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Security no : 1240891291940  
Produced 07/04/2021 03:05 PM

**Date Plans Provided: 14/07/2021**

**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

**WYNDHAM CITY COUNCIL**  
**Town Planning**  
**Advertised Documents**  
**Plan: 1 of 15**



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

Page 2 of 2

-----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

**WYNDHAM CITY COUNCIL**  
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**Plan: 2 of 15**



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Document Type	<b>Plan</b>
Document Identification	<b>LP088364</b>
Number of Pages (excluding this cover sheet)	<b>7</b>
Document Assembled	<b>07/04/2021 15:28</b>

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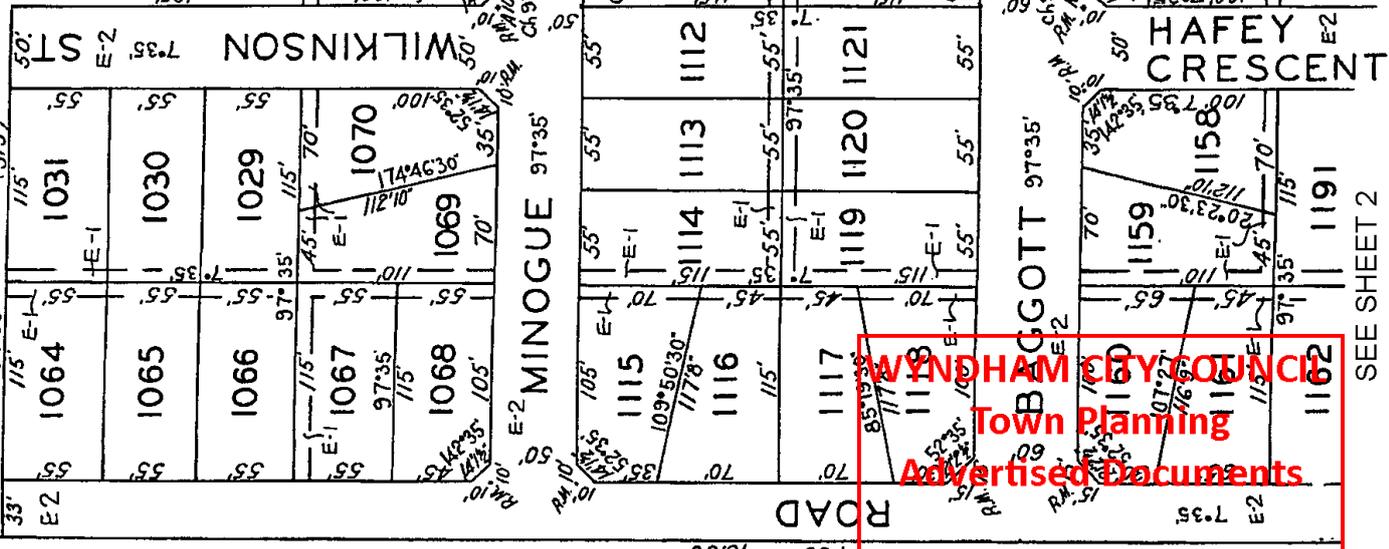
**WYNDHAM CITY COUNCIL**  
**Town Planning**  
**Advertised Documents**

**Plan: 3 of 15**

**COLOUR CONVERSION**  
LP88364  
EDITION 4  
APPROVED 16/7/20

**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 N6'S. D880412, D916076, D935882, E169361, E179383 & E438969 AS TO THE LAND MARKED E-6 THE DRAINAGE AND SEWERAGE EASEMENT RESERVED BY TRANSFER D935880

FOR APPURTENANT EASEMENTS SEE CT 6833/464

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14/07/2021  
**APURTENANT EASEMENTS**  
AS TO LOT 1114 TOGETHER WITH THE RIGHT TO USE THE LAND MARKED E-4 FOR DRAINAGE AND SEWERAGE RESERVE BY TRANSFER D847057  
AS TO LOTS 1230, 1232, 223, 1233 & 1234 RESPECTIVELY TOGETHER WITH THE RIGHT TO USE THE LAND MARKED E-5 FOR DRAINAGE AND SEWERAGE RESERVE BY TRANSFER D880412, D916076, D935882, E179383 & E438969  
AS TO THE LAND MARKED E-6 THE DRAINAGE AND SEWERAGE EASEMENT RESERVED BY TRANSFER D935880

