



ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: TM YOUNAN PTY LTD

ACN: 616 838 067

Date/Time: 10 December 2017 AEST 09:24:28 PM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: TM YOUNAN PTY LTD	2E7469863
ACN: 616 838 067	
ABN: 35616838067	
Registered in: New South Wales	
Registration date: 16/01/2017	
Next review date: 16/01/2018	
Name start date: 16/01/2017	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: AROUND THE CLOCK BOOKKEEPING, 6 Portrush Crescent, LUDDENHAM NSW 2745	2E7469863
Start date: 16/01/2017	
Principal Place Of Business address: 19 Sandpiper Place, KENTHURST NSW 2156	2E7469863
Start date: 16/01/2017	

Officeholders and Other Roles	Document Number
Director	
Name: TONY YOUNAN	2E7469863
Address: 19 Sandpiper Place, KENTHURST NSW 2156	
Born: 15/05/1970, SYDNEY, NSW	
Appointment date: 16/01/2017	

Share Information					
Share Structure					
Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORD SHARES	100	100.00	0.00	2E7469863

Members

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: TONY YOUNAN

10 December 2017 AEST 09:24:28 PM

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Address: 19 Sandpiper Place, KENTHURST NSW 2156

Class	Number held	Beneficially held	Paid	Document number
ORD	100	yes	FULLY	2E7469863

Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

Date received	Form type	Date processed	Number of pages	Effective date	Document number
16/01/2017	201C Application For Registration As A Proprietary Company	16/01/2017	3	16/01/2017	2E7469863

End of Extract of 2 Pages

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: SARO DEVELOPMENTS PTY LTD ACN 142 807 903

Company details

Date company registered 26-03-2010
 Company next review date 26-03-2018
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

MAWAD & YOUNAN, SUITE 501 LEVEL 5 , 55 PHILLIP STREET , PARRAMATTA NSW 2150

Principal place of business

1 BURNSIDE STREET , NORTH PARRAMATTA NSW 2151

Officeholders

SAROUFIN, SID

Born 06-04-1973 at PARRAMATTA NSW

1 BURNSIDE STREET , NORTH PARRAMATTA NSW 2151

Office(s) held: Director, appointed 26-03-2010
 Secretary, appointed 26-03-2010

SAROUFIM, PETER

Born 06-12-1977 at SYDNEY NSW

27 NYDEGGAR AVENUE , GLENWOOD NSW 2768

Office(s) held: Director, appointed 03-05-2017

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY SHARES	100	100.00	0.00

Members

SAROUFIM , PETER

27 NYDEGGAR AVENUE , GLENWOOD NSW 2768

Share class	Total number held	Fully paid	Beneficially held
ORD	50	Yes	Yes

SAROUFIN , SID

1 BURNSIDE STREET , NORTH PARRAMATTA NSW 2151



Burston, Cole & Associates Pty Ltd
SOLICITORS & CONVEYANCERS

ACN: 126 187 095
ABN: 53 126 187 095



352 High Street,
(Cnr. Castlereagh Street)
PENRITH, NSW 2750

PO Box 42, Penrith, NSW 2751
DX 8003 Penrith

Ph: (02) 4732 2944
General Fax: (02) 4721 5980
Conveyancing Fax: (02) 4721 7862
Email: administration@bcmsol.com.au

Our Ref: ML:150462

15 November 2017

Taylor Associates
2/80 Mann Street
GOSFORD NSW 2250
VIA FACSIMILE: 4323 2069

Dear Sirs

**Re: SHRESTHA & ZHOU SALE TO TM YOUNAN PTY LTD
PROPERTY: 34 HOPE STREET, PENRITH**

We refer to the above matter and to previous correspondence.

The vendors have instructed that they have found a replacement property to move into. They are desirous of putting a tenant into the property until settlement occurs.

The vendors have asked if the purchaser could advise if it is his intention to commence demolition works immediately following settlement or if he would be agreeable to keeping the new tenant on past settlement.

We await your advices.

Yours faithfully,
BURSTON COLE & ASSOCIATES PTY LIMITED

Per: 

MARY LEIS

conveyancing@bcmsol.com.au

M:\Docs\150462\075512.doc

David Howard Burston -Director
B. Comm, LL.B. M. of Tax

Mary J. Leis J.P.
Licensed Conveyancer

Stewart Ross Cole
B.A. LL.B.
Accredited Specialist Criminal Law

Anthony Steel -Family Law
B.A. B. Bus LL.B.

Liability limited by a scheme approved under Professional Standards Legislation

Contract for the sale of land - 2005 edition

TERM	MEANING OF TERM	
Vendor's agent	PROPERTY CENTRAL - PENRITH 352 High Street PENRITH NSW 2750	Phone 47 28 4000 Fax 47 22 5226 Ref
Co-agent	Not Applicable	
Vendor	BARRY THOMAS COOK and MARGARET ANN COOK 36 Hope Street, PENRITH NSW 2750	
Vendor's Solicitor	BURSTON COLE & ASSOCIATES PTY LIMITED 352 High Street, Penrith 2750 PO Box 42, Penrith 2751 DX 8003 Penrith	Phone 02 4732 2944 Fax 02 4721 5980 Ref ML:150461
Completion date	9 months from the date hereof (clause 15)	
Land (Address, plan details and title reference)	36 HOPE STREET, PENRITH Registered Plan: Lot 39 in Deposited Plan 31239 Folio Identifier 39/31239	Office of State Revenue (NSW) Client No: 3168099 Date: 30/06/2017 Post code: 2750
Improvements	<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> none <input type="checkbox"/> other:	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input type="checkbox"/> Other documents:	

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions	<input checked="" type="checkbox"/> blinds	<input checked="" type="checkbox"/> curtains	<input type="checkbox"/> insect screens	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input type="checkbox"/> pool equipment
	<input checked="" type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood	<input checked="" type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> other: r/c ducted air conditioner			

Exclusions

Purchaser ①
TM YOUNAN PTY LIMITED ACN 616 838 067 ATF TM YOUNAN FAMILY TRUST
28 Strathfillan Way, Kellyville

Purchaser's
 Solicitor
 Conveyancer

TAYLOR ASSOCIATES
2/80 Mann Street, GOSFORD NSW 2250
taylors@taylorassociates.com.au

Phone 43 23 2411
Fax 43 23 2069
Ref

Price	\$ 950,000.00	
Deposit	\$ 95,000.00	(10% of the price, unless otherwise stated)
Balance	\$ 855,000.00	
Contract date	9 June 2017	(if not stated, the date this contract was made)

<p>Vendor <i>Alb Cook</i> <i>Margaret Cook</i></p>	<p>GST AMOUNT (optional) The price includes GST of: \$</p>	<p>Witness <i>As</i></p>
<p>Purchaser <input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares</p>		<p>Witness</p>

Tax information (the parties promise this is correct as far as each party is aware)

Land tax is adjustable	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> yes
GST: Taxable supply	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> yes in full <input type="checkbox"/> yes to an extent
Margin scheme will be used in making the taxable supply	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number