

PROPERTY APPRAISAL REPORT



Client:

Hakadesch Ltd.
Kolodvorska ulica 41
44330 Novska

Purpose:

Valuation for the Client's
personal needs

Appraiser:

Nataša Klobučar, M.arch
permanent court expert in the areas
of architecture, construction and real
estate valuation

Appraisal date:

March 8th, 2024

Business building

Obrtnička 31A

Novska

SPILLER FARMER
REAL ESTATE CONSULTANTS

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Attn
Leon Melcer
Hakadesch Ltd.
Kolodvorska ulica 41
44330 Novska
Croatia

Zagreb, March 8th, 2024

Dear Sir or Madam,

According to your request for appraisal of the business building located in Obrtnička 31A in Novska, we hereby present you with the summary and conclusion of the completed analysis.

According to given instructions, we reviewed in detail the subject properties and performed the analyses we need to provide you with our opinion on the market value.

SUMMARY AND CONCLUSION

Subject property	Business building
Property location	Obrtnička 31A, Novska
Client	Hakadesch Ltd.
On behalf of Spiller Farmer Ltd.	Patrick Franolić, Managing director
Appraiser	Nataša Klobučar, M. Arch Permanent court expert in the areas of architecture, construction and real estate valuation
Market value of the property	2.100.000 EUR
Land registry identification	
Land registry folio no	3815
Cadastral plot number	5363
Cadastral municipality	Novska
Owner	HAKADESCH D.O.O., KOLODVORSKA ULICA 41, 44330 NOVSKA
Mortgage	visible in the attached land registry excerpts
Cadastral identification	
Property deed number	3815
Cadastral parcel number	5363
Cadastral municipality	Novska
Valuation day	March 8 th , 2024
Quality day	March 6 th , 2024
Document production day	March 8 th , 2024

I. INSTRUCTION

1. CONFIRMATION OF THE INSTRUCTIONS

Further to the accepted offer, we examined and created the requested assessment of the business building located in Obrtnička 31A in Novska. The prepared report serves the internal needs of the Client's company. The exact date of the evaluation report is the date on which this Report was concluded.

2. BASIS OF VALUATION

The valuation has been prepared based on internationally recognized appraisal practices and principles as well as in accordance with the Property Value Act (NN 78/2015), Ordinance on the Methods of Evaluation of Property (NN 105/2015), Act on Ownership and Other real Rights (NN 91/96, 68/98, 137/99, 22/00, 73/00, 129/00, 114/01, 79/06, 141/06, 146/08, 38/09, 153/09, 143/12, 152/14, 81/15, 94/17), Land Registration Act (NN 63/19, 128/22), Building Act (NN 153/13, 20/2017, 39/19, 125/19), Physical Planning Act (NN 153/13, 65/2017, 39/19, 98/19, 67/23), The Ordinance on the Real Estate Market Information System (NN 68/2020), the Act on the Treatment of Illegally Constructed Buildings (NN 86/12, 143/13, 65/17, 14/19), the Act on State Survey and Real Estate Cadaster (NN 112/18, 39/22), Ordinance on permanent court experts (NN 38/14, 123/15, 29/16, 61/19), current spatial planning documentation.

3. SOURCES OF INFORMATION

We received information and data about the appraised property from the Client. Ownership of the appraised real estate was determined by inspecting the land registers. Our assessment, which is attached here, is based on material in our possession from the above party, which we believe to be reliable, but may not be exhaustive. Although every effort has been made to ensure their accuracy and completeness, we cannot provide any guarantee that actual errors may not have occurred. If errors have occurred, we would like to be informed about such errors or wrong assumptions so that they can be corrected. In any case, if this information turns out to be incorrect or additional information is subsequently sent to us, this may affect the accuracy of the assessment. Spiller Farmer Ltd. accepts no responsibility for any damage or loss due to the inaccuracy of this report as a result of information provided to us which proves to be incorrect.

We used external statistical data from publicly available services (eNekretnine) and an internal database to identify and understand the market related to the appraised property, as well as the values at which similar properties are traded on the open market.

Unless otherwise stated, our appraisals assume that the appraised property contains no harmful materials, that there are no adverse soil conditions, and that the soil's bearing capacity is sufficient to support the structures.

We have not been instructed to undertake detailed investigations or soil testing, nor have we carried out an environmental audit or site study. We have not investigated whether the site is contaminated or has been in the past therefore we are unable to guarantee that the property is free of any defects or risks in this regard. Our report is therefore based on the assumption that the property is not contaminated and that any specialist investigation would not reveal the presence of any adverse site conditions.

4. KEY ASSUMPTIONS

We assume that there are no internal or external factors other than those listed in this report (relating to the environment, pollution, taxation, ownership, permits, etc.) that would have a negative impact on the market value of the appraised property.

We have assumed that the ownership of the appraised property is in order, and that there are no external influences that could prevent the sale and transfer of ownership. If any of the data or assumptions on which this estimate was based subsequently proves to be incorrect it will require a recalculation of the assets value following the new data and assumptions, and the value stated in this estimate will no longer be accurate.

5. JURISDICTION / COMPETENCES / CONFLICT OF INTEREST / IMPARTIALITY

Nataša Klobučar, who acts as a Permanent court expert in the areas of architecture, construction and real estate valuation at the company Spiller Farmer Ltd., is responsible for the valuation of the real estate in question.

We certify that the appraiser possesses sufficient local and regional knowledge of the real estate appraisals, the real estate market, and possesses the skills and knowledge necessary to competently perform this appraisal.

Given the independence guidelines adopted, we do not consider or imply any conflict of interests in relation to the current guidelines and there are no other factors that could limit the ability to provide an impartial and independent evaluation.

The appraiser applies a professional approach by carefully examining all the latest data on the subject properties as well as the market framework in order to ensure objectivity and provide a reliable and unbiased assessment of the subject property market value. We came to our knowledge independently and without unnecessary external influences.

We confirm that the appraiser personally and the signatory of this study (legal entity) has no business, legal, ownership, co-ownership or similar interests in the property, and that they have no personal or business interests related to the amount of the appraised value of the property.

