

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 08867 FOLIO 356

LAND DESCRIPTION

Lot 1152 on Plan of Subdivision 088364.
PARENT TITLE Volume 06833 Folio 464
Created by instrument LP088364 26/02/1971

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
RIPAN DEEP SINGH SETHI of 9 OLIVER PLACE POINT COOK VIC 3030
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
GAGANDEEP SINGH SETHI of 14 EMBLETON AVENUE TARNEIT VIC 3029
AM438906F 29/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM567281Y 17/02/2016
COMMONWEALTH BANK OF AUSTRALIA

COVENANT D847056 02/10/1970

CAVEAT AS182013T 20/05/2019
Caveator
JASBIR KAUR SETHI, PARVINDERJIT SINGH SETHI
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
14/05/2019
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
SINGH & CO LAWYERS
Notices to
SINGH & CO LAWYERS of 82A ASHLEY STREET WEST FOOTSCRAY VIC 3012

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP088364 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

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-----END OF REGISTER SEARCH STATEMENT

Additional information: (not part of the Register Search Statement)

Street Address: 16 BAGGOTT DRIVE HOPPERS CROSSING VIC 3029

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

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Document Assembled	07/04/2021 15:28

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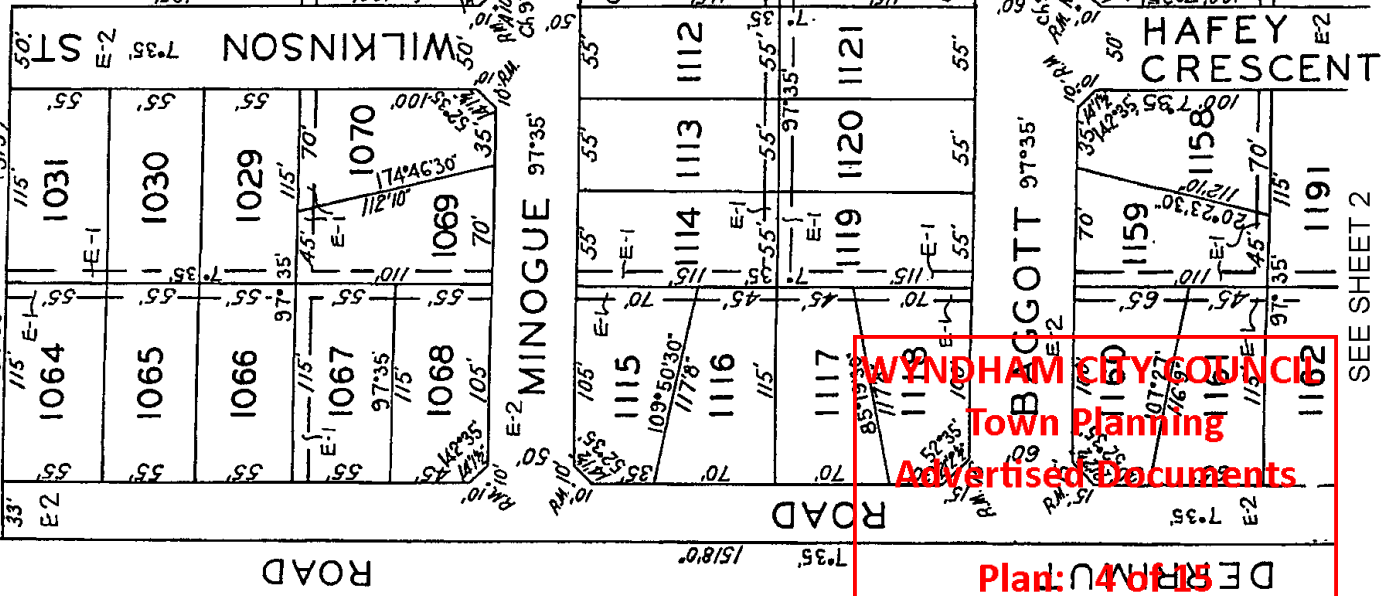
Plan: 3 of 15

COLOUR CONVERSION
LP88364
EDITION 4
APPROVED 16/7/70

NOTE:
DRAINAGE AND SEWERAGE
EASEMENTS ARE 8 FEET WIDE
EXCEPT WHERE OTHERWISE
SHOWN
Lot numbers (all inclusive)
omitted from this plan are:

