

Lodger Details

Lodger Code 506080
Name KINGSTON & PARTNERS PTY LTD
Address 167 EDGECLIFF RD
WOOLLARHA 2025
Lodger Box 1W
Email KATE.BRANN@KINGSTONANDPARTNERS.COM.AU
Reference 5563 DM/SB QART

For Office Use Only

AS881215

MORTGAGE

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or interest being mortgaged

FEE SIMPLE

Land Title Reference	Part Land Affected?	Land Description
517/1240602		
553/1240602		
529/1240602		
552/1240602		
525/1240602		
516/1240602		
526/1240602		
556/1240602		
507/1240602		
524/1240602		
559/1240602		

Mortgagor

Name QARTABA HOMES PTY LTD
ACN 147630948

Mortgagee

Name THE TRUST COMPANY (PTAL) LIMITED
ACN 008412913

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

Finance Offer Schedule

Facility term 12 Months from the date of the first drawdown

Lender The Trust Company (PTAL) Limited ACN 008412913

Borrower Qartaba Homes Pty Ltd ACN 147 630 948

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

Facility limit \$11,750,000.00

Lower rate 9.95% per annum

Higher rate 12.95% per annum

1. The provisions set out in the Kingston & Partners Memorandum of Common Provision Version 1 (LFMCPV1) (Memorandum) are incorporated in this Mortgage.

2. The Mortgagor acknowledges having received a copy of the Memorandum prior to executing this Mortgage.

3. 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.

SPECIAL CONDITION: Notwithstanding any clause to the contrary within this mortgage included in the sum secured by this mortgage is the amount of \$11,750,000.00 as well as interest calculated at 12.95% per annum and any costs whatsoever. The Mortgagor acknowledges that the sum of \$11,750,000.00 has been advanced by the Mortgagee.

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	THE TRUST COMPANY (PTAL) LIMITED
Signer Name	PHILLIP JAMES HUSTLER
Signer Organisation	KINGSTON & PARTNERS PTY LTD
Signer Role	PRACTITIONER CERTIFIER
Execution Date	23/02/2023