6. DECLARATION OF IMPARTIALITY AND INDEPENDENCE

Pursuant to Article 9 of the Real Estate Appraisal Act (Official Gazette 78/2015), I declare and sign that I have prepared the appraisal professionally, impartially, and independently.



7. DATA CONFIDENTIALITY AND ACCOUNTABILITY

In accordance with our standard practice, we must state that this document is confidential and intended for Client use with the purpose to which it relates. The report can be shared with third parties only with the consent of the company that prepared this study - Spiller Farmer Ltd.

This valuation is relevant and financial institutions can rely on the results of this valuation if they agree with all terms of engagement and the assumptions on which the valuation is based.

Otherwise, i.e. if the financial institution cannot rely on the results, Spiller Farmer Ltd. does not take responsibility for the results and conclusions brought out in this assessment. It is assumed that the terms of engagement and reports are fully in line with the agreed requirements of the intended users.

Third party liability is not accepted, nor may the appraisal or any part of it, nor any reference to it, be published in any document, statement or circularly document or in communication with third parties without our prior written consent in the form and context in which the document will be shared.

1. PROPERTY AND LOCATION ANALYSIS

1.1. Property identification

Location: Obrtnička ulica 31A, Novska

Coordinates: 45.332191, 16.952778

GENERAL INFORMATION

Purpose: Valuation for the client's personal needs

Valuation day: March 8th, 2024

Quality day: March 6th, 2024

Document production day: March 8th, 2024

LAND REGISTRY AND CADASTRAL IDENTIFICATION

Cadastral identification				Land registry identification				
Cadastral municipality	Cadastral plot	Property deed number	Area (m ²)	Cadastral municipality	Cadastral plot	Area (m ²)	Land registry folio no.	Owner
Novska	5363	3815	9.49 2	Novska	5363	9.49 2	3815	HAKADESCH D.O.O., OIB: 17101881288, NOVSKA, KOLODVORSKA 41

Notice: This appraisal report assumes that the buildings were built legally and has all the necessary permits. Movable property including furniture, technical equipment, and decorative elements found in the building are not included in the assessment. Geometric data on the property was provided by the Client. The appraiser is not responsible for the property rights and obligations of the property in question. The appraisal report assumes that property-legal relations do not prevent the transfer of ownership and that the real estate as such is marketable. No verification of tax and other financial obligations of the owner was performed. Ownership of the appraised property is defined according to the available ownership documentation at the time of the appraisal. The assessor does not guarantee and is not responsible for the accuracy of the data collected by the client. For the needs of the assessment study, soil analyses or geological studies have not been made, and the rights to use water, oil, gas, coal or other underground minerals have not been investigated. No environmental impact studies have been performed. Also, no analyses of the correctness of the construction, installations, and installed systems were ordered or made. The estimated market value does not include the costs of sale and the costs of taxes that regulate real estate transactions, ie the transfer of ownership.

1.2. Description of the location and the property

Novska, located in the Sisak-Moslavina County, is a small town with around 13,000 residents. Positioned along the Sava River, Novska holds a favorable geographical location and historical significance. The town's economy is based on various sectors, including industry, agriculture, and trade. Infrastructure, such as roads and railways, ensures connectivity to surrounding areas.

The location of the land is in the wider area of the city of Novska, in the immediate vicinity of the A3 highway that connects Zagreb with the eastern part of Croatia, the Bajakovo border crossing with Serbia and the border crossings with Bosnia and Herzegovina. The immediate surroundings are the entrepreneurial zone of Novska west with built business facilities. The property is located 500 m from the Novska exit of the A3 highway. It is connected by a direct access to the public traffic surface - an organized road of standard dimensions with two-way vehicle traffic. The property is connected to municipal infrastructure facilities. The land is fenced - parking and handling of cars and trucks is possible on the internal road and parking lot within the plot. The building has a use permit.

According to spatial planning documentation, the real estate is located in zone I2 - commercial use area.

LOCATION CHARACTERISTICS	
ACCESS	Good
VISIBILITY	Good
UTILITY INFRASTRUCTURE	Good

The property is a free-standing building consisting of the ground floor and the first floor, which make up the production facility and office and storage space: The ground floor is divided into 4 segments (larger production areas) with a total size of 3,058.32 m². The production and storage spaces are 7-7.4 meters high, while the other auxiliary spaces are 2.7 meters high. It is important to note that access to the warehouse is provided via a platform for larger trucks.

The first floor is divided into 4 office segments, consisting of an office, wardrobes and sanitary units with a total size of 532 m². All rooms on the first floor are 3.27 meters high.

The maintenance of the property is very neat and in an above-average condition compared to similar properties in Croatia.

The surroundings are fenced, gravelled and horticulturally landscaped.

