

**Baytulmaal Finances Limited ABN 16122787311 AFSL/ACL 355094**

**Baytulmaal Property Trust ARSN 674 597 445**

**Bai' Muajjal/Istisna Contract Arrangements**

## **Client Application Form - Company/Trust/SMSF**

### **Shariah Fatwa:**

Bismillahirrahmanirraheem, In the name of Allah, the most merciful, the Shariah Advisors to the Baytulmaal Property Trust ARSN 674 597 445 (Fund) welcome Australian Muslims to fill this form to as applicable acquire an existing property or obtain financial assistance for construction and refurbishment of property from the Shariah compliant investment fund known as the Baytulmaal Property Trust. The acquisition of an existing property is based upon Bai' Muajjal and the construction or refurbishment of property is based upon Istisna, both products offered by the Baytulmaal Property Trust are compliant with the principles of Islamic finance and investment.

Shariah Advisor 1

Prof. Dr Radwan Elatrash

Shariah Advisor 2

Dr Yasin Abdelrahman Abboud

### **Important Note:**

This Client Application Form is designed to allow prospective buyers/clients of property under the Baytulmaal Property Trust ARSN 674 597 445 (Fund) to acquire a residential or commercial property acquired by the Fund or for the Fund to provide for financial assistance for property construction and refurbishment. By filling this form, in acquiring a property in the Fund, the prospective buyer/client is aware that completion of this form does not bind either the Fund or the prospect or otherwise give the prospect any right or guarantee of being able to acquire any property offered by the Fund or provide financial assistance for property construction and refurbishment. This form when completed will allow Baytulmaal to record your application as an interested party to acquire a property acquired by the Fund or record your application to have the Fund assist with financial assistance for property construction and refurbishment.

Any final contract between the Fund and any client is subject to final due diligence of the credit standing of the purchaser/client, the entering into formal documentation and any other criteria established by Baytulmaal. Prospective purchasers/clients of property or those seeking assistance for property construction and refurbishment should note that priority will be given to investors in the Baytulmaal Property Trust. The final decision as to who is approved to acquire a property owned by the Fund or be provided financial assistance by the Fund for property construction and refurbishment is at the sole discretion of Baytulmaal Finances Limited as responsible entity of the Baytulmaal Property Trust. The form of contract between buyers/clients and the Fund is based on Bai' Muajjal contract of sale for acquisition of a property and on Istisna for financing of property construction and refurbishment.

<b>Section A: Investment Details - Baytulmaal Property Trust</b>	
Investor Name(s):	
Company/Trustee/SMSF?	
ACN/ABN:	
Registered Office:	
Principal Place of Business:	
Date of Investment:	
Investment Amount:	\$
Type of Shariah Contract (Bai'Majjal or Istisna)	

<b>Section B: Property Profile Information:</b>	
<b>B1. Bai'Majjal Shariah Contracts - Acquisition of Completed Shariah Compliant Property</b>	
When do you prefer to buy a house? (now, 1 month, etc):	
Preferred property type (house/unit/apartment/land only/ land & property):	
Number of bedrooms sought (3/4/other):	
Purpose of buying (owner occupier/investment):	
Preferred Australian city:	
Preferred suburb/metro area:	
Is being located near Islamic school/mosque important (yes/no?):	
Budgeted property purchase value:	
Initial Deposit monies ready to acquire the property (yes/no?):	
How much initial deposit available currently?	\$
What term of repayment of instalments are you seeking (5/10/15/20/25 years)?:	
Do you currently own a house (yes/no?):	
Any house preference details? Please list them below:	

**B2. Istisna Shariah Contracts - Construction and Refurbishment of Shariah Compliant Property**

When will you need construction and refurbishment financial assistance? If you have a building contract commencement date or other obligations, please detail.	1 July 2025
Is the type of financial assistance for construction or refurbishment for a new building or for an existing built property?	Construction of 6 new additional classes.
Do you have your own land or property for construction or refurbishment?	The Fund required is \$1.8 millions with term of payment 2 years, paid monthly@ \$100,000
If you do not own land, are you applying for construction or refurbishment on Fund land or property? If so, do you have a Fund land location or a Fund property in mind?	Fund required is expected to be staged payment @\$300,000 per month
Where is the land or property located where construction and refurbishment will take place or where you wish to construct?	No, land owned by IQRA College
Who owns the land or property where construction or refurbishment is proposed to be conducted?	
Is there a mortgage or other amounts owing on the land or property that you wish to have construction or refurbishment financial assistance? Please advise mortgagee(s), amounts etc.	
Have you entered into a contract for construction or refurbishment on an estate, subdivision, vacant land? Detail land cost, building cost, whether house and land package, land only contracts etc? When is settlement due?	Yes. Continual agreement with Sebah Home to undertake construction work
Do you have a contract with a builder for construction or refurbishment? You will be required to provide copies of all plans, building contracts, planning permits and other information as required by the Fund?	
If you have a building contract, how much is the contract for and do you need to pay a deposit and if so when?	
On top of the contract with the builder do you need to pay any other amount to others to start construction or refurbishment?	
Are there any other matters important to your consideration of construction and/or refurbishment?	
What term of repayment of instalments are you seeking (5/10/15/20/25 years) from the time that the construction or refurbishment has been completed? A term of less than 5 years is subject to Fund approval.	2 years (24 months)