- 1 to 862
- 863 to 880
- 900 to 906
- 908 to 936 and 953
- 972 to 1028
- 1032 to 1063
- 1072 to 1103
- 1129 to 1143
- 1145 to 1147
- 1209 to 1212 and 1279
- 1292 to 1295

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 6
SECTION B
PARISH OF TARNEIT
COUNTY OF BOURKE
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES
VOL 6833 FOL 464
DEPTH LIMITATION: 50 FEET



APPROPRIATIONS
THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY, DRAINAGE AND SEWERAGE

ENCUMBRANCES
THE LAND COLOURED YELLOW
IS AN IMPLIED DRAINAGE AND
SEWERAGE EASEMENT
VIDE L.P. 88051

THE LAND MARKED E-4 IS A
DRAINAGE AND SEWERAGE
EASEMENT RESERVED BY
TRANSFER D847057 IN FAVOUR
OF LOT 1194

AS TO THE LAND MARKED E-5
THE DRAINAGE AND SEWERAGE
EASEMENTS CREATED BY
TRANSFER NO'S. D880412, D916076,
D935882, E169361, E179383 & E438969
AS TO THE LAND MARKED E-6

FOR APPURTENANT EASEMENTS SEE CT 6833/464

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14/07/2021
SEE SHEET 3
6 SHEETS
SHEET 1

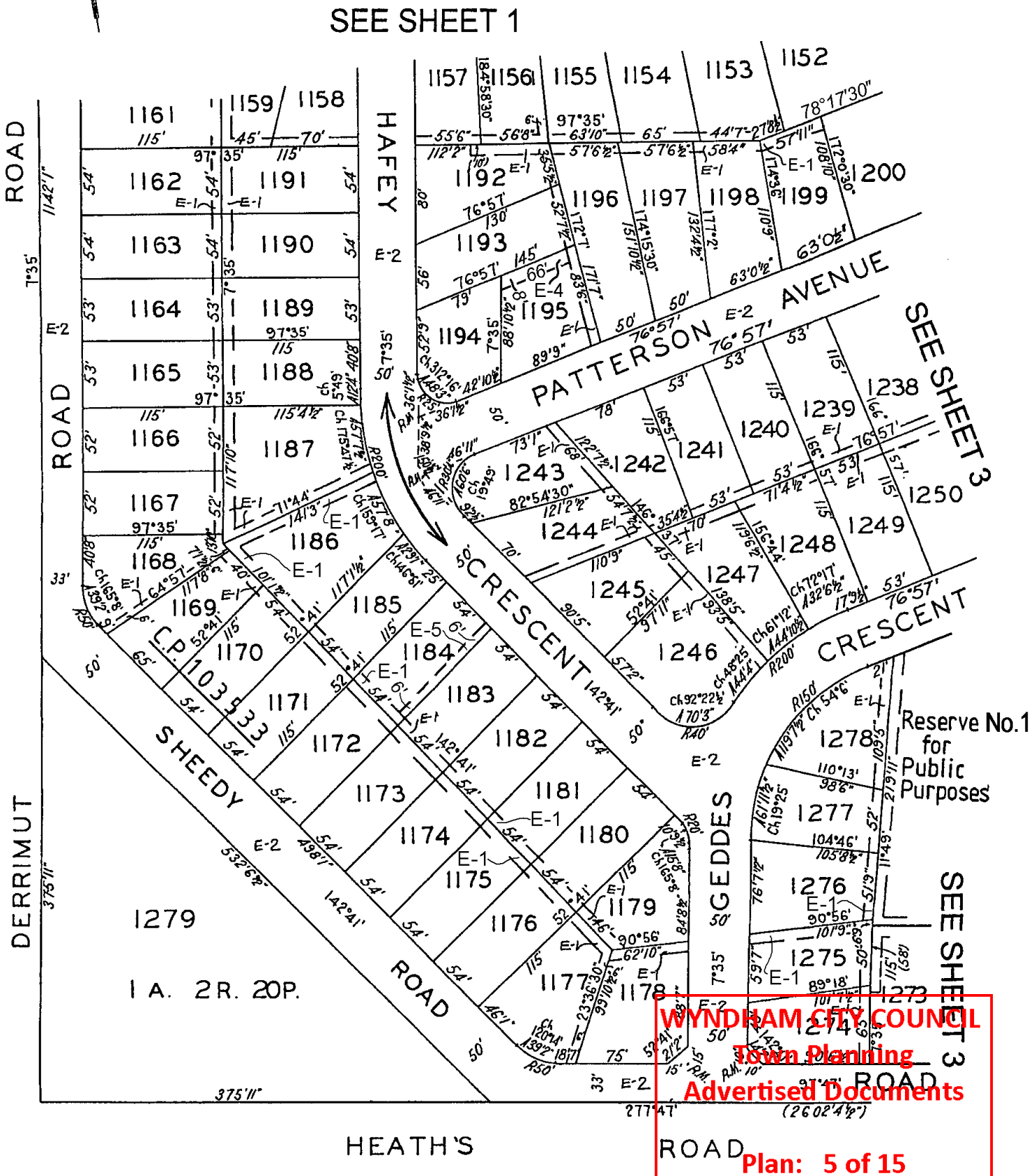
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Plan: 4 of 15
SEE SHEET 2