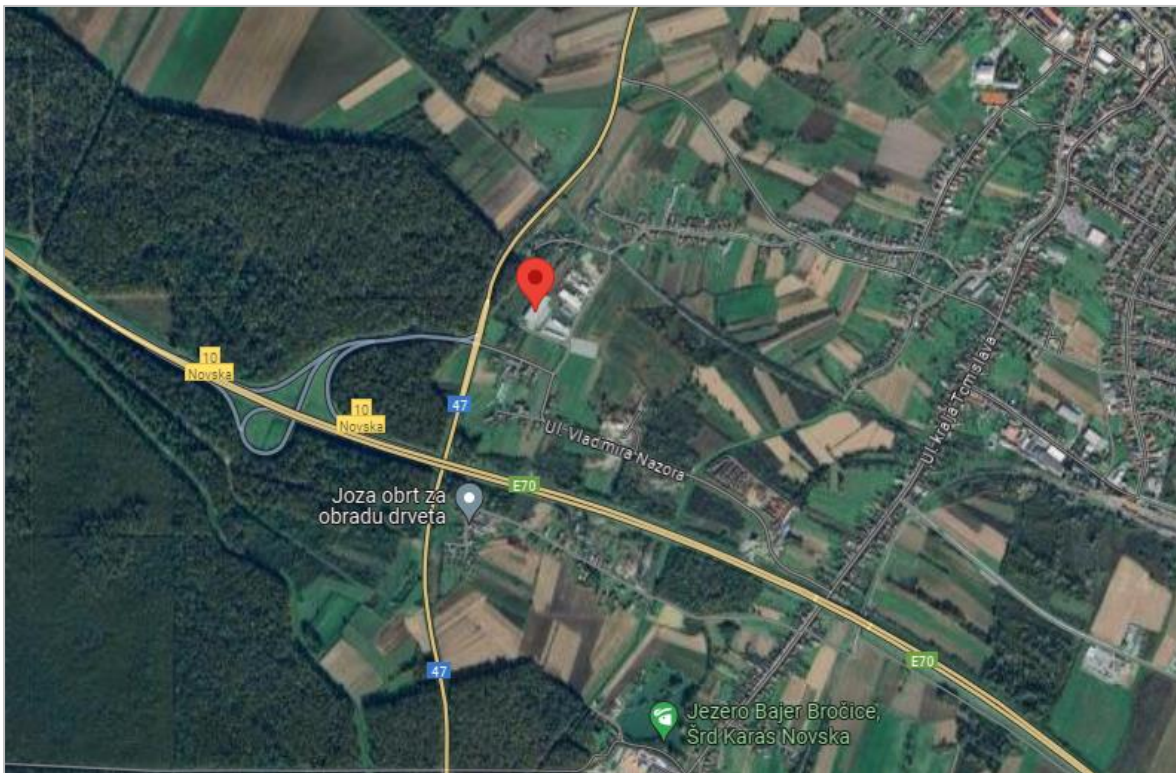
The foundation, load-bearing and mezzanine structure of the building is reinforced concrete.

The roof consists of tin panels filled with mineral wool as thermal insulation, while the facade consists of metal thermally insulated panels

The floor part of the warehouse consists of a non-wearing layer of concrete while the exterior joinery is made of aluminum profile with double ISO glazing and roller doors with an electric motor.

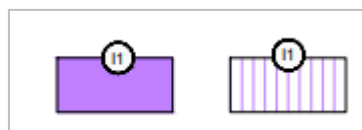
The warehouse and production are equipped with underfloor heating, while the offices are heated by radiators. Among other installations, the property is equipped with ventilation, video surveillance, an alarm and fire alarm, and a hydrant network.

Position of the property, macro and micro location
Obrtnička 31A



1.3. Spatial planning analysis

Spatial planning analysis
UPU City of Novska - VIII. ID
Use and purpose of surfaces



UNDEVELOPED AREAS OF ECONOMIC USE

Official Gazette No. 31/07, 49/07 - correction, 4/09 - correction, 19/13, 54/18, 40/20, 21/21, 30/21 - revised text, 60/21, 65/22, 102/22 and 72/23

Extract from provisions

2.1. Economic purpose

Article 6.

(1) The following can be built on the areas of entrepreneurial zones for economic use, which are marked in the Plan with the marks I1 (built-up areas for economic use) and I2 (undeveloped areas for economic use):

- all types of buildings for production, storage and transport of industrial products
- all types of buildings for production, storage and transport of agricultural products
- tailoring and other textile processing workshops
- precision mechanics workshops
- car repair shops and paint shops, car washes
- carpentry workshops and other woodworking workshops
- locksmith workshops and other metalworking workshops
- systems for using renewable energy sources
- warehouses, cold stores and the like
- buildings for sports and recreational activities of employees.
- administrative buildings
- green areas as part of the horticultural arrangement of the plot
- recycling yards.

(2) The following location conditions are determined by the Plan for interventions in the space on the areas of economic use:

the smallest plot area	2.000 m ²
plot construction coefficient k_{ig}	min 0,1 max 0.6
total height	15 m extremely individual parts of the building, up to 50% of the area, they can be higher than 15 m if the technology requires it of production (silos, chimneys and the like), but not more than 25 m
highest floor	Po+S+Ground floor + 1 floor extremely individual parts of the building can be high P+2 if this is determined by the production technology (edit, services, precision mechanics, electronic industry and similar to)
The smallest distance from the regulation line	6m
the smallest distance from the side borders	6m
the smallest green part of the plot	6 pl/1000 m ² of the total area of economic use

1.3.1.1. Geometric values

BUILDING	Measured area [m ²]	coefficient	usable area	height	gross building area [m ²]	gross volume [m ³]
GROUND FLOOR						
roofed platform	145,00	0,25	36,25	3,50		
SEGMENT1						
auxiliary room	7,14	0,75	5,36	7,00+7,40		
auxiliary room	17,74	0,75	13,31	7,00+7,40		
toilet (w)	5,75	1,00	5,75	2,70		
toilet (m)	5,87	1,00	5,87	2,70		
manufacturing area	841,00	0,75	630,75	7,00+7,40		
staircase area	5,00	1,00	5,00	3,50		
SEGMENT2						
auxiliary room	17,28	0,50	8,64	2,70		
toilet (ž)	5,30	1,00	5,30	2,70		
toilet (m)	7,57	1,00	7,57	2,70		
manufacturing area	541,07	0,75	405,80	7,00+7,40		
staircase area	5,00	1,00	5,00	3,50		
SEGMENT3						
auxiliary room	17,28	0,50	8,64	2,70		
toilet (ž)	5,30	1,00	5,30	2,70		
toilet (m)	7,57	1,00	7,57	2,70		
manufacturing area	541,07	0,75	405,80	7,00+7,40		
staircase area	5,00	1,00	5,00	3,50		
SEGMENT4						
auxiliary room	17,28	0,75	12,96	7,00+7,40		
toilet (ž)	5,30	1,00	5,30	2,70		
toilet (m)	7,57	1,00	7,57	2,70		
manufacturing area	843,23	0,75	632,42	7,00+7,40		
staircase area	5,00	1,00	5,00	3,50		
TOTAL:	3.058,32		2.230,16		3.076,37	