SEE SHEET 3  
6 SHEETS  
SHEET 1

WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents  
Plan: 4 of 15  
SEE SHEET 2

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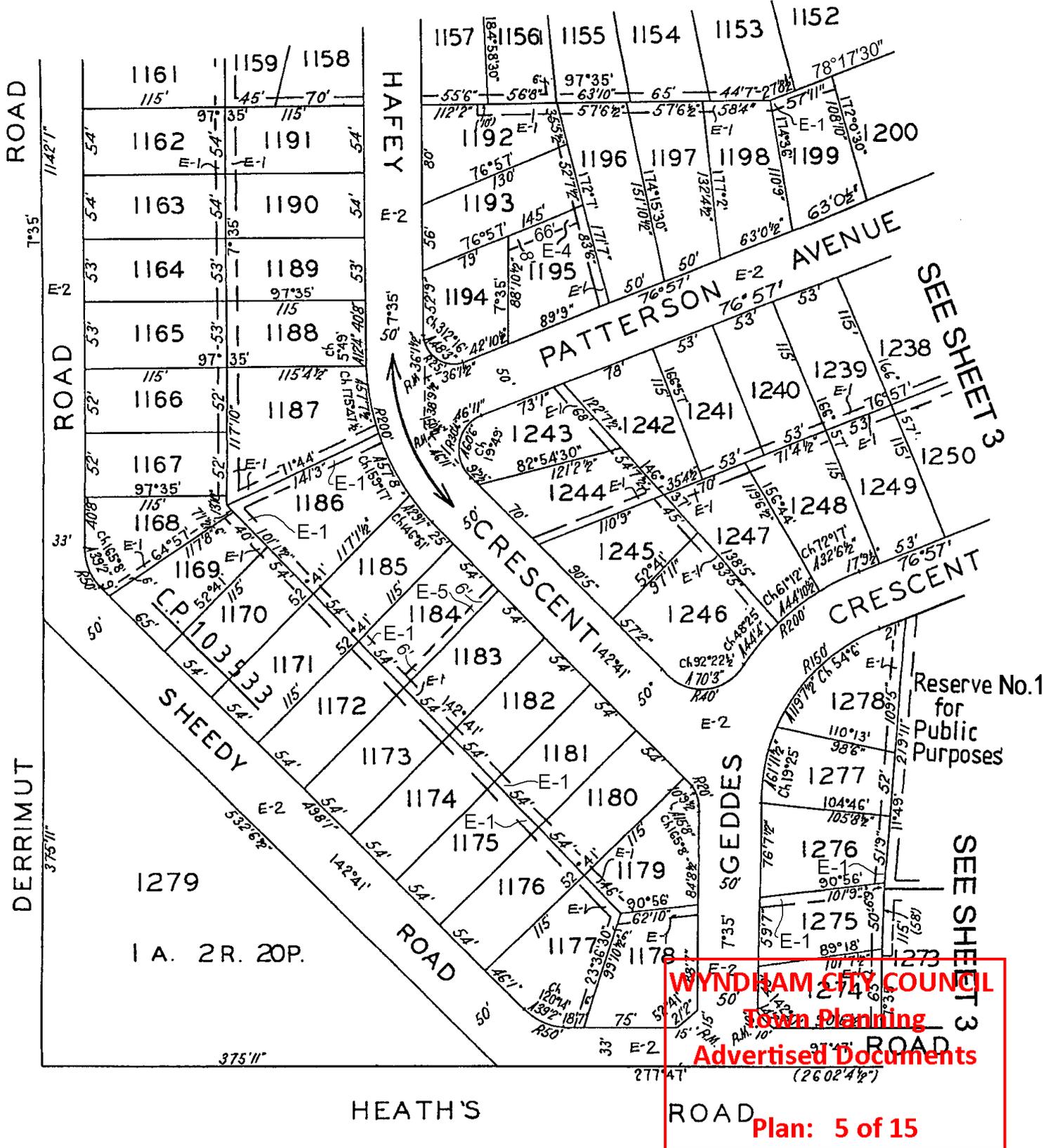
LP88304  
6 SHEETS  
SHEET 2

