

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 initialled 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 initialled 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

N126930 T

21 Sep 2015 08:56:36 Perth



REG \$ 254.00
FEES \$ 254.00

TRANSFER

LODGED BY

ADDRESS

SAI GLOBAL Property
PO BOX Z5488 PERTH
ST GEORGES TCE WA 6831

PHONE No.

DLI BOX 151B

FAX No.

Tel: (08) 9214 6000 Fax: (08) 9226 2778

REFERENCE No.

ISSUING BOX No.

PREPARED BY

Vicki Philipoff Settlements

154643 KJM

ADDRESS

PO Box 1800
WEST PERTH WA 6872

kacy@vickiphilipoff.com.au

PHONE No.

6311 4888

FAX No.

6311 4899

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

2/3

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1. VOI
2. Duty Cert
3. _____
4. _____
5. _____
6. _____

Received Items

No.

2

Receiving Clerk

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.

Dated this 31 day of August Year 2015

TRANSFEROR/S SIGN HERE (Note 7)

Signed by:	Signed by:
<u>Tania Liaghat</u>	<u>[Signature]</u>
In the presence of:	In the presence of:
Witness sign:	Witness sign:
<u>[Signature]</u>	<u>[Signature]</u>
Witness print Full Name: <u>FLOYD BROWN</u>	Witness print Full Name: <u>Melinda Bell</u>
Witness Address: <u>10 GLEESON ENTRANCE</u> <u>AVELEY WA 6069</u>	Witness Address: <u>6/678 Beaufort St,</u> <u>Mt Lawley</u>
Witness occupation: <u>PUBLIC SERVANT</u>	Witness occupation: <u>Conveyancer</u>
Witness phone (B/H): <u>(08) 6145 0804</u>	Witness phone (B/H): <u>[Blank]</u>

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 _____

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: [Signature]

In the presence of:

Witness sign: [Signature]