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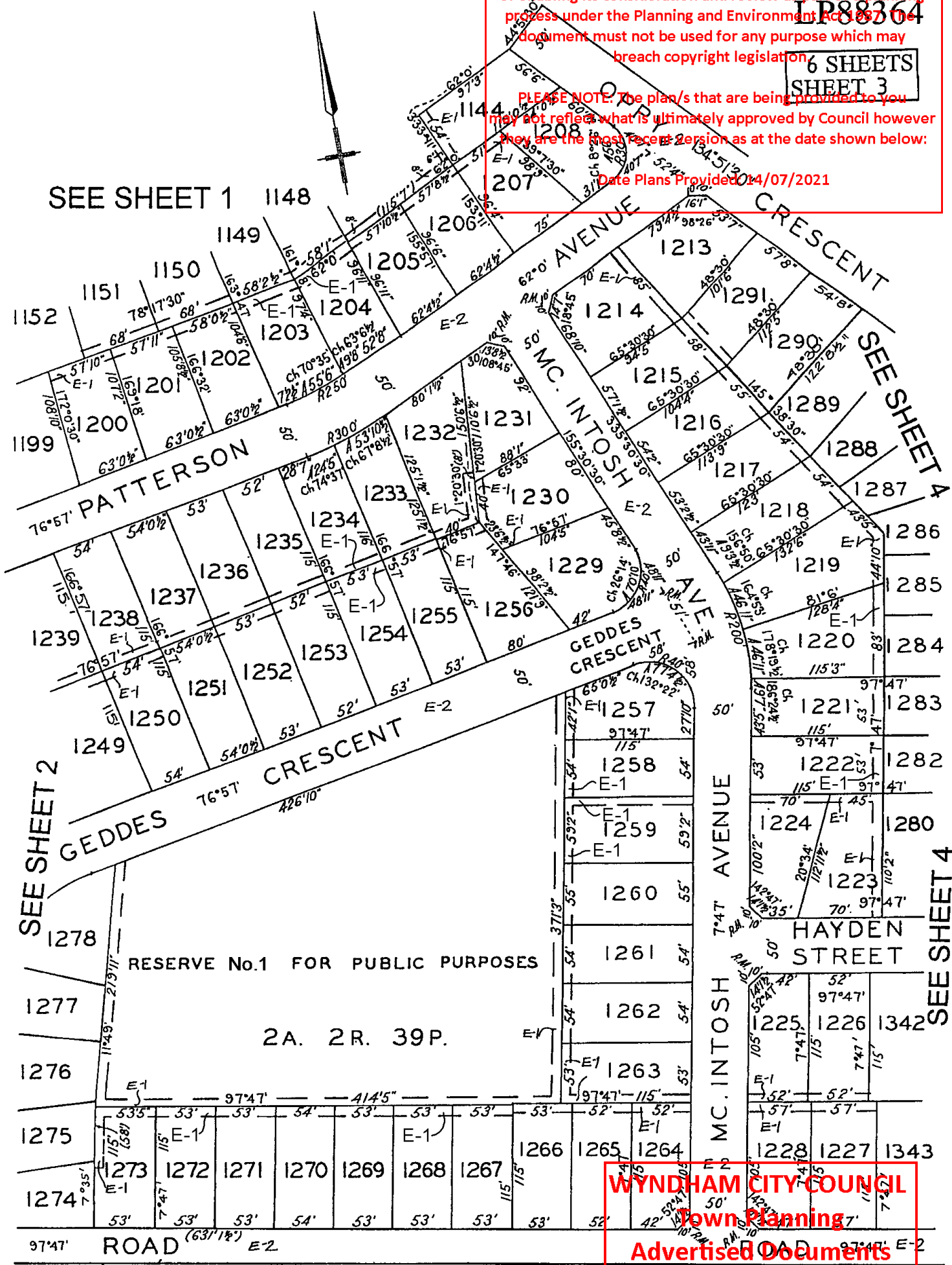


