

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

Page 1 of 1

VOLUME 12102 FOLIO 952

Security no : 124130560197V
Produced 08/12/2025 12:12 PM

LAND DESCRIPTION

Lot 1 on Title Plan 967952J.
PARENT TITLE Volume 07237 Folio 299
Created by Application No. 142835A 05/04/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
Application No. 142835A 05/04/2019

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP967952J 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)

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END



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Document Type	Plan
Document Identification	TP967952J
Number of Pages (excluding this cover sheet)	1
Document Assembled	08/12/2025 12:12

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TITLE PLAN	EDITION 1	TP967952J
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LOCATION OF LAND
 PARISH: BARRARBOOL
 TOWNSHIP: -
 SECTION: 24
 CROWN ALLOTMENT: 2 (PT)

LAST PLAN REFERENCE: LP18347 (LOT 5)
 DERIVED FROM: VOL. 7237 FOL. 299
 DEPTH LIMITATION: NIL

NOTATIONS

EASEMENT INFORMATION

E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT

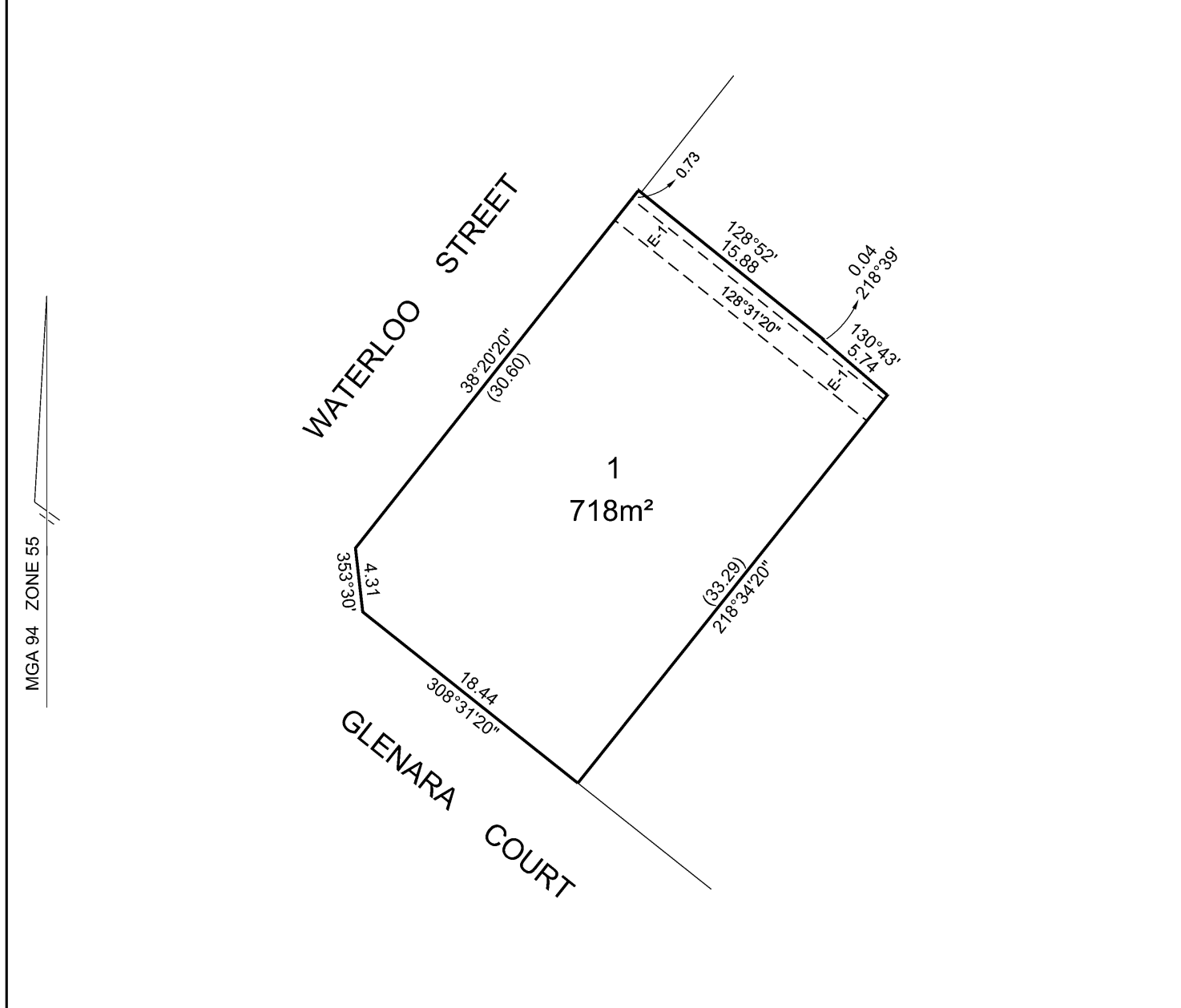
THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of
E-1	DRAINAGE	1.83	LP18347	LOTS ON LP18347