BUILDING	Measured area [m ²]	coefficient	usable area	height	gross building area [m ²]	gross volume
1. FLOOR						
SEGMENT 1						
staircase area	24,66	1,00	24,66	3,27		
hallway	12,18	1,00	12,18	3,27		
shower (m)	6,05	1,00	6,05	3,28		
toilet (w)	4,88	1,00	4,88	3,28		
toilet (m)	4,83	1,00	4,83	3,28		
office	12,90	1,00	12,90	3,27		
office	18,02	1,00	18,02	3,27		
wardrobe(m)	6,05	1,00	6,05	3,27		
wardrobe (w)	7,22	1,00	7,22	3,27		
dining room	36,22	1,00	36,22	3,27		
SEGMENT 2						
staircase area	24,66	1,00	24,66	3,27		
hallway	12,18	1,00	12,18	3,27		
shower(m)	6,05	1,00	6,05	3,28		
toilet (w)	4,88	1,00	4,88	3,28		
toilet (m)	4,83	1,00	4,83	3,28		
office	12,90	1,00	12,90	3,27		
office	18,02	1,00	18,02	3,27		
wardrobe (m)	6,05	1,00	6,05	3,27		
wardrobe (w)	7,22	1,00	7,22	3,27		
dining room	36,22	1,00	36,22	3,27		
SEGMENT 3						
staircase area	24,66	1,00	24,66	3,27		
hallway	12,18	1,00	12,18	3,27		
shower (m)	6,05	1,00	6,05	3,28		
toilet (w)	4,88	1,00	4,88	3,28		
toilet (m)	4,83	1,00	4,83	3,28		
office	12,90	1,00	12,90	3,27		
office	18,02	1,00	18,02	3,27		
Wardrobe(m)	6,05	1,00	6,05	3,27		
wardrobe (w)	7,22	1,00	7,22	3,27		
Dining room	36,22	1,00	36,22	3,27		
SEGMENT4						
Staircase area	24,66	1,00	24,66	3,27		
hallway	12,18	1,00	12,18	3,27		
shower (m)	6,05	1,00	6,05	3,28		
toilet (w)	4,88	1,00	4,88	3,28		
toilet (m)	4,83	1,00	4,83	3,28		
Office	12,90	1,00	12,90	3,27		

office	18,02	1,00	18,02	3,27		
wardrobe (m)	6,05	1,00	6,05	3,27		
wardrobe (w)	7,22	1,00	7,22	3,27		
Dining room	36,22	1,00	36,22	3,27		
TOTAL:	532,04		532,04		711,56	

TOTAL	3.590,36		2.762,20		3.787,93	22.245,64
TOTAL office area:	532,04		532,04			
TOTAL warehouse space:	2.949,57		2.230,16			
Land Registry Extract (total):	3.268,00	CADASTRE:				3.268,00
Adopted for further analysis:	3.590,36					3.787,93

1.3.1.2. Technical description

Year of construction	2015
Year of adaptation	-
Floor	Ground floor, 1 st floor
Elevator	No
CONSTRUCTION	
Foundation	Reinforced –concrete
Bearing structure	Reinforced concrete prefabricated (skeletal)
Floor construction	Reinforced –concrete
Roof and cover	Reinforced concrete prefabricated, four-pitched roof covering: profiled double-sided sheet panels with mineral wool filling (thermal insulation)
FINISHING WORKS AND CLOSING	
Facade	metal thermal-insulated panels
Floor	Offices: ceramic tiles, laminate - storage and production: non-corrosive layer of concrete.,
Walls	Office: partially plastered and painted, partially ceramic tiles - storage and production: untreated, visible facade panels.
Ceiling	Offices: plastered and painted, partly with a so-called "suspended ceiling" - Storage and production: without lining, visible roof panels or intermediate construction.
Internal doors and windows	Offices: wooden, veneered - Storage and production: fire-resistant doors & wooden, veneered.
Outdoor doors and windows	Aluminum profiles with double glazed windows, aluminum roller doors with an electric motor.
INSTALLATIONS AND CONNECTIONS	
Water system	yes
Sewerage	yes
Electric power	yes
Phone	yes
Gas	yes

Heating	yes
Additional installations:	Surveillance, Fire alarm, alarm, sprinklers, ventilation, air conditioning

2. MARKET OVERVIEW

Macroeconomic overview

The assumed growth of real GDP, which reflects economic activity, for 2023 is 2,6% compared to 2022, according to Croatian National Bank data.

The anticipated growth of real GDP is 3,0%, while in the coming years 2025 and 2026 it is expected to slow down to an average rate of 2,6%.

Consumer price inflation reached its peak in 2022, while in 2023, it recorded a continuous decline that was slower during the summer season due to tourist pressures. Further easing of inflationary pressures at elevated levels is expected.

Credit rating of the Republic of Croatia

The current level of credit rating is at the highest level in the history of the Republic of Croatia. Such indicators are the result of significant progress during the process of entering the eurozone and adopting the euro, the recovery of the Croatian economy, and accession to the Schengen Area.

Croatia – credit rating		
Moody's	Baa2	stable
Fitch	BBB+	stable
S&P	BBB+	stable

Source: HNB

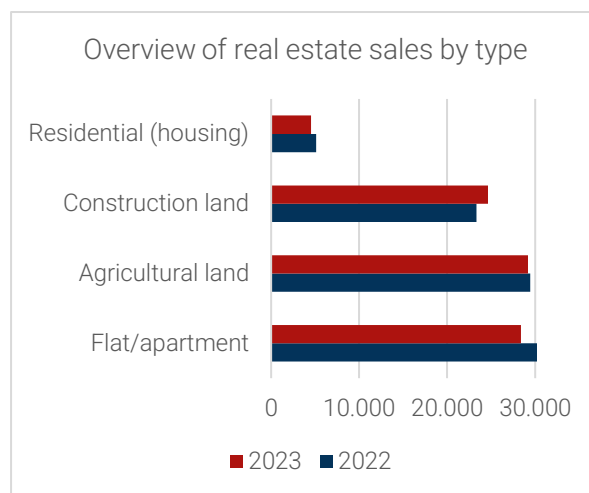
By strengthening economic stability, Croatia entered the eurozone on January 1st, 2023, with the official conversion rate of 1€ = 7,53450 HRK.