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6 SHEETS
SHEET 3

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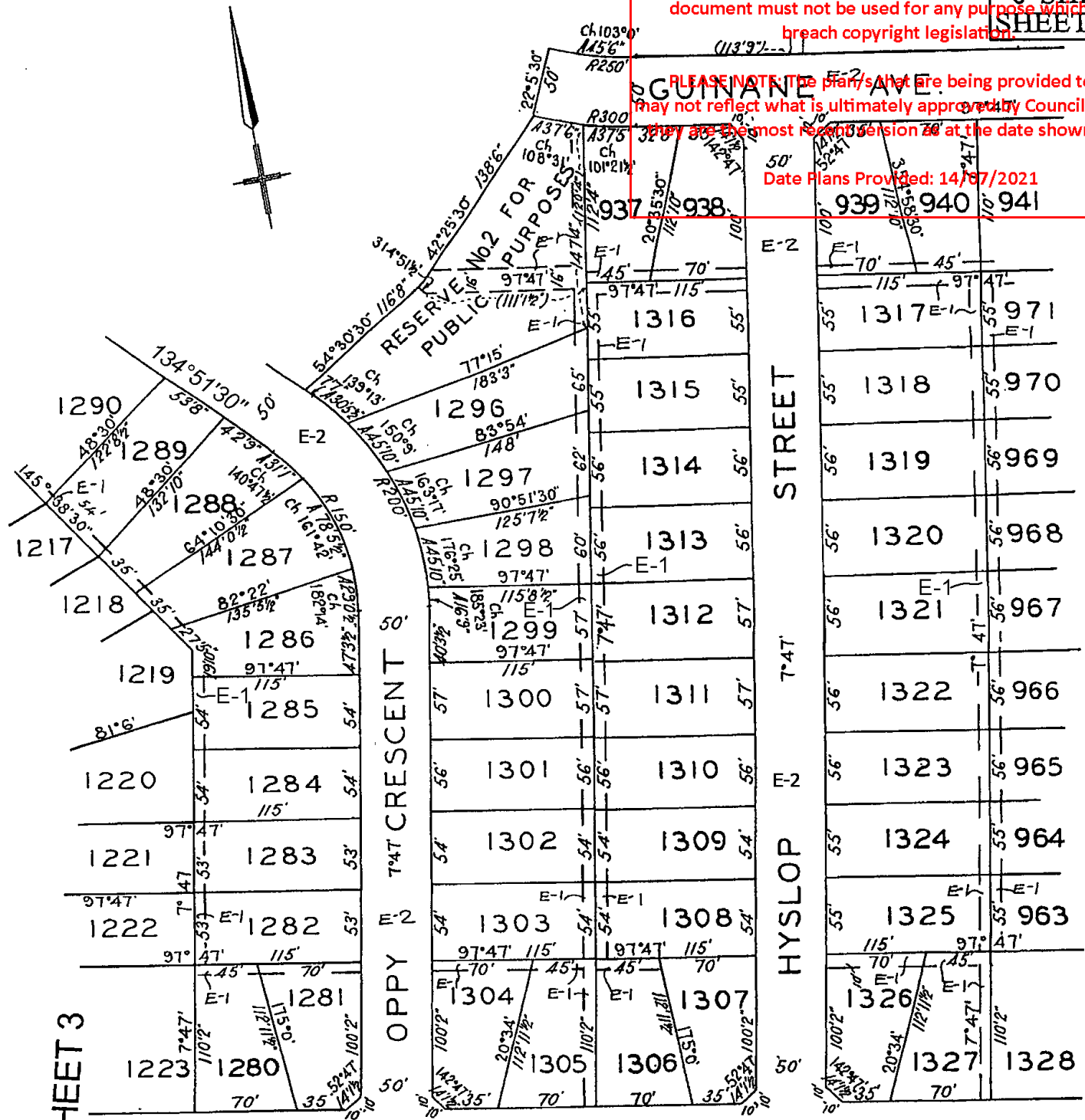
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