

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

Page 1 of 1

VOLUME 09116 FOLIO 532

Security no : 124130560133Q
Produced 08/12/2025 12:11 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 110417.

PARENT TITLES :

Volume 08953 Folio 891 Volume 09085 Folio 142

Created by instrument LP110417 25/11/1975

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
AR897324W 04/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX148324A 14/08/2023

BENDIGO AND ADELAIDE BANK LTD

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 LP110417 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 107-113 HIGH STREET BELMONT VIC 3216

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 14/08/2023

DOCUMENT END



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Document Assembled	08/12/2025 12:11

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 08/12/2025 12:11:48 PM

Status	Registered	Dealing Number	AR897324W
Date and Time Lodged	04/02/2019 03:22:06 PM		

Lodger Details

Lodger Code	19231X
Name	THE LANTERN LEGAL GROUP PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

6442/258
7237/299
9116/532
9116/533
9235/890
11323/640

Transferor(s)

Name	MAJENDA PTY LTD
ACN	004938274

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 7120000

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	107 HIGH STREET PTY LTD
ACN	630339203



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	1
Street Number	85
Street Name	UNION
Street Type	STREET
Locality	ARMADALE
State	VIC
Postcode	3143

Duty Transaction ID

4505931

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	MAJENDA PTY LTD
Signer Name	BENJAMIN WILLIAM PUNIVALU
Signer Organisation	WHYTE, JUST & MOORE LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	04 FEBRUARY 2019

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	107 HIGH STREET PTY LTD
Signer Name	MARK FAGENBLAT
Signer Organisation	MARK FAGENBLAT SOLICITOR
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	04 FEBRUARY 2019

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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Status	Registered	Dealing Number	AX148324A
Date and Time Lodged	14/08/2023 01:06:10 PM		

Lodger Details

Lodger Code	18057S
Name	BENDIGO BANK
Address	
Lodger Box	
Phone	
Email	
Reference	37496957/BM01 107 Hi

MORTGAGE

Jurisdiction	VICTORIA
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Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

6442/258
9116/532
9116/533
9235/890
11323/640
12102/952

Mortgagor

Name	107 HIGH STREET PTY LTD
ACN	630339203

Mortgagee

Name	BENDIGO AND ADELAIDE BANK LIMITED
ACN	068049178
Australian Credit Licence	237879
Address	



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Street Number 12
Street Name BATH
Street Type LANE
Locality BENDIGO
State VIC
Postcode 3550

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA5960
(b) Additional terms and conditions
Nil further covenants

Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

Executed on behalf of	BENDIGO AND ADELAIDE BANK LIMITED
Signer Name	MELANIE TAYLOR
Signer Organisation	BENDIGO BANK
Signer Role	AUTHORISED SIGNATORY
Execution Date	14 AUGUST 2023

File Notes:

NIL

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Statement End.

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

Page 1 of 1

VOLUME 06442 FOLIO 258

Security no : 124130560132R
Produced 08/12/2025 12:11 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 014655.
PARENT TITLE Volume 02131 Folio 159
Created by instrument 1801053 15/01/1941

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
AR897324W 04/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX148324A 14/08/2023
BENDIGO AND ADELAIDE BANK LTD

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 LP014655 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 107-113 HIGH STREET BELMONT VIC 3216

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 14/08/2023

DOCUMENT END



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LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No:	A.R.T.	NEW EDN.
PARTS LOTS 5-7	EASEMENT REMOVED	APPN 1538 S 73	AD	1

COLOUR CODE

BL=BLUE G=GREEN
 R1=BROWN P=PURPLE
 Y=YELLOW R=RED
 H=HATCH CH=CROSS HATCH

APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

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



PLAN OF SUBDIVISION OF

PART OF CROWN ALLOTMENTS 2 & 3 SECTION 24
 AT BELMONT
PARISH OF BARRARBOOL
 COUNTY OF GRANT

Measurements are in Feet & Inches

Conversion Factor
 FEET X 0.3048 = METRES

WYUNA ESTATE

VOL. 2131 FOL. 094-5
 VOL. 2131 FOL. 159