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SEE SHEET 1



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Town Planning  
Advertised Documents  
Plan: 5 of 15

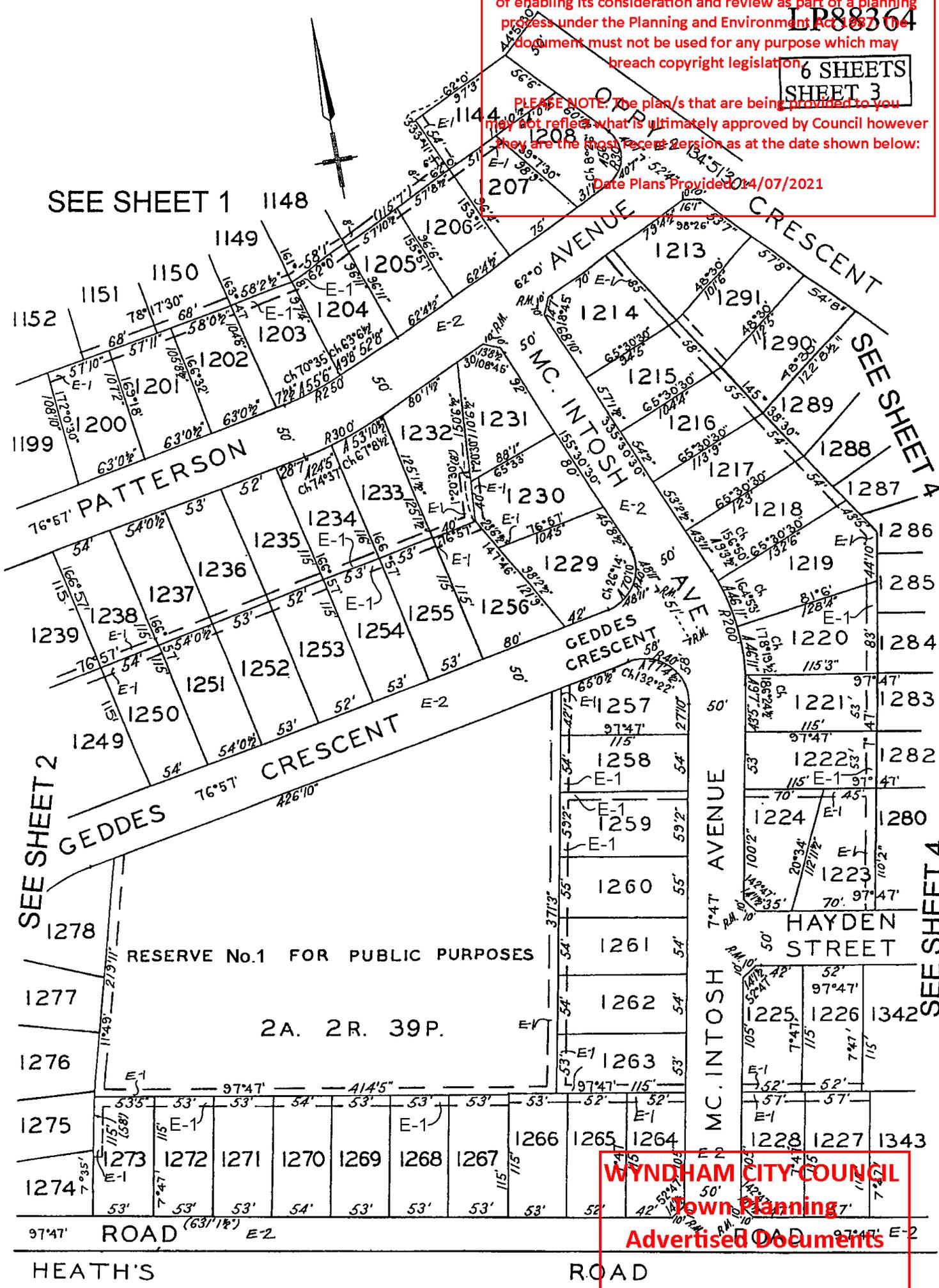
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LP88364