Section C: General & Income Details: Company/Corporate Trustee								
Full Company Name:				Binaa Services Pty Ltd				
Country of Formation, Incorporation or Registration				Australia				
ARBN (if registered with ASIC)				ACN/ABN (if registered in Australia)		ABN: 94 640 934 185		
TFN or Exemption Code (Australian residents)				AFS Licence Number (if applicable)				
Name of Regulator (if licenced by an Australian Commonwealth, State or Territory statutory regulator)				ASIC				
Registered Business Address (if registered with ASIC as a foreign company include place of business in Australia or address of local agent)				40 Alfred Road				
Suburb	West Croydon	State	SA	Postcode	5008	Country	Australia	
Principal Place of Business (not a PO Box address)				Same as place				
Suburb		State		Postcode		Country		
If an Australian Company, registration status with ASIC.				Proprietary Company: Pty Ltd				
				Public Company				
If a Foreign Company, registration status with the relevant foreign				Proprietary Company				
				Public Company				
				Other – Please Specify				
Name of Relevant Foreign Registration Body				Foreign Company Identification Number				
TFN or Exemption Code (Australian residents)				AFS Licence Number (if applicable)				
Is the Company listed?				No				
				Yes	Name of Market/Stock Exchange			
Is the Company a majority-owned subsidiary of an Australian listed company?				No				
				Yes	Name of Australian listed Company			
					Name of Market/Stock Exchange			

**Section D: Directors of the Company/Corporate Trustee**

If the company is registered as a proprietary company by ASIC or a private company by a foreign registration body, please list the name of each director of the company.

Director 1 – Full Name	Abdullah Mohammad Tausif Kamal
Director 2 – Full Name	
Director 3 – Full Name	
Director 4 – Full Name	
Director 5 – Full Name	
Director 6 – Full Name	

**Section E: Beneficial Owners/Shareholders**

Shareholders/Corporate Trustees		% of equity share/ownership
Shareholder 1 - Full Name	Attaqwa Limited	100%
Shareholder 2 - Full Name		
Shareholder 3 - Full Name		
Shareholder 4 - Full Name		
Shareholder 5 - Full Name		
Shareholder 6 - Full Name		
Members of the SMSF		
Member 1 - Full Name		
Member 2 - Full Name		
Member 3 - Full Name		
Member 4 - Full Name		
Member 5 - Full Name		
Member 6 - Full Name		

## Section F: Identification Documents

To comply with Australia's Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) regime, we must collect and verify certain information from prospective investors and, where applicable, their beneficial owners and persons acting on their behalf. This may require us to obtain certified copies of relevant identification documents.

We set out below the documents that you are required to provide as part of this application.

Select one of the following options to verify a company:

<input type="checkbox"/>	Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or
<input type="checkbox"/>	Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body.

Select one of the following options to verify the Officeholders who have signed the Application Form and beneficial owners identified above.

<input type="checkbox"/>	Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or
<input type="checkbox"/>	Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body.

Select one of the following options to verify the Officeholders who have signed the Application Form and beneficial owners identified above.

<input type="checkbox"/>	Provide a certified copy of a current driver's licence that contains a photograph of the licence/permit holder; or
<input type="checkbox"/>	Provide a certified copy of a current passport, or a Commonwealth passport that has expired within the preceding two years, that contains a photograph and signature of the passport holder.

**Section G: Trust/Superannuation Fund**

Select one of the following options to verify a company:

<input type="checkbox"/>	Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or
<input type="checkbox"/>	Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body.

Select one of the following options to verify the Officeholders who have signed the Application Form and beneficial owners identified above.

<input type="checkbox"/>	Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or
<input type="checkbox"/>	Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body.

Select one of the following options to verify the Officeholders who have signed the Application Form and beneficial owners identified above.

<input type="checkbox"/>	Provide a certified copy of a current driver's licence that contains a photograph of the licence / permit holder; or
<input type="checkbox"/>	Provide a certified copy of a current passport, or a Commonwealth passport that has expired within the preceding two years, that contains a photograph and signature of the passport holder.

