

3 February 2025

Sudesh Kumar Krishnamoorthy
203/86 Northbourne Avenue
Braddon ACT 2612

Dear Sudesh,

**Sudesh Kumar Krishnamoorthy purchase from Subhasish Sachi Dulal Mukhopadhyay & Moumita Subhasish Mukhopadhyay
Property: 39 Mabo Boulevard, Bonner ACT 2914**

We refer to the above matter and confirm exchange of Contracts occurred on 31 January 2025 and settlement is due to take place on or before 17 March 2025. Please find **enclosed** copy of the exchanged Contract for Sale for your records.

Pre-settlement Inspection

You are entitled to a pre-settlement inspection of the Property prior to settlement. Please arrange for the inspection as close to the date for settlement as possible and advise us of the outcome of your inspection.

Insurance

As risk passes on exchange in relation to the property, please ensure you have taken out insurance for the property in your name with your incoming mortgagee noted as an interested party.

Settlement Funds

We will be in touch with you closer to settlement regarding the amount due at settlement. We will liaise with your mortgagee to facilitate the advancement of funds for settlement. If you are providing additional funds for the purchase these can be advanced through your mortgagee. Please ensure you have sufficient funds in the nominated account to cover the shortfall requirement at settlement.

Stamp Duty

As advised by you, you are eligible for stamp duty concession and as such, the stamp duty due on your purchase is \$26,600.00. We will receive the notice of assessment shortly after settlement and we will forward this on to you to attend to payment.

Yours faithfully,
Elevated Legal Advisory

A handwritten signature in grey ink, appearing to read 'Stefan Shi', with a stylized, flowing script.

Stefan Shi
Lawyer
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