6 SHEETS  
SHEET 3

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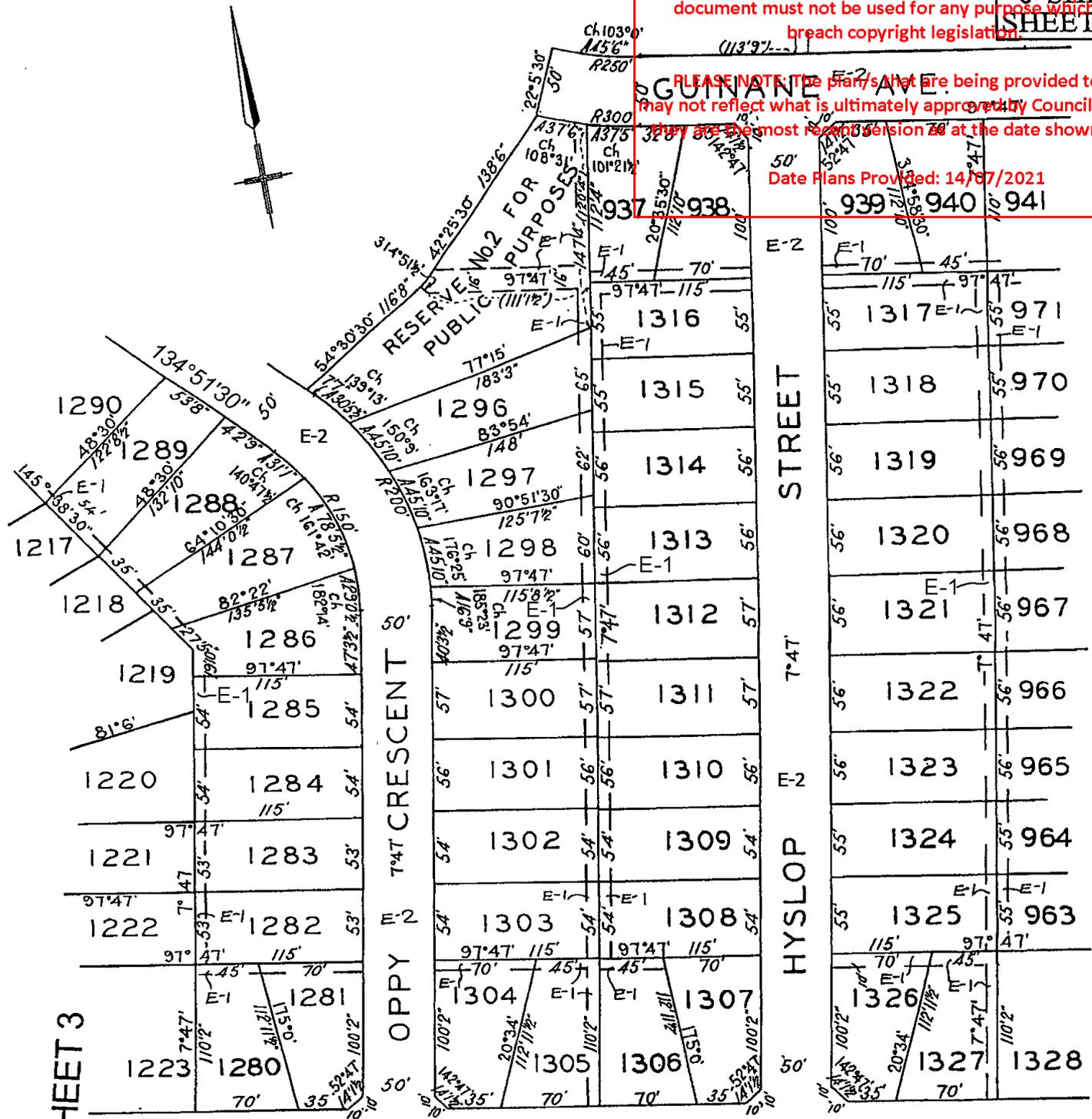
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LP88364  
SEE SHEET 5  
6 SHEETS  
SHEET 4