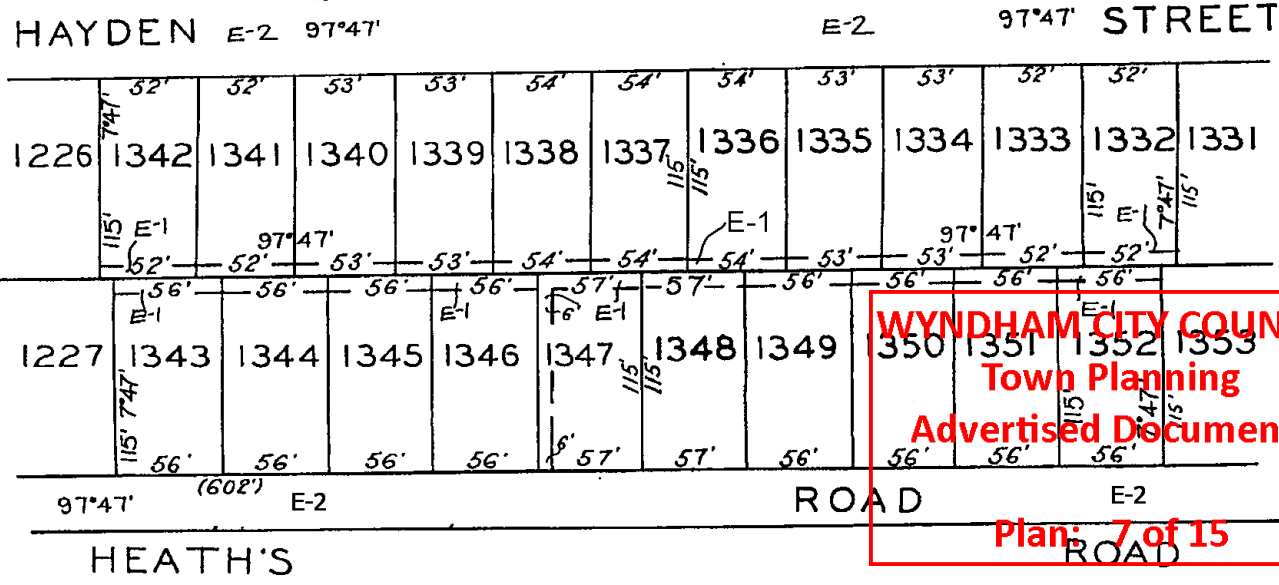
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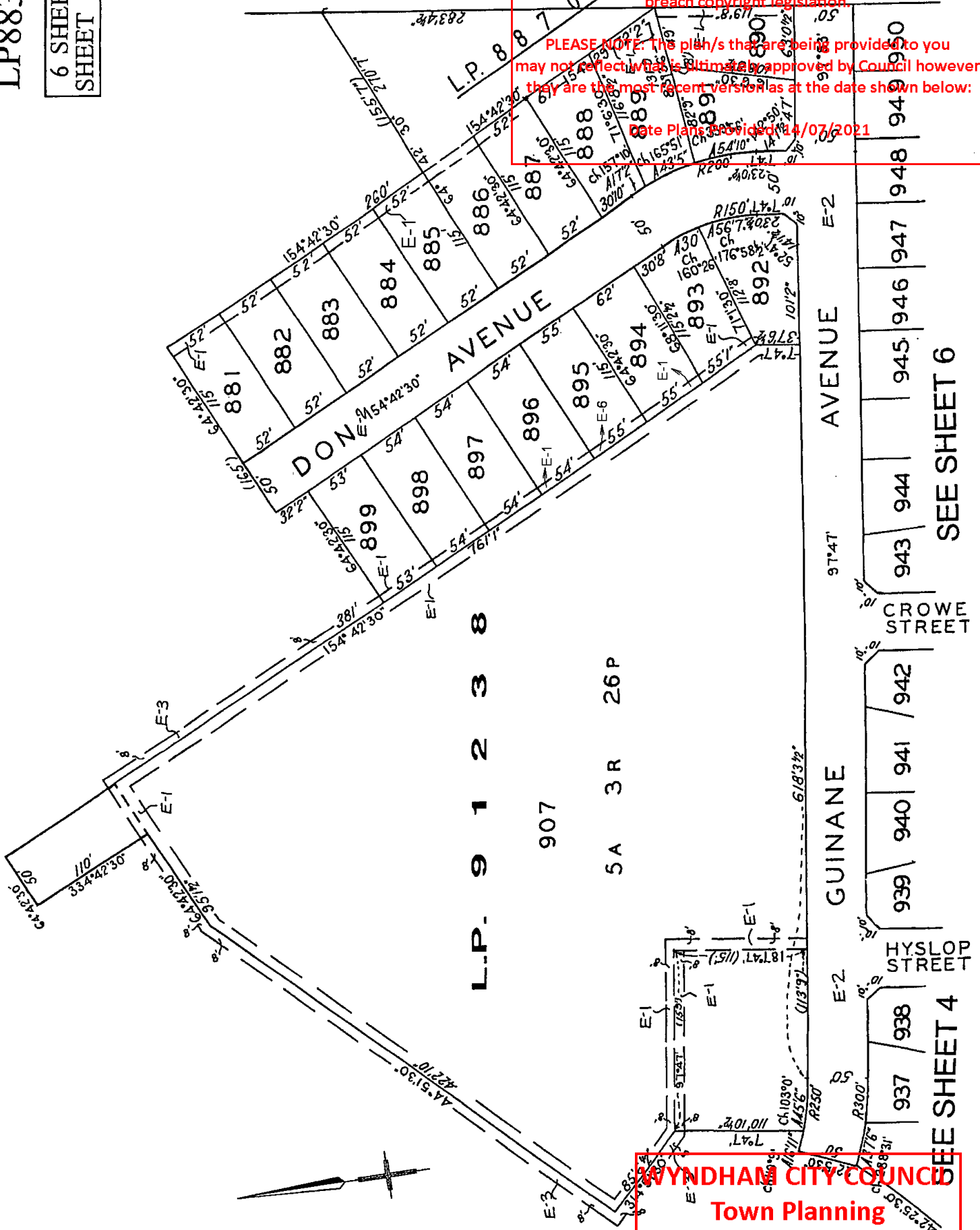
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SHEET 5

