

8th April 2013

Anecito Jr Mantilla and Charina Mantilla
17 Valley View Crescent,
Glendale, NSW 2285

Dear John & Charina,

**Re: Your Purchase from Krigus Pty Ltd ACN 120 974 192 as trustee for
Krigus Discretionary Trust**
**Property: Lot 6 Paddock Close, Elermore Vale in proposed subdivision of Lot 17
Plan DP 105516.**

Enclosed please find copy of letter today forwarded to your Solicitor, together with its
enclosures along with your receipt.

We congratulate you again on your purchase and look forward to receiving the balance of
your deposit of \$27,000 on or prior to exchange.

Feel free to contact me at any time on 0412 867 777.

Yours sincerely,



David Podmore
Real Estate Newcastle
Ph: 4016 6900
Mob: 0412 867 777
Email: david@ren.com.au
Web: www.ren.com.au

dp:jad

Encl. 4

8th April 2013

Clara Suasin Solicitors
Po Box 291
Rooty Hill NSW 2766
Facsimile No: 8832 0682

For the attention of Clara Suasin

Dear Clara,

Re: Mantilla Purchase from Krigus Pty Ltd ACN 120 974 192 as trustee for Krigus Discretionary Trust
Property: Lot 6 Paddock Close, Elermore Vale in proposed subdivision of Lot 17 Plan DP 105516.

We advise that we have reached an agreement for the sale of the above property at the agreed selling price of \$290,000 and you have been requested to act on behalf of the Purchaser. We are now holding in trust a part deposit of \$2000 in the above matter.

A copy of our letter to the vendor's solicitor is attached herewith for your reference.

Your purchaser clients, Anecito & Charina Mantilla can be contacted on John's mobile number 0439 383 622.

We look forward to receiving advice on exchange of contracts.

Please feel free to contact the writer at any time.

Yours sincerely



David Podmore
Real Estate Newcastle
Ph: 4016 6900
Mob: 0412 867 777
Email: david@ren.com.au
Web: www.ren.com.au

dp:jad

Encl. 2
Copy to: Anecito Jr Mantilla and Charina Mantilla

8th April 2013

Evans & Wislang Solicitors

PO Box 93
Kotara NSW 2289
Facsimile: 4952 5399
E: toni@evansandwislang.com.au

For the attention of Ms Toni Wislang

Dear Toni,

Re: *Krigus Pty Ltd ACN 120 974 192 as trustee for Krigus Discretionary Trust proposed sale to Mantilla*

Property: *Lot 6 Paddock Close, Elermore Vale in proposed subdivision of Lot 17 Plan DP 105516.*

We advise that we have today reached an agreement for the sale of the above property and are holding in trust \$2000 being part deposit in the above. Sale details for the preparation of the Contracts are as follows:

VENDORS AGENT: Real Estate Newcastle
166 Hannell Street, WICKHAM 2293

PURCHASER: Anecito Jr Mantilla and Charina Mantilla
17 Valley View Crescent
Glendale NSW 2285

PURCHASERS SOLICITORS: Clara Suasin Solicitors
Att: Clara Suasin
Po Box 291
Rooty Hill NSW 2276
Ph: 9832 2948
Fax: 8832 0628

PURCHASE PRICE: \$290,000 including GST

CONTRACT DEPOSIT: 10% deposit payable on or prior to exchange

INCLUSIONS: As per contract.

SPECIAL CONDITIONS: Cash on Completion

(2)

Please note the terms of this agreement to do with finance, deposit, cooling off and settlement date have been negotiated by the Vendor's agent. Any proposed changes should include discussions with the Vendor's agent.

Would you kindly arrange for the preparation and the exchange of formal Contracts for Sale. We look forward to receiving your early advice confirming exchange and remain

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Podmore'.

David Podmore
Real Estate Newcastle
Ph: 4016 6900
Mob: 0412 867 777
Email: david@ren.com.au
Web: www.ren.com.au

dp:jad

Copy to: Clara Suasin Solicitors
Copy to: Krigus Pty Ltd ACN 120 974 192 as trustee for Krigus Discretionary Trust