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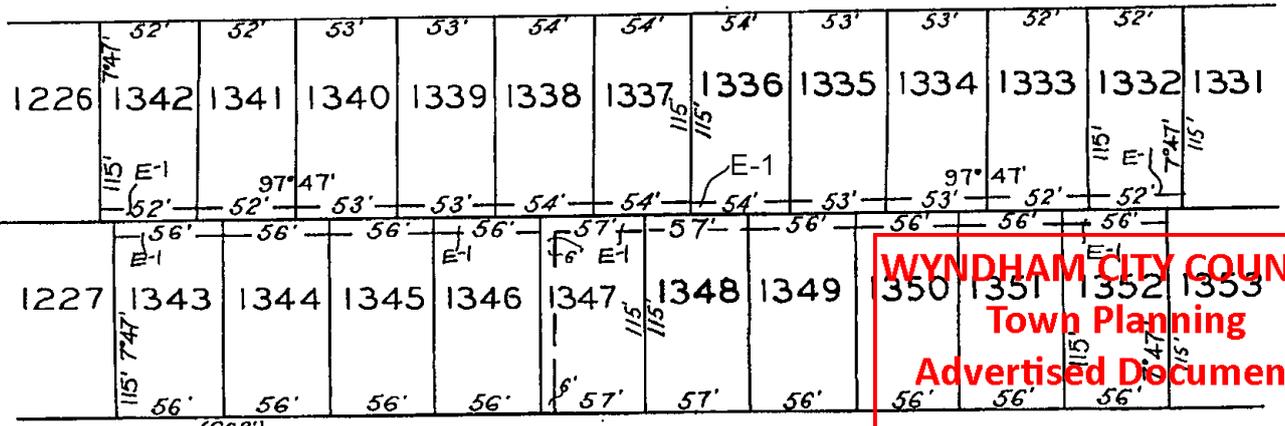
Date Plans Provided: 14/07/2021