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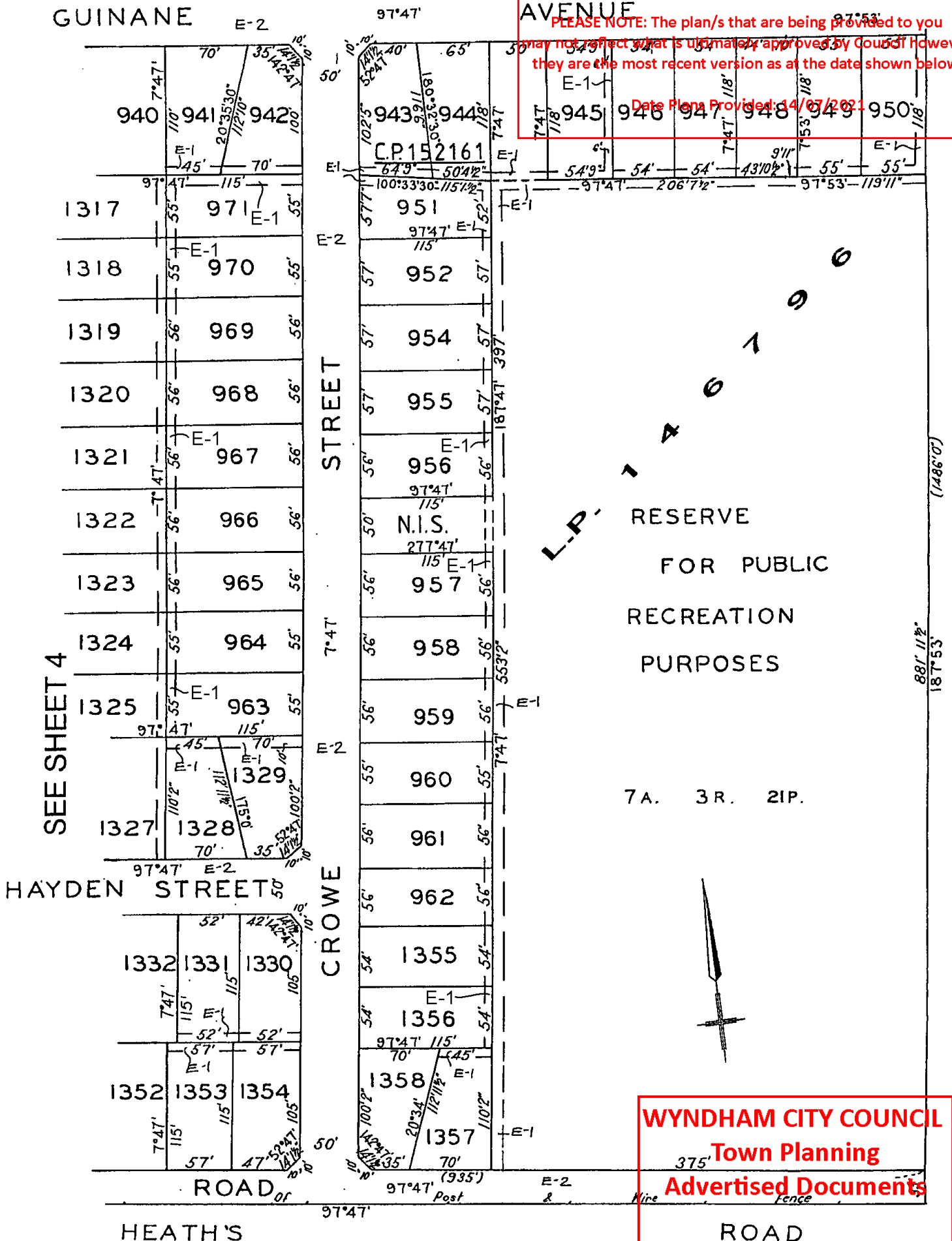
LP88364
6 SHEETS
SHEET 6

