

Substitute Dealing

Time.....1pm

Date.....20/12

CSB2.....

CAVEAT

Prohibiting Recording of a Deal
or Granting of a Possessory Ap
New South Wales

Section 74F Real Property Act 1900



AP719394P

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Revenue NSW use only

RELODGED

(A) TORRENS TITLE

Folio Identifier: 4/16529

20 DEC 2019

(B) REGISTERED DEALING

Number

Torrens Title

TIME: 1.51

(C) LODGED BY

Document
Collection
Box 124E

Name, Address or DX, Telephone, and Customer Account Number if any
GlobalX Legal Solutions Pty Ltd
Level 3, 175 Castlereagh
SYDNEY 2000
Ph: 02 9230 6900

CODE

X

Reference:

~~ETRA~~ FTRA - 2645490

(D) REGISTERED PROPRIETOR

Kevin Khoi Anh TRAN
1277 Canterbury Road, Punchbowl NSW

Postcode: 2196

(E) CAVEATOR

Insert the full name and residential address (residential if individual/registered office if body corporate)
Thi Hien TRAN
1277 Canterbury Road, Punchbowl NSW

Postcode: 2196

(F) NAME AND ADDRESS IN AUSTRALIA FOR SERVICE OF NOTICES ON THE CAVEATOR

IMPORTANT NOTE: The address *must* be a street address. If desired, a Document Exchange box in NSW may be provided *in addition*. If the caveator's name or address for service of notices changes, notification *must* be lodged on form 08CX.

Name: Thi Hien TRAN
Street Address: 1277 Canterbury Road, Punchbowl NSW

Postcode: 2196

Document Exchange Box in NSW (additional):

(G) ACTION PROHIBITED

1,2,4

(H) The caveator claims to be entitled to the estate or interest in the above land specified in Schedule 1 by virtue of the facts set out in that schedule and prohibits the Registrar General from taking, with respect to the above land, the action specified above unless the caveator has consented in writing or this caveat has lapsed or been withdrawn.

(I) SCHEDULE 1 Estate or interest claimed

Particulars of the estate or interest		
EQUITABLE INTEREST		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
By virtue of the facts stated below		
THE REGISTERED PROPRIETOR CONSENTS THAT THE CAVEATOR HAS AN INTEREST ON THE LAND FOR DIRECT FINANCIAL CONTRIBUTION TO ACQUISITION, CONSERVATION AND IMPROVEMENT OF THE PRPERTY.		

(J) SCHEDULE 2 Action prohibited by this caveat

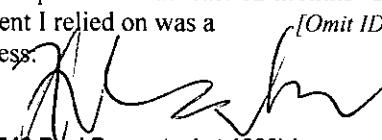
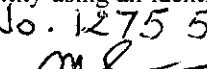
1. The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
2. The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
3. The registration of delimitation plan¹ No.
4. The granting of any possessory application² with respect to the land in the Torrens Title referred to above.
5. The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
6. The granting of an application to extinguish the NOT APPLICABLE created by Dealing No.
7. The recording in the Register of a writ affecting the estate or interest claimed by the caveator and set out in Schedule 1.

(K) STATUTORY DECLARATION ³

I Thi Hien TRAN of 1277 Canterbury Road, Punchbowl NSW 2196 , solemnly and sincerely declare that –

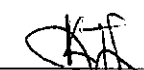
1. To the best of my knowledge, information and belief
 - (a) the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
 - (b) the address specified at (D) as the address of the registered proprietor is the correct address.
 2. This caveat does not require the leave of the Supreme Court or the endorsed consent of the registered proprietor;
- I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at Banstown in the State of New South Wales on 2nd December 2019
in the presence of Tam Thanh Thi Nguyen of 8/2-4 Fetherstone Street, Bankstown NSW 2200
☒ Justice of the Peace (J.P. Number 202694) ☐ Practising Solicitor
☐ Other qualified witness [specify]
Justice of the Peace
Reg. No. 202694

- ** who certifies that the following matters concerning the making of this statutory declaration by the person who made it:
1. I saw the face of the person OR ~~I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and~~
 2. ~~I have known the person for at least 12 months~~ OR I have confirmed the person's identity using an identification document and the document I relied on was a [Omit ID No.] Driver licence No. 1275 5346
- Signature of witness:  Signature of declarant: 

(L) CONSENT (section 740 Real Property Act 1900) ⁴

I, the registered proprietor named at (D)/possessory applicant, for the purposes of section 740 only, consent to this caveat.

Signature of registered proprietor/possessory applicant: 

1. A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
2. An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
3. As the services of a qualified witness cannot be provided at lodgement, the declaration should be signed and witnessed prior to lodgment. ** If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.
4. Only one capacity can be selected, either registered proprietor or possessory applicant, cross out whichever does not apply.