

INSTRUCTIONS

1. Page 2 of this document may be used:
- 1.1 If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page..."
- 1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initiated by all parties.
2. If further space is required Additional Sheet form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initiated by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. *If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.* Written consent of the First Mortgagee is also required if applicable.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated. Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. The Volume and Folio or Crown Lease number, to be stated.
2. **ESTATE AND INTEREST**
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**
In this panel show (subject to the next paragraph) those Limitations, interests, encumbrances and notifications affecting the land being transferred that are recorded on the certificate(s) of title:
 - (a) In the Second Schedule; or
 - (b) If no Second Schedule, that are encumbrances; (unless to be removed by action or document before registration hereof). Do not show any:
 - (a) Easement Benefits or Restrictive/Covenant Benefits; or
 - (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).
 The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as "interests on strata/survey-strata plan". If none show "nil".
4. **TRANSFEROR**
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
If a sum of money only, to be expressed in figures and in every other case to be concisely stated in words.
6. **TRANSFeree**
State full name of the Transferee/Transferees (Purchaser) and the address/addresses to which future notices can be sent. If a minor, state date of birth. If two or more state tenancy eg;
 - Joint Tenants, (on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles).
 - Tenants in Common, (on the death of a tenant in common, their share is dealt with according to their Will).
 If Tenants in Common specify shares.
7. **TRANSFeree'S TRANSFEROR'S EXECUTION**
Transferee's and Transferor's must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The full name, address and occupation of the witness must be stated.



EXAMINED

M478828 T
29 Nov 2013 08:35:02 Perth
REG \$ 250.00

TRANSFER

LODGED BY

ADDRESS
NATIONAL AUSTRALIA BANK LTD
ABN 12 004 044 937
100 ST GEORGES TERRACE
PERTH WA 6000
TEL: 9212 7904 FAX: 1300 736 218
ISSUING BOX No. 126A

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY Haybrad Conveyancing
8187

ADDRESS PO Box 1063
CANNING BRIDGE WA 6153

PHONE No. 9316 3179 FAX No. 9316 3511

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

2/3

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	COUPLER SID	Received Items
2.	2XVDT	Nos.
3.		
4.		
5.		
6.		Receiving Clerk

(3)

(20)

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



80.

ATTESTATION SHEET

Dated this 28th day of Nov Year 2013

TRANSFEROR/S SIGN HERE (Note 7)

Signed by David Shanal

[Signature]

In the presence of:
Witness sign:

[Signature]

Witness print Full Name: Amy James
Witness Address: Upper Mt Grawath Police
2132 Logan Road.
Witness occupation: Police Officer
Witness phone (B/H): 33643200

Signed by Raina Celena Shanal

[Signature]

In the presence of:
Witness sign:

[Signature]

Witness print Full Name: Amy James
Witness Address: Upper Mt Grawath Police
2132 Logan Road.
Witness occupation: Police Officer
Witness phone (B/H): 33643200

REQUEST FOR ISSUE / NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I / WE THE TRANSFEREE REQUEST THE ISSUE / NON - ISSUE (DELETE AS REQUIRED) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed by Sunil Kumar Karwasra

