN 605 494 184

Borrower Oartaba Homes Pty Ltd ACN 147 630 948

Guarantor Wajahat Ali Khan Rana, Kashif Aziz and Muhammad Khurram Jawaid

Facility Limit \$4,900,000.00

Discounted Interest Rate 14 % per annum

Standard Interest Rate 26 % per annum

Payment type: Interest only. Interest charges for a payment period are due on the first day of the period.

Payment period Monthly in advance

SPECIAL CONDITION: Notwithstanding any clause to the contrary within this mortgage included in the sum secured by this mortgage is the amount of \$4,900,000.00 ("the Principal") plus interest accruing on the Principal at the rate of 26% per annum plus legal and recovery costs incurred by the mortgagee on an indemnity basis ("Secured Sum"). The mortgagor acknowledges that the mortgagee has advanced the Principal on or about the date of this mortgage. The mortgagor must pay the Secured Sum to the mortgagee by not later than 6 Months from the date of this mortgage or within 14 days of written demand by the mortgagee upon the mortgagor, whichever is the earlier date ("Payment Date"). If the Secured Sum is not paid to the mortgagee by the Payment Date the mortgagee may take possession of and sell this land.

ATTACHMENT

See attached Terms and Conditions

Mortgage Execution

The Certifier has retained the evidence supporting this Registry Instrument or Document.

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.

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, or his, her or its administrator or attorney; and

(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

The Certifier has taken reasonable steps to verify the identity of the mortgagee or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

Executed on behalf of	PACIFIC 8 PTY LTD
Signer Name	NICHOLAS CHRISP
Signer Organisation	SUMMER LAWYERS PTY. LTD.
Signer Role	PRACTITIONER CERTIFIER
Execution Date	01/12/2023

The Certifier has retained the evidence supporting this Registry Instrument or Document.

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.

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, or his, her or its administrator or attorney; and

(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

The Certifier has taken reasonable steps to verify the identity of the mortgagee or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

Executed on behalf of	REMAC PROPERTY INVESTMENTS PTY LTD
Signer Name	NICHOLAS CHRISP
Signer Organisation	SUMMER LAWYERS PTY. LTD.
Signer Role	PRACTITIONER CERTIFIER
Execution Date	01/12/2023
