



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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Status	Registered	Dealing Number	AV784858C
Date and Time Lodged	27/06/2022 12:18:50 PM		

Lodger Details

Lodger Code	23881G
Name	KINGSTON & PARTNERS PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	4635 DM/SB Epping Re

MORTGAGE

Jurisdiction	VICTORIA
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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

11455/225

Mortgagor

Name	EPHING DEVELOPERS PTY LTD
ACN	614422132

Mortgagee

Name	AUSTRALIAN SECURE CAPITAL FUND LTD
ACN	613497635
Address	
Unit Type	SUITE
Unit Number	6C
Street Number	33
Street Name	PARK
Street Type	ROAD
Locality	MILTON



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State	QLD
Postcode	4064
Tenancy (inc. share)	TENANTS IN COMMON 87 / 100
Name	ASCF MANAGED INVESTMENTS PTY LTD
ACN	628059567
Address	
Unit Type	SUITE
Unit Number	6C
Street Number	33
Street Name	PARK
Street Type	ROAD
Locality	MILTON
State	QLD
Postcode	4064
Tenancy (inc. share)	TENANTS IN COMMON 13 / 100

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 ASCF Managed Investments Pty Ltd ACN 628 059 567 and Australian Secure Capital Fund Ltd ACN 613 497 635 Borrower Epping Developers Pty Ltd ACN 614 422 132 Guarantor Muhammad Khurram Jawaid, Wajahat Ali Khan Rana and Kashif Aziz Facility limit \$9,765,000.00 Lower rate 0.9125 % per annum Higher rate 1.50% per annum 1. The provisions set out in the Kingston & Partners Security Terms (Security Terms) are incorporated in this Mortgage. 2. The Mortgagor acknowledges having received a copy of the Security Terms 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 Security Terms include the Mortgagor. 4. None of the provisions in the off-register document affect any of the essential terms of the instrument. SPECIAL CONDITION: Notwithstanding any clause to the contrary within this mortgage included in the sum secured by this mortgage is the amount of \$9,765,000.00 as well as interest calculated at 1.50% per annum and any costs whatsoever. The Mortgagor acknowledges that the sum of \$9,765,000.00 has been advanced by the Mortgagee.



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Mortgagee Execution

1. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to verify the identity of the mortgagee or his, her or its administrator or attorney.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagee 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.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.
5. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	AUSTRALIAN SECURE CAPITAL FUND LTD ASCF MANAGED INVESTMENTS PTY LTD
Signer Name	SHINELLE KIMBERLEY BAKER
Signer Organisation	KINGSTON & PARTNERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	27 JUNE 2022

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.