SEE SHEET 3

SEE SHEET 6

HAYDEN E-2 97°47' STREET

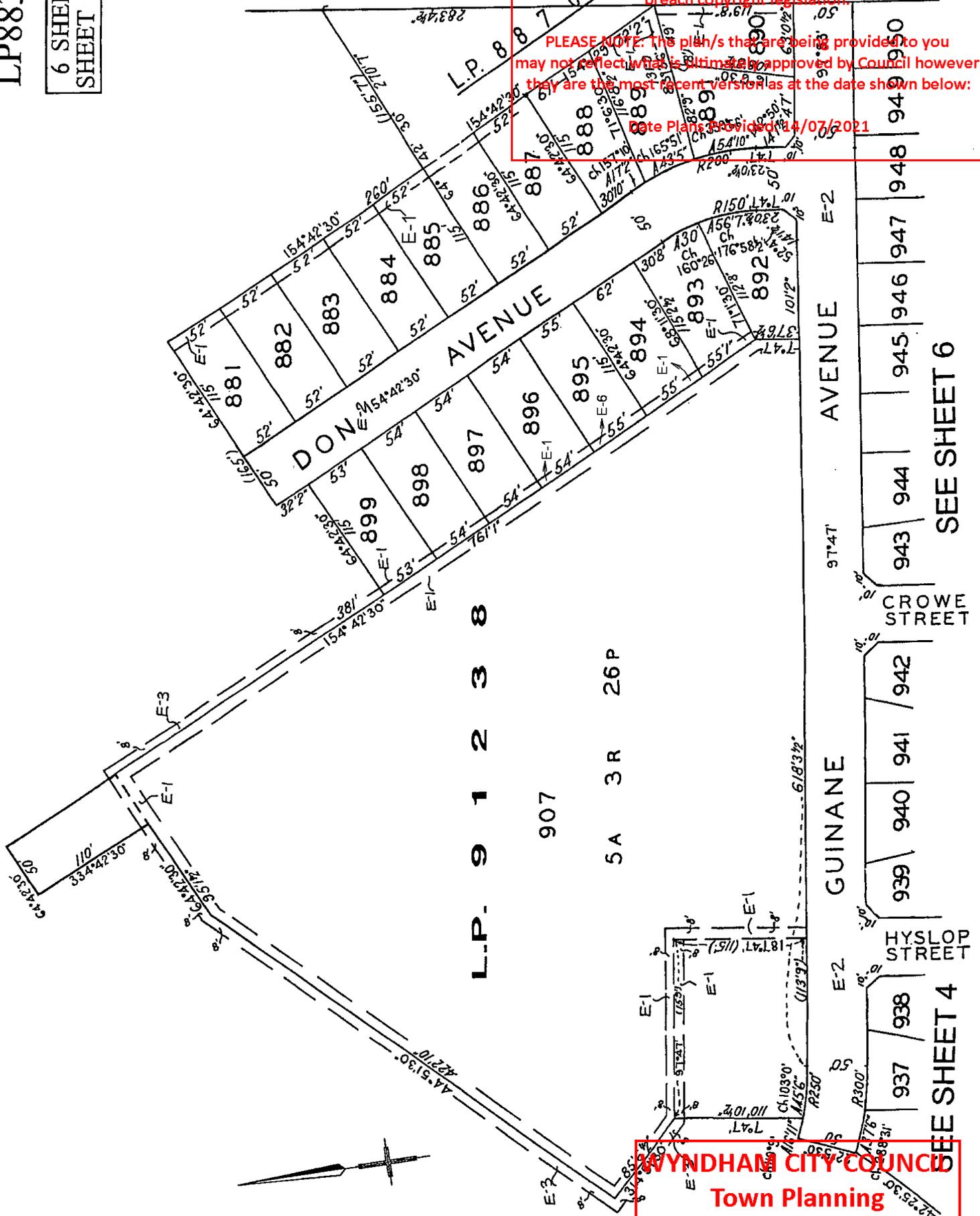


HEATH'S ROAD E-2

WYNDHAM CITY COUNCIL  
Town Planning  
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Plan: 7 of 15

LP88364

6 SHEETS  
SHEET 5



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L.P. 9 1 2 3 8

907

5 A 3 R 26 P

SEE SHEET 6

SEE SHEET 4

WYNDHAM CITY COUNCIL  
Town Planning  
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Plan: 8 of 15

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**LP88364**  
**6 SHEETS**  
**SHEET 6**