SEE SHEET 5

AVENUE

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS 88364

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN		EXCISION OF RESERVE	LGD 4374			2	P.M.
WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.							
LOT 1195	E-4	RESERVATION OF EASEMENT	D847057			3	MLB
LOT 1184	E-5	CREATION OF EASEMENTS	D880412 D916076 D935682 E169361 E179383 E438969			3	MLB
THIS PLAN		APPURTENANT EASEMENT NOTATIONS ADDED				3	MLB
	E-6	RESERVATION OF EASEMENT	TR. D935680			4	AD

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Document Type	Instrument
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D847056

DD847056-1-7

D847056

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Date Plans Provided: 14/03/2021

N.F. WILCKENS & ROCHE

SOLICITORS

VICTORIA

TRANSFER OF LAND

MOSSFIEL PASTORAL COY. PTY. LTD. as to eighty-five equal undivided 100th parts or shares and MOSSFIEL NOMINEES PTY. LTD. as to fifteen equal undivided 100th parts or shares both of 460 Bourke Street Melbourne being registered as the proprietors as tenants in common of the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of THREE THOUSAND TWO HUNDRED DOLLARS paid to them by LLOYD WILLIAM ASHLEY Draftsman and JILL ANNE ASHLEY Married Woman both of Flat 12/33 Ballarat Road Footscray DOTH HEREBY TRANSFER to the said Lloyd William Ashley and Jill Anne Ashley all their estate and interest in SO MUCH and such parts as lie above the depth of fifty feet below the surface of ALL THAT piece of land being Lot 1152 on Plan of Subdivision No 88364 and being part of the land more particularly described in Certificate of Title Volume 6833 Folio 464 RESERVING unto the transferors their successors in title the registered proprietor or proprietors for the time being of Lots 1172 and 1173 on the said Plan of Subdivision and each and every part thereof their surveyors workmen officers servants and others acting under their authority full power and authority from time to time until the thirtieth day of June 1972 to enter upon in or through that part of the said land as is delineated and colored blue on the said Plan of Subdivision and to clear the same from obstruction and to dig cut and excavate the same and to lay sewerage mains and drains and storm water drains thereunder and to keep open such sewerage mains and drains and stormwater drains as occasion may require AND the said transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the land on the said Plan of Subdivision other than the Lot hereby transferred and each and every part thereof DO

