

CONTRACT FOR SALE OF REAL ESTATE

This Contract for Sale is made on August 30th 2020 in Limassol, Cyprus

BETWEEN

YIATNANA ENTERPRICES LTD ,

whose address is Isthmion 20 Kapsalos, Limassol

referred to as the Seller,

AND

MAKWAY LTD,

whose address is Klisthenou 6a,3187 Limassol

referred to as the Buyer.

The words "Buyer" and "Seller" include all buyers and all Sellers listed above.

1. Purchase Agreement. The Seller agrees to sell and the Buyer agrees to buy the property described in this contract.

2. Property. The property to be sold consists of (a) the land and all the buildings, other improvements and fixtures on the land; (b) all of the Seller's rights relating to the land; and (c) all personal property specifically included in this contract. The real property to be sold is commonly known as farm land consist of plots 383,384,385,390 of total 34,000 sq.m in Paramitha Limassol.

This property is more fully described in the attached Schedule A.

3. **Purchase Price.** The purchase price is **€654,000**

4. Payment of Purchase Price. The Buyer will pay the purchase price as follows:

Previously paid by the Buyer (initial deposit) on 25th August 2020	€54,000
Upon signing of this contract (balance of deposit)	€200,000
Balance to be paid at closing of title, in cash or by certified or bank cashier's check (subject to adjustment at closing)	€400,000

5. Deposit Moneys. All deposit moneys will be held in trust by until closing of title.

6. Time and Place of Closing. The closing date cannot be made final at this time. The Buyer and Seller agree to make the estimated date for the closing. Both parties will fully cooperate so the closing can take place on or before the estimated date. The closing will be held at Limassol on 7th September 2020

7. Deposit Moneys. All deposit moneys will be held in trust by until closing of title except agent's commission fee that will be paid upon signing this contract.
8. Time and Place of Closing. The closing date cannot be made final at this time. The Buyer and Seller agree to make the estimated date for the closing. Both parties will fully cooperate so the closing can take place on or before the estimated date. The closing will be held at Limassol on 7th September 2020
9. Transfer of Ownership. At the closing, the Seller will transfer ownership of the property to the Buyer. The Seller will give the Buyer a properly executed deed and an adequate affidavit of title. If the Seller is a corporation, it will also deliver a corporate resolution authorizing the sale.
10. Type of Deed. A deed is a written document used to transfer ownership of property. In this sale, the Seller agrees to provide and the Buyer agrees to accept a deed known as Bargain and Sale w/ covenants vs. grantor's acts.
11. Personal Property and Fixtures. Many items of property become so attached to a building or other real property that they become a part of it. These items are called fixtures.
12. Physical Condition of the Property. This property is being sold "as is". The Seller does not make any claims or promises about the condition or value of any of the property included in this sale.
- The Buyer has inspected the property and relies on this inspection and any rights which may be provided for elsewhere in this contract. The Seller agrees to maintain the grounds, buildings and improvements subject to ordinary wear and tear.
- The Seller states that this use does not violate any applicable zoning ordinance, building code or other law. The Seller will obtain and pay for all inspections required by law. This includes any municipal "certificate of occupancy". If the Seller fails to correct any violations of law, at the Seller's own expense, the Buyer may cancel this contract.
13. Ownership. The Seller agrees to transfer and the Buyer agrees to accept ownership of the property free of all claims and rights of others. Except for:
- (a) the rights of utility companies to maintain pipes, poles, cables and wires over, on and under the street, the part of the property next to the street or running to any house or other improvement on the property,
 - (b) recorded agreements which limit the use of the property, unless the agreements: (1) are presently violated; (2) provide that the property would be forfeited if they were violated; or (3) unreasonably limit the normal use of the property, and
 - (c) all items included in Schedule A as part of the description of the property.
14. Complete Agreement. This contract is the entire and only agreement between the Buyer and the Seller. This contract replaces and cancels any previous agreements between the Buyer and the Seller. This contract can only be changed by an agreement in writing signed by both Buyer and Seller. The Seller states that the Seller has not made any other contract to sell the property to anyone else. The Seller's agreement to pay the Broker (if any) is contained on the next pages.
15. Parties Liable. This contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.
16. Notices. All notices under this contract must be in writing. The notices must be delivered personally or mailed by certified mail, return receipt requested, to the other party at the address written in this contract, or to that party's attorney.

SIGNED AND AGREED TO BY:

Witnessed or Attested by:

Date Signed: 30th August 2020


As to Buyers 


As to Sellers 

I CERTIFY that on 30th of August 2020, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- a. is named in and personally signed this document; and
- b. signed, sealed and delivered this document as his or her act and deed.

Costas Savvides
Certified Officer



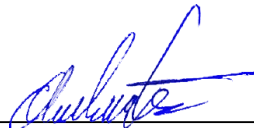
Signed and sworn to me on

30th August 2020

CONTRACT FOR SALE OF REAL ESTATE	DATED: 30th August 2020
Between Yiatnana Entreprices Ltd, Seller(s) And Makway Ltd, Buyers(s)	Brokers Commission Agreed and Paid By Seller To Mr. Antonis Mavrommatis Id No. 499374

Broker's Commission The Seller agrees to pay Antonis Mavrommatis I.D. No. 499374 a commission (fee) of 10% of the purchase price that is €65.400 (sixty five thousand and four hundred euros) upon signing this contract from the received deposit amount. This agreement takes the place of any prior agreement regarding the payment of commissions.