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SEE SHEET 5

GUINANE

AVENUE

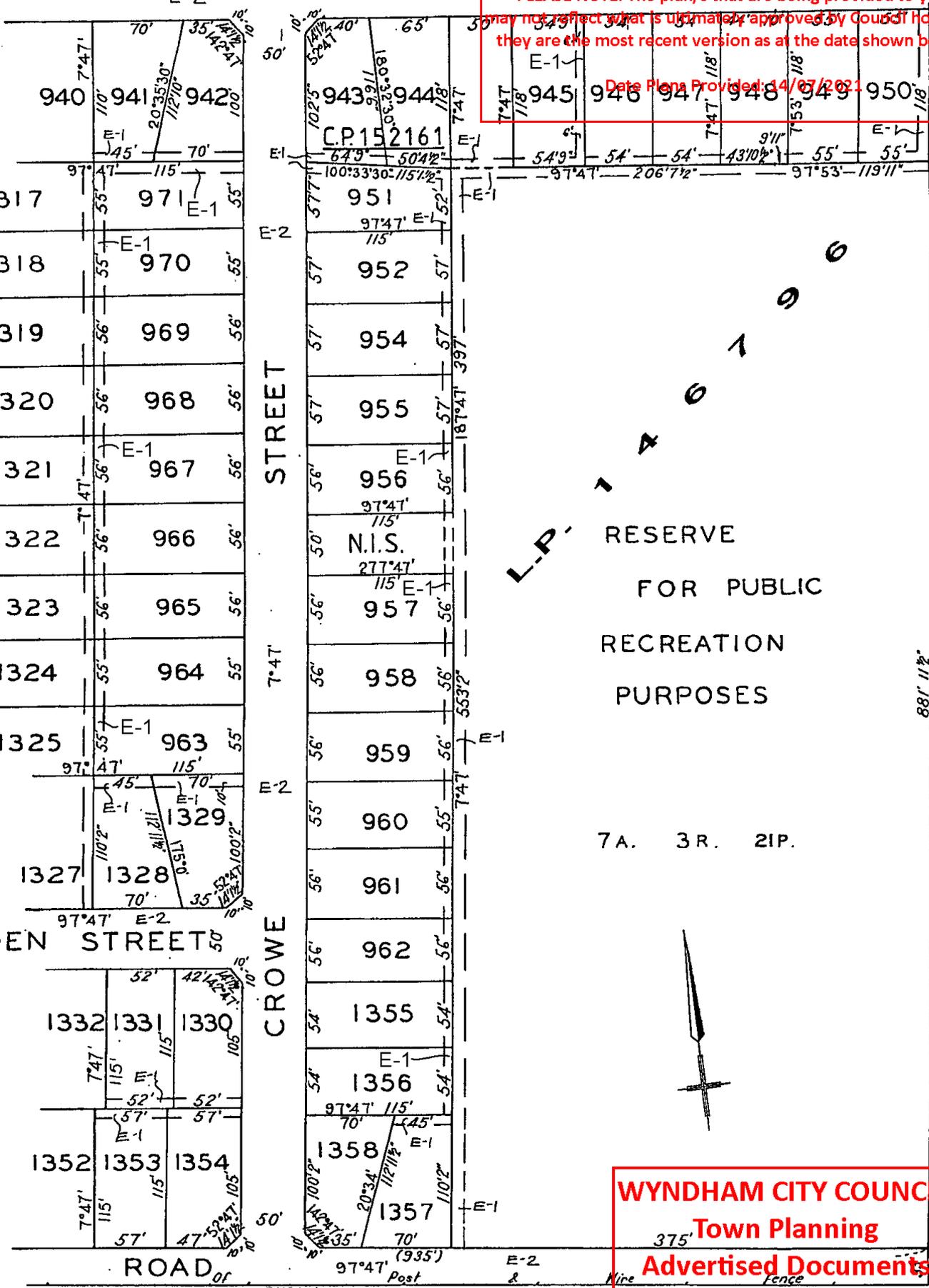
STREET

CROWE

SEE SHEET 4

HAYDEN

HEATH'S



# PLAN NUMBER

## PS 88364

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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
LOT 895	E-6	RESERVATION OF EASEMENT	TR. D935680			4	AD

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Plan: 10 of 15



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Document Type	<b>Instrument</b>
Document Identification	<b>D847056</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>07/04/2021 15:28</b>

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**Plan: 11 of 15**

\$10.  
\$40  
\*10.00 F.R.T.  
\$40

D847056



D847056-1-7

D847056

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RECEIVED

Date Plans Provided: 14/03/2021

N.F. WILCKENS & ROCHE

SOLICITORS

VICTORIA

TRANSFER OF LAND

~~Report chg to Cursons Co~~  
6/1/88 8867/376 to name to J.P. Metcalfe  
6/1/88 8867/377 to name to J.P. Metcalfe  
6/1/88 8867/1356 to name to Wilckens & Roche

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

REGISTERED

OK 3/11

OK 7/11

OK 8/4/11

OK

WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents  
Plan: 12 of 15

VICTORIA - STAMP DUTY

OCT-2-70 410404

RECEIVED with consent of Solicitors for

LEE 1015 \*\*\*\*\* 40-00

M

No Cert

8867-356

RESVN (COUN)

9/11/11  
Ed. J. G. 17/6/11

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AMENDED with consent of Solicitors for *with consent of*  
*for 14/7/21*

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 they will not erect construct or build or cause to be erected constructed or built on the said land transferred or any

WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents  
Plan: 13 of 15

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

DATED the 10<sup>th</sup> day of August 1970.

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:



*J.B. Powell* DIRECTOR  
*J.B. Powell* 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:



*J.B. Powell* DIRECTOR  
*J.B. Powell* SECRETARY

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

*Lloyd W. Ashley*

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

*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

WYNDHAM CITY COUNCIL  
Town Planning  
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D847056

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*Dugald ...*  
Solicitors for the Transferors

TO THE REGISTRAR OF TITLES?  
 on completion hand Title to issue to lodging party and hand Parent Certificate of Title to J.P. Metcalfe, Division of Stevens.

**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

131 MAY 1971

OUR REF.

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.



**WYNDHAM CITY COUNCIL**  
**Town Planning**  
**Advertised Documents**  
  
**Plan: 15 of 15**