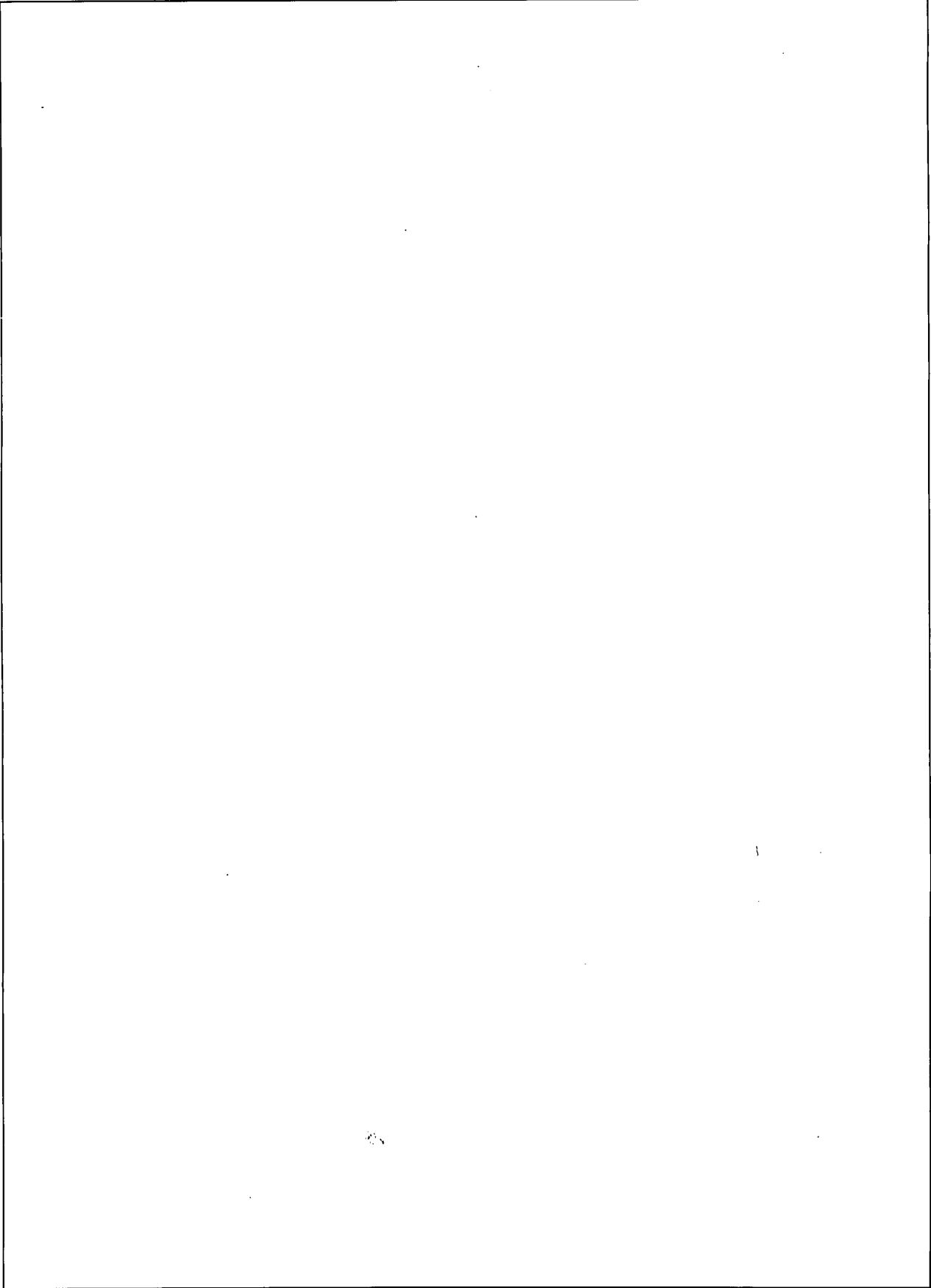
Witness print Full Name: Amanda Bourne

Witness Address: 32 Delhi Street, West Perth

Witness occupation: Settlement Clerk

Witness phone (B/H): 6311-4888

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)



TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 1 ON STRATA PLAN 45850	WHOLE	2581	767

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

INTERESTS NOTIFIED ON THE STRATA PLAN 45850

TRANSFEROR (Note 4)

TANIA LIAGHATI

MEHDI MASOODI

CONSIDERATION (Note 5)

\$405,000.00

TRANSFeree (Note 6)

BHUPENDER SINGH OF 3A BRAEWOOD COURT NOLLAMARA



Government of **Western Australia**
 Department of **Finance**
 Office of **State Revenue**

EV000014143 DUTY



Certificate of Duty

Transfer - (First Home Owner Rate)

Under Taxation Administration Act 2003 (WA), Section 49

Certificate Number:	1025745100	Certificate Issue Date:	17-09-2015
Bundle ID	152242603	Client Reference:	154643
Transaction Date:	19-07-2015		
Dutiable Value:	\$ 405,000.00		
Duty:	\$ 0.00		
Penalty Tax:	\$ 0.00		

No Double Duty

Land:	Lot 1, Strata 45850	Volume/Folio:	2581/767
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Seller(s) / Transferor(s): LIAGHATI , TANIA
 MASOODI, MEHDI

Buyer(s) / Transferee(s): SINGH, BHUPENDER

Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1025745095	17-09-2015	19-07-2015	152242603	\$ 405,000.00	\$ 0.00





STRATEGIC
PROPERTY CONVEYANCING

Incorporating Hotham Conveyancing



15 September 2015

Our ref: 2016/0054

REGISTRAR AND COMMISSIONER OF TITLES
LANDGATE
PO BOX 2222
MIDLAND WA 6936

Settlement Agents Statement

Name of client (s) identified: MEHDI MASOODI
TANIA LIAGHATI
Presently of: 43A Raymond Street, YOKINE WA 6060
Address of property being sold: 3A Braewood Court, NOLLAMARA WA 6061

Place and date where identification occurred: Western Australia on the 23rd July 2015

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

I reasonably believe my client (s) has/have been identified; and

I reasonably believe my client (s) has/have the authority to deal with the interest in the land the subject to this transaction: Transfer of Land, Lot 1 on Strata Plan 45850 Volume/Folio Number 2581/767

Yours faithfully

STRATEGIC PROPERTY CONVEYANCING

KYLA CHANT

Licensed Conveyancer/Office Manager
kyla@strategicpc.com.au



Licensed Real Estate Settlement Agent **DIRECTOR** Kylie Dillon

Suite 6, 678 Beaufort Street, Mt Lawley WA 6050 PO Box 106 Mount Lawley WA 6929

T 08 9271 1522 F 08 9271 4522 E admin@strategicpc.com.au W www.strategicpc.com.au

LICENSEE Strategic Property Conveyancing Pty Ltd trading as Strategic Property Conveyancing ACN 600 958 245 ABN 93 600 958 245