[Signature]
08/11/2013

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed by Sunil Kumar Karwasra

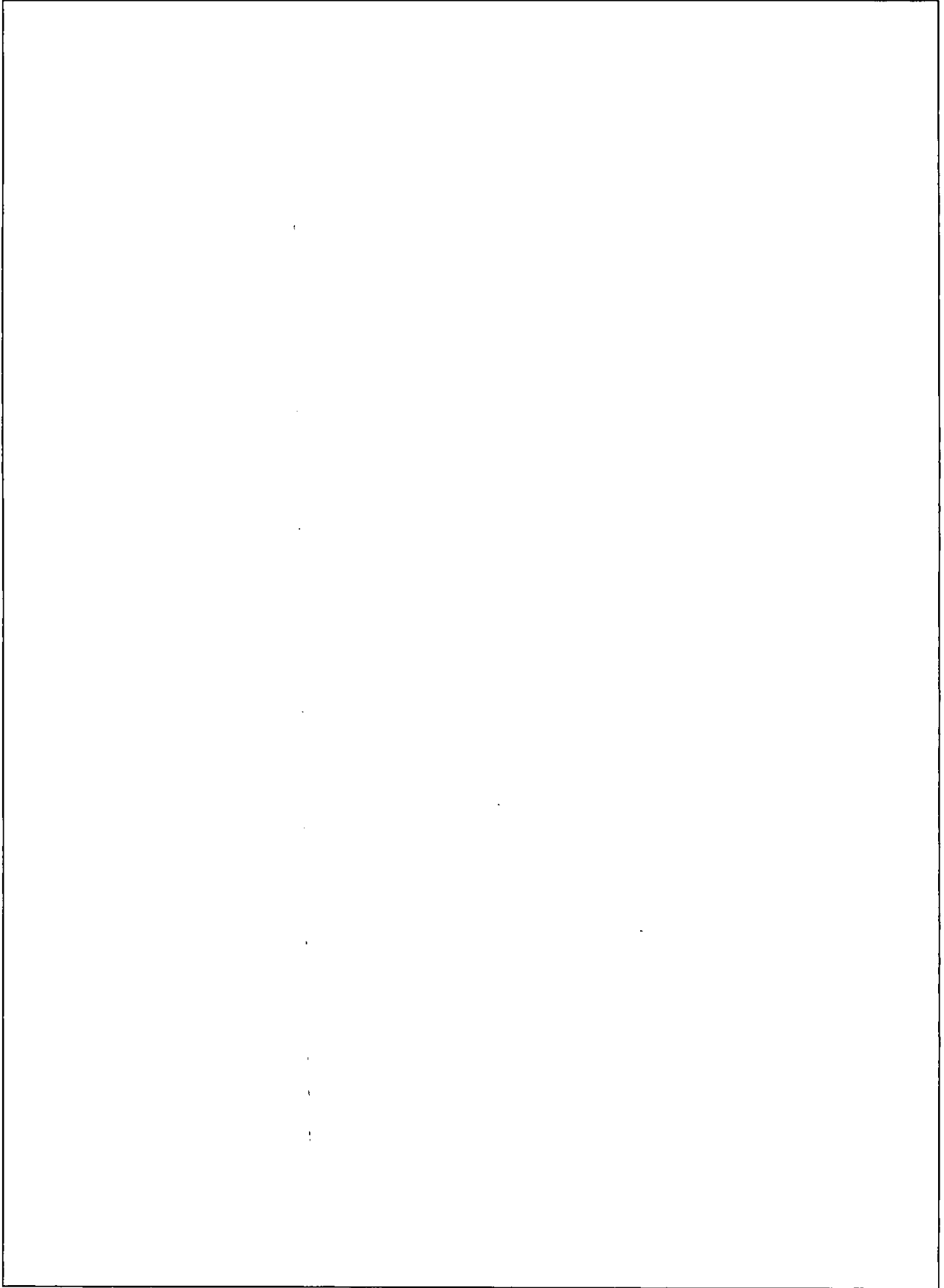
[Signature]
08/11/2013

In the presence of:
Witness sign:

[Signature]

Witness print Full Name: Andrew James Friend
Witness Address: 172 Orrong Road, Lethlain 6100
Witness occupation: Civil Engineer
Witness phone (B/H): +856 20 2879 1732

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)



FORM T 2

FORM APPROVED
NO. B8390

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

	EXTENT	VOLUME	FOLIO
LOT 16 ON STRATA PLAN 34582	WHOLE	2135	79

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

INTERESTS NOTIFIED ON STRATA PLAN 34582

TRANSFEROR (Note 4)

DAVID SHANAL
RAINA CELENA SHANAL

CONSIDERATION (Note 5)

\$417,500.00

TRANSFeree (Note 6)

SUNIL KUMAR KARWASRA OF 20 BEAUMONT PARKWAY SUCCESS WA





Certificate of Duty

Transfer - (Residential Rate)

Under Taxation Administration Act 2003 (WA), Section 49

Certificate Number:	1023303198	Certificate Issue Date:	27-11-2013
Bundle ID	132829906	Client Reference:	8187
Transaction Date:	24-09-2013		
Dutiable Value:	\$ 417,500.00		
Duty:	\$ 13,846.25		
Penalty Tax:	\$ 0.00		

No Double Duty

Land:	Lot 16, Strata 34582	Volume/Folio:	2135/79
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Seller(s) / Transferor(s): SHANAL, DAVID
 SHANAL, RAINA CELENA
 Buyer(s) / Transferee(s): KARWASRA, SUNIL KUMAR

Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1023303180	27-11-2013	24-09-2013	132829906	\$ 417,500.00	\$ 13,846.25



South Perth Settlements Pty. Ltd.



LICENSEE: SOUTH PERTH SETTLEMENTS PTY. LTD.
LICENSEE IN BONA FIDE CONTROL: DARRYL O'MALLEY
LICENSED REAL ESTATE SETTLEMENT AGENT

Our Ref: KJW:11157

26th November 2013

Registrar & Commissioner of Titles
Landgate
PO Box 2222
MIDLAND WA 6936

Settlement Agent's Statement

Name of client identified: RAINA CELENA SHANAL
Address of client: 398 Grieve Road, ROCHEDALE QUEENSLAND
Property being sold: 201/29 MELVILLE PARADE, SOUTH PERTH
Place where identification occurred: Upper Mt Gravatt Police Station, 2132 Logan Road, Upper Mt Gravatt, Queensland Australia
Date on which identification occurred: 16th November 2013

I have taken all reasonable steps to verify the identity of my client; and

I reasonably believe that my client has been identified; and

I reasonably believe that my client has the authority to deal with the interest in the land the subject of this transaction: Transfer of Land, land description being Lot 16 on STRATA PLAN 34582 with Volume 2135 Folio 79.

Signature: _____

Name: SANDRA LESLEY COSTELLO
Occupation: CONVEYANCER
Daytime Ph.: 9474 2424
Email: spsetts@multiline.com.au

1st Floor, 26 Lyall St, South Perth 6151. P.O. Box 847, South Perth W.A. 6951.
Telephone (08) 9474 2424. Facsimile (08) 9474 1240
Email: spsetts@multiline.com.au
A.C.N. 009 304 536 A.B.N. 73 009 304 536



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LICENSEE: SOUTH PERTH SETTLEMENTS PTY. LTD.
LICENSEE IN BONA FIDE CONTROL: DARRYL O'MALLEY
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Our Ref: KJW:11157

26th November 2013

Registrar & Commissioner of Titles
Landgate
PO Box 2222
MIDLAND WA 6936

Settlement Agent's Statement

Name of client identified: DAVID SHANAL
Address of client: 398 Grieve Road, ROCHEDALE QUEENSLAND
Property being sold: 201/29 MELVILLE PARADE, SOUTH PERTH
Place where identification occurred: Upper Mt Gravatt Police Station, 2132 Logan Road, Upper Mt Gravatt, Queensland Australia
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