Real estate market

In November 2023, there was a 23% increase in issued construction permits compared to the same month of the previous year. Looking at the entire year (up to November), a positive growth of 5,9% was recorded compared to the previous year in the number of issued construction permits.

According to the data from the Tax Administration of Croatia, it is evident that the highest number of real estate transactions was recorded in the City of Zagreb, Istria County, and Zadar County. It is important to note that these data are subject to change as they are not final.

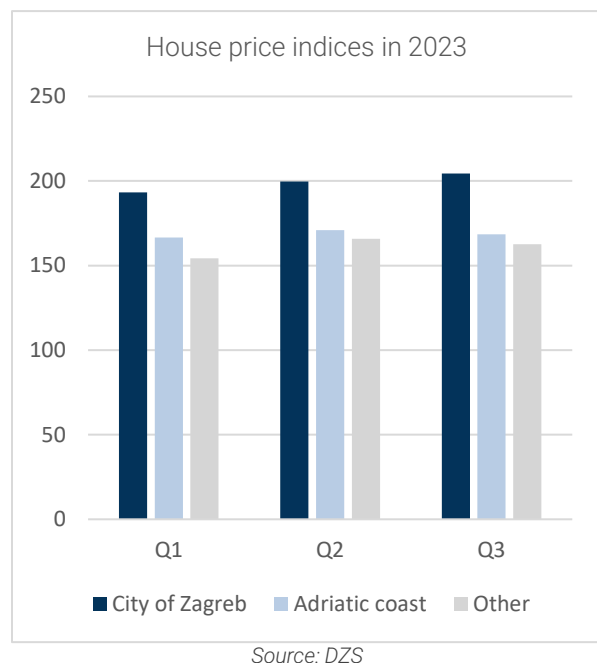
According to the same source, the highest number of real estate transactions by property type across Croatia is recorded in the categories of apartments/houses and agricultural land. It is important to note that these data could change as they are not final.



Source: Tax Administration of the Republic of Croatia

Residential market

Numerous factors such as the discontinuation of a new round of state subsidies for housing, slowing economic trends in the surrounding area, and rising interest rates are currently impacting the real estate market. According to data from the Croatian Bureau of Statistics (DZS), in Q3 2023, there was a slight decrease compared to the previous quarter, namely 1,38% on the Adriatic coast and 1,86% in the rest of Croatia, indicating a mild slowdown in the housing market.



Commercial real estate market

Retail market

In 2023, Croatia experienced a strong investment wave in the retail segment of large-format retail food chains and retail parks in medium and smaller-sized cities.

Rental values by city	
Spaces from 250 to 550 m ²	
Zagreb	13,00 – 18,00 EUR/m ²
Osijek	11,00 – 13,00 EUR/m ²
Rijeka	11,00 – 14,00 EUR/m ²
Split	13,00 – 16,00 EUR/m ²

** the location, size, and characteristics of the space affect its market value*

Office market

The total recorded activity of renting office space by state and educational institutions is approx. 75.600 m².

The total recorded activity of renting office space in the Zagreb area in 2022 was approx. 98.000 m², while the year 2023 showed a similar trend with approx. 99.500 m² of leased office space.

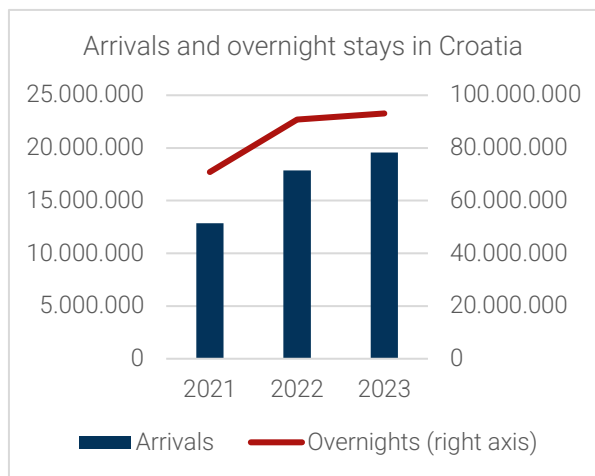
Currently, the market is recording extremely low vacancy rates for office space, with the vacancy amounting to 2%.

Rental values by city	
City of Zagreb	
Class A	13,00 – 17,00 €/m ²
Class B	11,00 – 13,00 €/m ²
Class C	8,00 – 11,00 €/m ²
Osijek	6,00 – 11,00 €/m ²
Rijeka	7,00 – 15,00 €/m ²
Split	15,00 – 30,00 €/m ²

** the location, size, and characteristics of the space affect its market value*

Tourist market

According to the eVisitor system for 2023 data, the number of tourist arrivals in commercial accommodation was 19.600, while the number of overnight stays by tourists amounted to 93.100, indicating an increase of 9,7% in arrivals and 2,5% in overnight stays by tourists.



During 2023, the largest share in total overnight stays was achieved by the German, Croatia, Slovenia, and Austria markets in that order.

Logistics market

Compared to other sectors, the logistics market segment has seen the least investment over the past decade and still remains the least developed segment of the commercial real estate market in Zagreb and throughout Croatia.

Rental values by city	
Zagreb	4,50 – 6,75 €/m ²
Osijek	3,50 – 6,00 €/m ²
Rijeka	4,00 – 8,00 €/m ²
Split	5,00 – 8,00 €/m ²

* the location, size, and characteristics of the space affect its market value

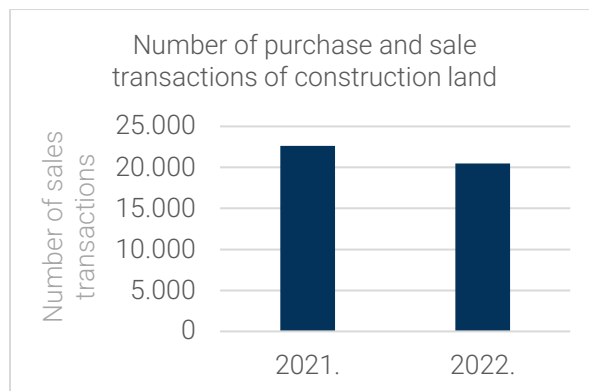
The main challenges for the logistics market are high land prices, bureaucracy, rising construction costs, and a lack of consolidated land parcels in suitable locations.