Checked by: DBR

Date: 29/07/2019

Assistant Registrar of Titles



MGA 94 ZONE 55



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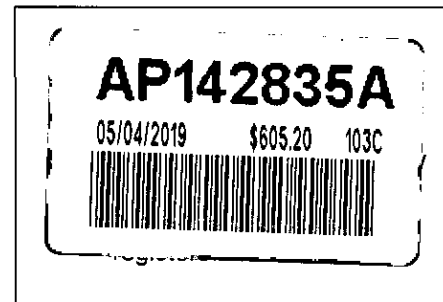
Document Type	Instrument
Document Identification	AP142835A
Number of Pages (excluding this cover sheet)	2
Document Assembled	08/12/2025 12:12

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Title boundary amendment
Section 103(2) Transfer of Land Act 1958



Lodged by

Name: MARK FAGENBLAT SOLICITOR
Phone: 0418 319 696
Address: 3/185 ORRONG ROAD ST KILDA EAST VIC 3183
Reference: MARK FAGENBLAT
Customer code: 7293R

The applicant applies to correct the land description to accord with the plan of survey specified.

Land: (volume and folio)

VOLUME 7237 FOLIO 299

Applicant: (full name and address, including postcode)

107 HIGH STREET PTY LTD LEVEL 1, 85 UNION STREET ARMADALE VIC 3143

Amendment: (give details of the nature of the proposed amendment e.g to accord with the land shown on plan of survey by X.Y. licensed surveyor, and date)

TO ACCORD WITH THE LAND SHOWN ON PLAN OF SURVEY BY DAVID REGINALD RENDLE
LICENSED SURVEYOR, DATED 1 OCTOBER 2018

SPEAR no.: (if applicable)

S128543C

Signing:

A large, stylized handwritten signature in black ink, appearing to read 'Mark Fagenblat', written over a horizontal line.

35271702A

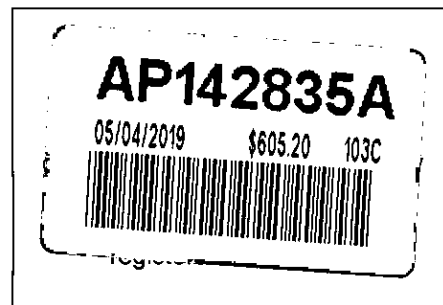
103(2)TLA

Page 1 of 2

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Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Title boundary amendment
Section 103(2) Transfer of Land Act 1958



Certifications

- 1.The Certifier has taken reasonable steps to verify the identity of the applicant.
- 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

Signature

A large, stylized handwritten signature in black ink, written over the signature line and extending into the execution date area.

Execution Date 29/03/2019

35271702A

103(2)TLA

Page 2 of 2

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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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 12:12:31 PM

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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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.

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

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

Statement End.

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

VOLUME 09116 FOLIO 533

Security no : 124130560200S
Produced 08/12/2025 12:12 PM

LAND DESCRIPTION

Lot 2 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)

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END



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Department of Environment, Land, Water & Planning

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Produced 08/12/2025 12:12:32 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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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.