

© 2016 The Law Society of New South Wales ACN 000 000 699 and The Real Estate Institute of New South Wales ACN 000 012 457  
 You can prepare your own version of pages 1 and 2 of this contract. Except as permitted under the Copyright Act 1968 (Cth) or consented to by the copyright owners (including by way of guidelines issued from time to time), no other part of this contract may be reproduced without the specific written permission of The Law Society of New South Wales and The Real Estate Institute of New South Wales.

# Contract for the sale and purchase of land 2016 edition

TERM	MEANING OF TERM	NSW Duty:
Vendor's Agent	Jones Lang Lasalle Level 25, 420 George Street SYDNEY NSW 2000	Phone: 9806 2800 Fax: 9806 2805 Ref: John Macree
Co-agent		
Vendor	Rail Corporation New South Wales ABN 59 325 778 353 C/- Property NSW ABN 91 840 597 406 L5, 4-6 Bligh Street, Sydney NSW 2000	
Vendor's Solicitor	Hunt & Hunt Lawyers (Sydney) L13, 1 Macquarie Place SYDNEY NSW 2000	Phone: 9391-3000 Fax: 9391-3099 Ref: Carol Baker
Date for completion	42nd day after the contract date (clause 15)	
Land(address, plan details and title reference)	1-5 Railway Street CHATSWOOD NSW 2067  Folio Identifier 101/1094273 being Lot 101 in Deposited Plan 1094273	

Improvements  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  storage space  
 none  other: Commercial and retail property

Attached copies documents in the List of Documents as marked or numbered:  
 other documents:

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

Inclusions  blinds  dishwasher  light fittings  stove  
 built-in wardrobes  fixed floor coverings  range hood  pool equipment  
 clothes line  insect screens  solar panels  TV antenna  
 curtains  other: See clause 33.3

Exclusions

Purchaser **BARANA PROPERTIES (NO.8) PTY LTD ACN 621 204 500 ATF RSC UNIT TRUST ABN 48 405 837 483**  
**3A MACQUARIE STREET SYDNEY NSW 2000**

Purchaser's Solicitor **ARNOLD BLOCH LEIBLER PH: (02) 9226 7100 LEVEL 24, 2 CHIFLEY SQUARE FAX: (02) 9226 7120 SYDNEY NSW 2000 REF: JONATHAN CAPLAN**

Price \$ **38,000,000.00**  
 Deposit \$ **3,800,000.00** (10% of the price, unless otherwise stated)  
 Balance \$ **34,200,000.00**

Contract Date \_\_\_\_\_ (if not stated, the date this contract was made)

Buyer's Agent \_\_\_\_\_ Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Ref: \_\_\_\_\_

Vendor \_\_\_\_\_ Witness \_\_\_\_\_

GST AMOUNT (optional)  
 The price includes  
 GST of: \$ \_\_\_\_\_

Purchaser  JOINT TENANTS  tenants in common  in unequal shares \_\_\_\_\_ Witness \_\_\_\_\_

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION



### Execution Page

#### Signed by the vendor:

Signed by Rail Corporation New South Wales  
by its authorised delegate in the presence of:

*[Signature]*  
.....

Signature of witness

VIN SINGH  
.....

Name of witness (please print)

Lot 9, 477 Pitt Street  
SYDNEY NSW 2000

Address of witness

*[Signature]*  
.....

Signature of authorised delegate

JOHN CAMARDA  
.....

Name of authorised delegate (please print)

EXECUTIVE MANAGER COMMERCIAL  
PROPERTY

Title of delegate

#### Signed by the purchaser:

BITUMINA PROPERTIES (NO. 4) PTY LTD  
621 204 500

EXECUTED by *[insert]* ACN *[insert]* in  
accordance with section 127 of the  
Corporations Act 2001:

Signature: .....

Name: .....

Director

PLEASE PRINT

*SIL*

Signature: *[Signature]*  
.....

Name: *JOHN SINGH*  
.....

PLEASE PRINT  
Director/Secretary \*

\* Delete as appropriate

- (p) when a thing is required to be done or money required to be paid under this document on a day which is not a business day, the thing must be done and the money paid on the immediately preceding business day; and
- (q) reference to a statute includes all regulations and amendments to that statute and any statute passed in substitution for that statute or incorporating any of its provisions to the extent that they are incorporated.


19

8

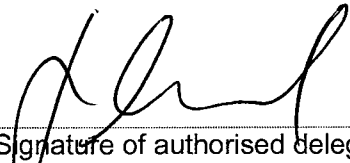
**THIS IS VOLUME 2 OF 2 TO THE CONTRACT FOR SALE OF LAND BETWEEN RAIL CORPORATION NEW SOUTH WALES (VENDOR) AND BARANA PROPERTIES (NO.8) PTY LTD (PURCHASER)**

**Signed by the vendor:**

Signed by Rail Corporation New South Wales by its authorised delegate in the presence of: )  
)  
)

  
\_\_\_\_\_  
Signature of witness

VIN SINGH  
\_\_\_\_\_  
Name of witness (print)

  
\_\_\_\_\_  
Signature of authorised delegate

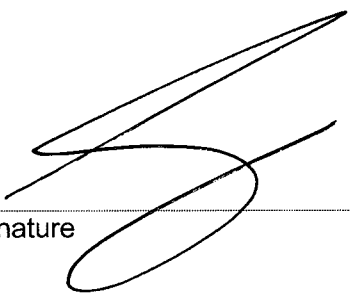
JOHN CAMARDA  
\_\_\_\_\_  
Name of authorised delegate (print)

W19 477 PITT STREET  
\_\_\_\_\_  
Address of witness SYDNEY NSW 2000

EXECUTIVE MANAGER COMMERCIAL  
\_\_\_\_\_  
Title of delegate PROPERTY

**Signed by the purchaser:**

**EXECUTED BY** Barana Properties (No.8) )  
Pty Ltd ACN 621 204 500 in accordance )  
with section 127 of the *Corporations Act* )  
2001:

  
\_\_\_\_\_  
Signature

Greg Shand  
\_\_\_\_\_  
Name (please print)

Sole Director/Secretary