The majority of available industrial supply consists of built-to-suit facilities, which are leased on a long-term basis or are owned by the occupants.

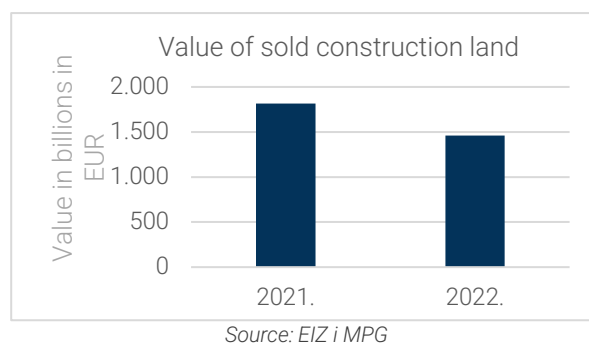
Available supply usually consists of buildings of less than 2.000 m² gross area. Most of the storage/logistics spaces in Zagreb are concentrated in the city and its surroundings in areas such as Jankomir, Žitnjak, Rugvica, Sveta Helena, Samobor, Bistra and Sveta Nedelja.

Building plots

In 2022, there were 20.479 transactions of construction land totalling 1.46 billion euros. Compared to 2021, there were 13.4% fewer transactions, with the value of the land being 19.6% lower.



In 2021, the total value of construction land purchase transactions amounted to 1,82 billion euros. Over the two-year period, a total of 44.112 transactions of construction land were recorded in the Republic of Croatia, with a total value of 3,28 billion euros.



3. FINANCIAL OVERVIEW

3.1. Explanation of real estate valuation methods

The purpose of this appraisal is to determine the market value of the property in question.

The market value of real estate is the estimated amount for which the real estate could be exchanged on the valuation date, between a willing buyer and a willing seller, in a transaction at market terms after proper advertising, with each party acting knowledgeable, prudent, and free of coercion.

The market value of real estate is determined according to the prescribed methods for real estate valuation. If more than one prescribed method is used, one is basic, and the other methods serve to support and verify the results.

On the basis of the Real Estate Valuation Act (Official Gazette 78/15), the following prescribed methods are used: comparative method, income method and cost method.

3.1.1. Income method

The income method is suitable for determining the market value of built-up cadastral parcels on which there are rental properties, commercial properties, and other properties whose purpose is to generate income.

The Income Method is based on the sustainable income that the property achieves or can achieve on the market. The annual income is reduced by management costs and capitalized using a multiplier or capitalization factor that contains an appropriate interest rate for a particular type of real estate and the foreseeable remainder of the building's sustainable use life.

The income value of built-up land includes the value of the land, the value of the building and the value of the equipment. The relationship between annual income and real estate value expressed in % is called the income rate or yield.

The income value can be determined based on:

1. **general income method** (the so-called two-lane income method) - the income value is determined based on the income that is achieved on the market from the determined value of the land increased by the capitalized difference of the net income and the corresponding increase in value
2. **simplified income method** (the so-called single-line income method) - the income value is determined from the capitalized net income and the determined value of the land, which is discounted on the valuation date; the discounted value of the land can be ignored in the case of a foreseeable remainder of the building's sustainable useful life of more than 50 years
3. **periodic income method** - the income value is determined from the sum of the discounted net income of individual periods within the considered period and the discounted residual value of the real estate.

3.1.2. Comparative method

The comparative method is suitable for determining the market value of undeveloped and built-up land, for assessing the value of detached, semi-detached and built-in family houses, terraced family houses, apartments, garages as auxiliary buildings, garage parking spaces, parking spaces and business premises.

The Comparative Method is based on a comparison of the appraised real estate with sold real estate in the same area in a relatively recent period. This method can be applied successfully in the conditions of a developed real estate market where there are frequent transactions and with the condition of availability of data on concluded sales contracts.

Using the comparative method, the market value is determined from at least three purchase and sale prices (transactions) of comparable properties that show sufficiently similar characteristics to the property being evaluated. The appraiser should take into account the differences that exist between recently sold properties and the appraised property. These differences increase or decrease the relationship between the price of the property sold and the appraised value of the other property. In order for the comparison method to be as effective as possible, it is good, if at all possible, to have insight into as many comparative, similar properties as possible, that is, into the achieved price and conditions of purchase and sale. With the help of index series, it is allowed to equalize the buying and selling prices of comparable real estate that were contracted a maximum

of four years back in relation to the valuation date. Interqualitative equalization is the process of recalculating differences in the value of prices of comparable real estate, i.e. comparative indicators that occur due to differences in their qualitative characteristics in relation to the appraised real estate (quality deviations) using the conversion coefficients prescribed by the Ordinance on Real Estate Valuation Methods.

To identify comparable real estate, we used the closed information system of the real estate market for court experts and appraisers with the eNekretnine module. eNekretnine is a module that is managed in electronic form and is available on the website of the Ministry of Construction and Spatial Planning. eNekretnine contains data on transactions carried out in the subject area.

3.1.3. Cost method

The cost method is suitable for determining the market value of built building plots on which there are public buildings and other buildings that, by their design, were not built with the purpose of generating income, especially detached, semi-detached and built-in family houses that are not comparable in terms of their characteristics, as well as assessing the value of damages and defects in buildings and subsequent investments in buildings. The cost method can be used for older buildings that require intensive maintenance and require high costs of reconstruction and modernization.

The Cost Method (The Replacement Cost Method) is based on the calculation of the cost value of the building and the value of the land, which is estimated by an auxiliary method, usually a comparative one. General value relations in the real estate market are considered especially by applying coefficients for adjusting the cost value to the market value. Coefficients for adjusting the cost value are derived from the ratio of suitable purchase prices with the corresponding cost values of the same properties.

