

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2659 683

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 396 ON DEPOSITED PLAN 55241

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

SANDESH DHAKAL  
BEVERLEY DHAKAL  
BOTH OF 5 KEMPEANA WAY BALDIVIS WA 6171  
AS JOINT TENANTS

(T O775403 ) REGISTERED 21/6/2021

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 55241 AND INSTRUMENT K203904
2. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 55241 AND INSTRUMENT K203904
3. O775404 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 21/6/2021.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP55241  
PREVIOUS TITLE: 58-104A  
PROPERTY STREET ADDRESS: 5 KEMPEANA WAY, BALDIVIS.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ROCKINGHAM