Dated: 30th August 2020


 Antonis Mavrommatis (Broker)



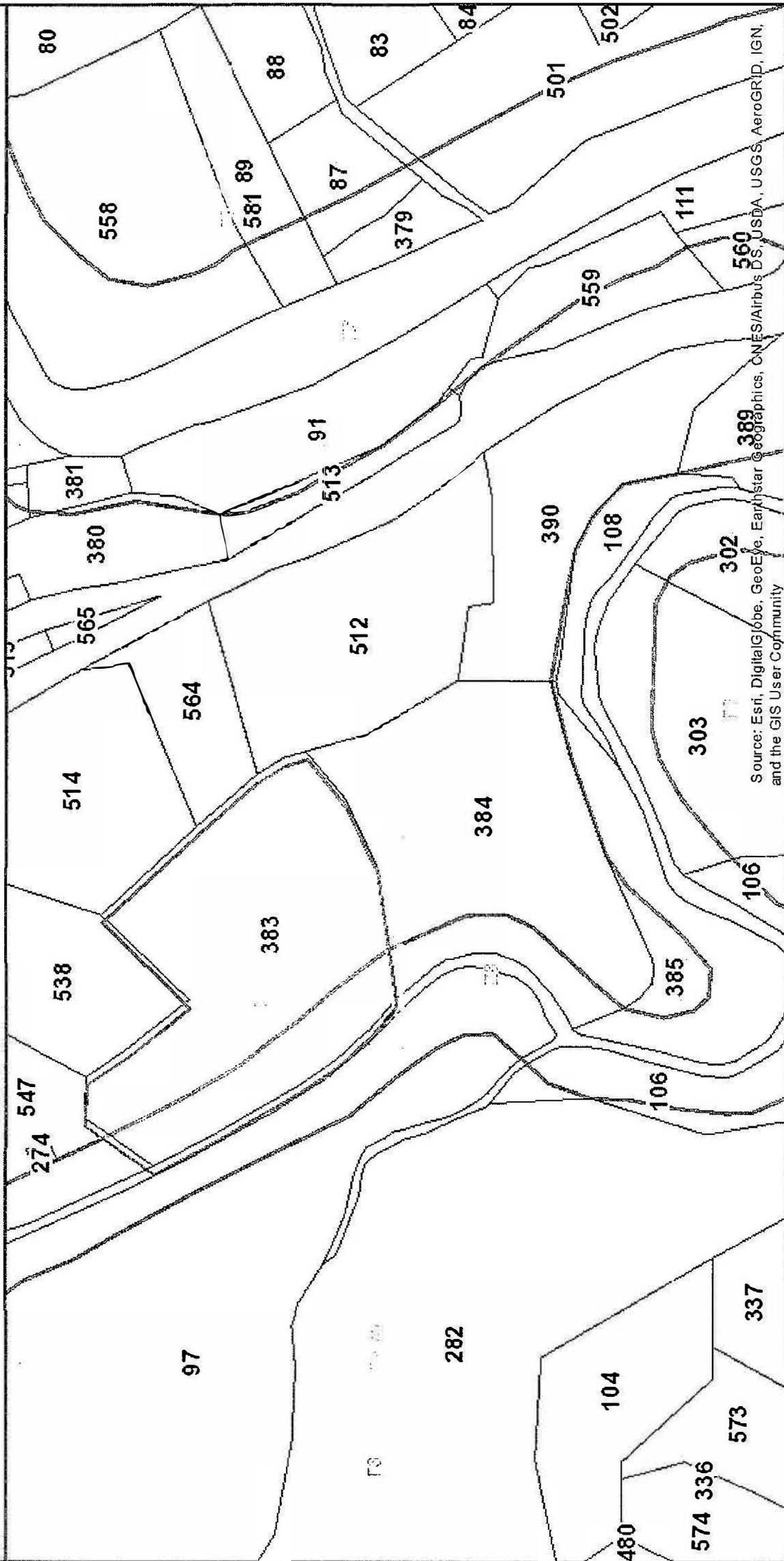


ΚΥΠΡΙΑΚΗ ΔΗΜΟΚΡΑΤΙΑ
REPUBLIC OF CYPRUS

ΥΠΟΥΡΓΕΙΟ ΕΣΩΤΕΡΙΚΩΝ
ΤΜΗΜΑ ΚΤΗΜΑΤΟΛΟΓΙΟΥ ΚΑΙ ΧΩΡΟΜΕΤΡΙΑΣ
ΔΙΑΔΙΚΤΥΑΚΗ ΠΥΛΗ



ΠΑΡΑΜΥΘΑ 3



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

February 4, 2018

Η εκτύπωση αυτή είναι απεναντίον έργο το οποίο παραχωρείται από το Τμήμα Κτηματολογίου και Χωρομετρίας - "DLSPORTAL" και σε καμία περίπτωση δεν αντιστοιχεί ή αντικαθιστά το Επίσημο Κτηματολόγιο.

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