The cost value is derived from the cost of building a new building, in accordance with the appraised one, with which it sufficiently matches in relation to the type, materials, technology, standard and equipment, according to today's standards, considering the decrease in value due to the age, defects and damage of the building.

Normal construction costs are the costs that would be incurred on the market for the construction of new buildings, and they are adjusted to the price relationships on the day of valuation with the help of suitable index series for the construction cost. Normal construction costs include incidental costs arising from planning, investigative work, preparation of technical and project documentation, conducting expert construction supervision, construction project management, obtaining permits and paying contributions, as well as costs necessary to finance the construction. To determine the construction costs, the normal construction costs are multiplied by the surface area, volume or other relevant unit with the number of relevant construction units, and are calculated according to the procedures contained in the Croatian standard HRN ISO 9836:2011.

3.2. Reasoning for choosing the method

The purpose of this document is to create a valuation for the business building located in Obrtnička 31A in Novska.

In accordance with the Law on Valuation of Real Estate (OG 78/15) and the Ordinance on Valuation of Real Estate (OG 105/15), the **general income method** was used as the basic method when preparing this assessment, while the **comparative method** was used to calculate the value of land and lease.

3.3. Real estate valuation

3.3.1. Income method – assessment of real estate value

Income assumptions

Business premises	Net area (m2)	Rent (EUR/m2)	Coeff.	Estimated monthly gross income (EUR)	Estimated annual gross income (EUR)
uredi	532	6,57	1,00	3.493	41.916
skladište	2.950	4,60	0,70	13.556	162.666
Ukupno	3.482			17.049	204.583

Total net area for lease (m2)	3.482
Estimated monthly rent - average (EUR/m2/month)	4,90
Estimated monthly gross income (EUR)	17.049

Estimated gross income (EUR)		204.583
Charge risk, occupancy	5,0%	10.229
Gross income (EUR)		194.354
Expenses as a % of Gross Income		
Maintenance	5,5%	10.689
Management	1,5%	2.915
Other operating costs	3,0%	5.831
Total other costs (EUR)	10,0%	19.435
The interest-bearing value of the land		3.998
Net operating profit (EUR)		170.920

Land		
Size (m²)		9.492
Market value (EUR/m²)	5,62	
Market value (EUR)		53.311

Assessment year		2024
Year of construction / Renovation		2015
The average age of the building G		9
KLA		50
Relative age $R_s = G/KVK$		18%
Selected utilization factor		1,5
Usage factor	A	1,5
	B	1,0
	C	1,0
OOVK	63%	32
Capitalization rate (p)		7,50%
q		1,08
M - multiplier		11,97

Capitalized net annual income (EUR)	2.045.391
Market value of land (EUR)	53.311
Market value of the property (EUR) - Rounded	2.100.000

3.3.2. Comparative method - assessment of the value of the office lease

Selected comparative transactions

Intertemporal equalization was not carried out, considering that indices of commercial real estate prices are not available in public bulletins.

Location	Transaction date	Surface (sqm)	Purchase price (EUR)	Transaction unit price (EUR/m²)	*Index on transaction date	Base index on the valuation date	Correction factor	Intertemporal equalized price (EUR)	Intertemporal equalized unit price (EUR/m²)
ID ZKC 1570584	03.01.2022	101,00	664,85	6,58	1,00	1,00	1,00	664,85	6,58
ID ZKC 1493834	20.08.2021	98,61	545,40	5,53	1,00		1,00	545,40	5,53
ID ZKC 1423100	19.04.2021	34,88	264,48	7,58	1,00		1,00	264,48	7,58

Office premises	Subject property	Comparable 1	Comparable 2	Comparable 3
	Office premises	ID ZKC 1570584	ID ZKC 1493834	ID ZKC 1423100
BASIC INPUT DATA				
Intertemporally equalized rental price (EUR)		664,9	545,4	264,5
Useful area (m²):		101,00	98,61	34,88
Intertemporally equalized unit rental price (EUR/m²)		6,58	5,53	7,58
PHYSICAL ASPECTS				
location				
Coef.		Novska 1,00	Novska 1,00	Novska 1,00
Property condition				
Coef.		Average 1,00	Average 1,00	Average 1,00
Traffic at rest				
Coef.		yes 1,00	yes 1,00	yes 1,00
Surface				
Coef.		similar 1,00	manja 1,00	manja 1,00
Floor plan layout				
Coef.		standard 1,00	standard 1,00	standard 1,00
Favorability coefficient		1,00	1,00	1,00
Intertemporal and interqualitative equalized price - average (EUR/m²)		6,57	6,58	5,53

Statistical processing and calculations					
The coefficient of convenience of the property in question			1,00		
Estimated unit rental price (EUR/m²)			6,57		
Comparative property:			1	2	3
Deviation from the average:			0,0	-1,0	1,0
Deviation from the average (absolute):			0,0	1,0	1,0
Deviation from the average (%):			0,3%	-15,8%	15,5%
Deviation from the average (%) (absolute):			0,3%	15,8%	15,5%
Square of deviation:			0,0	1,1	1,0
Standard deviation	1,0	15,5%	satisfies	satisfies	satisfies
The two sigma rule	2,0	2-sigma			
Estimated unit rental price (EUR/m²)				6,57 €	

3.3.3. Comparative method - assessment of the land value

When assessing the value of the real estate, the expert used the closed information system of the real estate market for court experts and appraisers using the eNekretnine module. In addition, it is assumed that the real estate has settled ownership relationships, it is also assumed that the land on which the building or the business building in question is located is not polluted or located in the zone of intolerant noise level. The executor is familiar with the prescribed evaluation levels of the emission noise level in the open space, but no special expert analysis of pollution and noise is performed.

Selected comparative transactions

Intertemporal equalization was not carried out, considering that indices of commercial real estate prices are not available in public bulletins.