WYNDHAM CITY COUNCIL
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VICTORIA - STAMP DUTY

OCT-2-70 410404

LE 1015 *** 40-00

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AMENDED with consent of
Solicitors for *Palmer*
16.1.84.71

HEREBY for themselves and their successors in title and other the registered proprietor or proprietors for the time being of the land hereby transferred or any part.... thereof and the persons deriving title under it or them (but so that the transferees shall not be liable for any breach of covenant committed after they have parted with all interests in the land hereby transferred or such part thereof) and as separate covenants COVENANT with the transferors and their successors in title and other the registered proprietor or proprietors for the time being of the land on the said Plan of Subdivision other than the Lot hereby transferred and each and every part thereof that they will not erect on that part of the said land delineated and colored blue on the said Plan of Subdivision ~~(or the said plan endorsed hereon)~~ any building or other erection on or before the thirtieth day of June, 1972 AND the transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the land on the said Plan of Subdivision other than the Lot hereby transferred and each and every part thereof and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred DO HEREBY for themselves their successors in title and other the registered proprietor or proprietors for the time being of the land hereby transferred or any part thereof and the persons deriving title under it or them (but so that the transferees shall not be liable for any breach of covenant committed after they have parted with all interest in the land hereby transferred or such part thereof and as separate covenants COVENANT with the transferors and their successors in title and other the registered proprietor or proprietors for the time being of the land on the said Plan of Subdivision other than the Lot hereby transferred and each and every part thereof that they will not at any time bring or cause to be brought on to the said land transferred any secondhand dwelling and that they will not erect construct or build or cause to be erected constructed or built on the said land transferred or any

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part thereof any building other than a building the exterior of which is constructed of new materials.

DATED the 10th day of NOV 2021

THE COMMON SEAL of MOSSFIEL PASTORAL :
COY. PTY. LTD. was hereunto affixed in :
accordance with the provisions of its :
Articles of Association in the presence: :
of: :



[Signature] DIRECTOR :
[Signature] SECRETARY :

THE COMMON SEAL of MOSSFIEL NOMINEES :
PTY. LTD. was hereunto affixed in :
accordance with the provisions of :
its Articles of Association in the :
presence of: :



[Signature] DIRECTOR :
[Signature] SECRETARY :

SIGNED by the said LLOYD WILLIAM :
ASHLEY in Victoria in the presence :
of: :

[Signature] Lloyd W. Ashley

SIGNED by the said JILL ANNE ASHLEY :
in Victoria in the presence of: :

[Signature] J. A. Ashley

ENCUMBRANCES REFERRED TO

The encumbrances (if any) as set out at the foot of
the relevant Certificate of Title



DD847056-2-3

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TO THE REGISTRAR OF TITLES?

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Solicitors for the Transferees

NANNA F. WILCKENS & ROCHE

Barristers & Solicitors

N. F. WILCKENS, B.A., LL.B.
A COMMISSIONER OF THE SUPREME COURT
OF VICTORIA FOR TAKING AFFIDAVITS
A. M. ROCHE, M.A., LL.B.
BARRY R. MOORE, B. JURIS., LL.B.

PHONES: 397-7033
397-6735
397-7664

FERGUSON STREET,
WILLIAMSTOWN, 3016

OUR REF.

31 MAY 1971

To the Registrar of Titles:

Transfer lodged in Dealing No. ~~D837056~~ D847056
Lot 1152 on Plan of Subdivision No. 88364
Mossfiel Pastoral Co. Pty. Ltd. and
Mossfiel Nominees Pty. Ltd. to Ashley.

Would you please register this transfer and hand Certificates of Title
Volume 8867 Folios 376 and 377 to J.P. Metcalfe.

J.P. Metcalfe

A memorandum of the within instrument
has been entered in the Register Book.



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