Full Name of Trust/Superannuation Fund			
Country of Establishment			
TFN or Exemption Code		Australian Business Number (if any)	

Type of trust

(Please tick ONE box from the list below to indicate the type of Trust and provide the required information)

<input type="checkbox"/>	<b>Type A:</b> Regulated Trust (e.g. self-managed superannuation fund, or registered managed investment scheme)		
Name of regulator (e.g. ASIC, APRA, ATO)		Registration number/Licensing details	
<input type="checkbox"/>	<b>Type B:</b> Government Superannuation Fund		
Name of the legislation establishing the fund			
<input type="checkbox"/>	<b>Type C:</b> Foreign Superannuation Fund		
Name of Regulator		Registration/Licensing	

		Details	
<b>Type D:</b> Other Type of Trust/Unregulated Trust			
Trust Description (e.g. family, unit, charitable)			

Section H: Asset and Liability/Income (Company/Trusts)	
Name of Company/Trust	
When was Company/Trust set up?	
Does Company/Trust engage in business (Yes/No)	
Describe the business or industry below:	
How long has business been going for?	
Has business ceased (Yes/No)	
Accounts Audited (Yes/No) – If yes – when was it audited	



## H1: Balance Sheet of Company/Trust/SMSF

<i>Date of Balance Sheet: _____</i>	<i>Amount</i>
<i>Assets</i>	\$
<i>Cash</i>	\$
<i>Debtors</i>	\$
<i>Property</i>	\$
<i>Other Assets</i>	\$
<i>Total Assets</i>	\$
<i>Liabilities</i>	
<i>Creditors</i>	\$
<i>Loans</i>	\$
<i>Shareholder Loans</i>	\$
<i>Other Creditors</i>	\$
<i>Total Liabilities</i>	\$
<i>Paid Up Capital</i>	\$
<i>Retained Earnings</i>	\$
<i>Other Equity</i>	\$
<i>Total Equity</i>	\$
<i>ABN/GST Registered for GST (Yes/No)</i>	
<i>Tax GST/BAS/Income Tax Paid Up (Yes/No)</i>	

**H2: Income Statement of Company/Trust/SMSF**

Income Period _____ to _____	Amount
Trading Revenue	\$
Other Revenue	\$
Total Revenue	\$
Less:	
Operating Expenses	\$
Other Expenses (including tax)	\$
Total Expenses	\$
Profit/(Loss)	\$

**H3: Guarantor Details**

Name of Guarantor	
Occupation	
Guarantor income details per annum:	
(a) Salary and wages	\$
(b) Rental	\$
(c) Investment	\$
(d) Other income	\$
Guarantor asset liabilities:	
(a) Assets:	
i) Cash/Bank	\$
ii) Property	\$
iii) Investments	\$
iv) Other Assets	\$
(b) Liabilities:	
(i) Loans	\$
(ii) Credit Card Debt	\$
(iii) Other liabilities	\$

**H4: Documents to Provide**

	Balance sheet - company or trust or SMSF
	Profit and loss statement - company or trust or SMSF
	Latest ASIC annual statement of the company
	Certified copy of trust deed (if applicable)
	Guarantor income details (salary slips last 6 weeks)

**Section I: Declaration**

*I/We confirm to Baytulmaal Finances Limited that I/we note and understand that:*

- a) I/we have provided to the best of my/our knowledge true and correct information in this expression of interest.
- b) I/we understand that the preliminary assessment will be finalised only when all relevant supporting documents mentioned in this form have been provided
- c) I/we understand that this expression of interest does not constitute a binding agreement for Baytulmaal Finances Limited as responsible entity of the Baytulmaal Property Trust ARSN 674 597 445 to enter into a contract of sale for a Fund property with me/us or for a contract with a builder or others for construction or refurbishment with me/us.
- d) I/we understand that if approved, I/we will be entering into a contract of sale based upon Bai' Muajjal principles of Islamic finance and investment or for construction or refurbishment based upon Istisna principles of Islamic finance and investment.
- e) I/we understand that if approved and as applicable, I/we will need to enter into legal and contractual documentation to secure by registered mortgage the instalments due and payable under a Bai' Muajjal contract of sale arrangement or I/we will need to enter into legal and contractual documentation to secure by registered mortgage the instalments due and payable under an Istisna contract arrangement.
- f) I/we agree that Baytulmaal Finances Limited as responsible entity of the Baytulmaal Property Trust ARSN 674 597 445 may disclose my information which may include information about my financing history/worthiness to relevant entities.
- g) I/we understand that applicants who invest in the Baytulmaal Property Trust ARSN 674 597 445 may be provided preference in sale of properties owned by the Fund or with financial assistance for construction and refurbishment of Shariah compliant property.

**Date Signed:**

**Date Signed:**

**Signed By:**

**Signed By:**

**For and on behalf of**  
\_\_\_\_\_  
**Pty Ltd**

**For and on behalf of**  
\_\_\_\_\_  
**Pty Ltd**

**Director:**

**Director:**