Location	Transaction date	Surface (sqm)	Purchase price (EUR)	Transaction unit price (EUR/m²)	*Index on transaction date	Base index on the valuation date	Correction factor	Intertemporal equalized price (EUR)	Intertemporal equalized unit price (EUR/m²)
ID ZKC 1680985	27/04/2022	10.003	38.398	3,84	140,80	162,69	1,16	44.367	4,44
ID ZKC 1567616	15.11.2021	2.752	14.653	5,32	124,37		1,31	19.168	6,97
ID ZKC 1631774	04/08/2021	5.027	20.644	4,11	122,62		1,33	27.390	5,45

c.p. 5363 c.m. Novska	Procjenjivan a nekretnina	Comarable 1	Comarable 2	Comarable 3
		ID ZKC 1680985	ID ZKC 1567616	ID ZKC 1631774
BASIC INPUT DATA				
Intertemporal equalized price (EUR)		44.367	19.168	27.390
Land surface	9.492	10.003	2.752	5.027
Intertemporal equalized unit price (EUR/m²)		4,44	6,97	5,45
Readiness for construction, Attachment no. 4	<i>I. category</i>	<i>I. category</i>	<i>I. category</i>	<i>I. category</i>
Waiting time	0,00	0,00	0,00	0,00
Interest rate	0,00	0,00	0,00	0,00
Reduction	100%	100%	100%	100%
Intequalitatively equalized price (EUR/m²)	5,62	4,44	6,97	5,45
Construction land use measure, Attachment no.11	1,0	1,00	1,00	1,00
Use	K	I2	I2	I2
Conversion factor (KP)		1,00	1,00	1,00
Intequalitatively equalized price (EUR/m²)	5,62	4,44	6,97	5,45
Road easement impact, Attachment no. 2.	<i>there is not</i>	<i>there is not</i>	<i>there is not</i>	<i>there is not</i>
Reduction	100%	100%	100%	100%
Intequalitatively equalized price (EUR/m²)	5,62	4,44	6,97	5,45
Line easement impact, Attachment no. 3	<i>there is not</i>	<i>there is not</i>	<i>there is not</i>	<i>there is not</i>
Reduction	100%	100%	100%	100%
Intequalitatively equalized price (EUR/m²)	5,62	4,44	6,97	5,45
Noise impact, Attachment br. 6	<i>there is not</i>	<i>there is not</i>	<i>there is not</i>	<i>there is not</i>
Reduction	100%	100%	100%	100%
Intequalitatively equalized price (EUR/m²)	5,62	4,44	6,97	5,45
Air pollution impact, Attachment br. 7	<i>there is not</i>	<i>there is not</i>	<i>there is not</i>	<i>there is not</i>
Reduction	100%	100%	100%	100%
Intequalitatively equalized price (EUR/m²)	5,62	4,44	6,97	5,45
Intertemporal and Intequalitatively equalized price (EUR/m²)	5,62	4,44	6,97	5,45
Statistical analysis and conclusion				
Comparative land no.:		1	2	3
Deviation from the average:		-1,2	1,3	-0,2
Deviation from the average (absolute):		1,2	1,3	0,2
Deviation from the average (%):		-21,0%	24,0%	-3,0%
Deviation from the average (%) (absolute):		21,0%	24,0%	3,0%
Square of deviation:		1,4	1,8	0,0
Standard deviation	1,0	18,5%	satisfies	satisfies
2 Sigma rule	2,1	2-sigma		
Market value (EUR) - Rounded		53.311		

3.4. Conclusion of valuation

Following the facts mentioned above and taking into account the current state of the commercial property market, we believe that the market value of the real estate in question - business complex, amounts to:

2.100.000 EUR

**The market value is shown without the tax that regulates real estate transactions*

4. APPENDIX

General principles adopted in the preparation of valuations and reports

Land registry extract

Property deed

Cadastral plan

Geoportal excerpt

Layouts

Permits

Photographs

Court expert certificate

Court register excerpt – Spiller Farmer

4.1. General principles adopted in the preparation of valuations and reports

These are the general principles on which our assessments and reports are based; they are always applied unless otherwise stated in the course of the report. If appropriate, we will be happy to discuss variations that would suit any circumstances, or arrange for structural reviews or site surveys or any other more detailed investigation to be conducted.

Valuation standards

Valuations and reports are prepared in accordance with the Real Estate Valuation Act (NN 78/2015), according to the principles and instructions that comply with their Ordinance on real estate valuation methods (NN 105/2015). Except where stated, Spiller Farmer acts as an external appraiser hired by the client.

Basis for valuation

Real estate properties are valued according to the "market value" or in isolated cases according to the valuation defined in the valuation methodology. Market value is defined as "The estimated amount for which an asset or liability should be exchanged at the measurement date between a willing buyer and a willing seller in a business transaction after proper marketing and when the parties have acted reasonably, prudently and without coercion."

The full definition of any other basis, if adopted, can be found in our report or in the appraisal methodology.

Our estimate does not include fees for transaction costs or tax costs that may be incurred in the event of a transaction or change of ownership. It is assumed that all assets are exempt from any mortgages or similar financial encumbrances that could be inscribed on it. Unless otherwise stated, our estimates apply to each property separately. Portfolio valuation is the sum of individual estimates, not the portfolio being valued as a whole. The assessment does not take into account the effect of the simultaneous placing on the market of all / or part of the real estate.

Sources of information

We accept and assume that the information provided to us by the sources listed in the document is complete and accurate. These data refer to all key assumptions about the constructed real estate areas as well as to other data that serve as assumptions in our calculation.

Ownership documentation

It is assumed (unless otherwise stated) that each property has total ownership and that all documentation is satisfactorily compiled and that there are no encumbrances, restrictions, easements or other aggravating circumstances, which would have a significant impact on the value of the shares under consideration. nor that litigation is ongoing. Although the ownership documentation has been submitted to us and verified by us through publicly available services (inspection of land registers), we recommend that this is not interpreted without a lawyer's check.

Tenants

Although our estimates reflect a general understanding of the status of tenants (if any), inquiries are usually made about the financial condition (position) of actual or potential tenants, unless specifically stated. If properties are valued based on their rental income potential, it is assumed, unless otherwise notified, that potential tenants can meet their lease obligations and that there are no arrears or undisclosed breaches of the agreement.

Measurements

Where needed, all measurements are made in accordance with the Measurement Code of Practice, unless indicated or where we expressly state that we have relied on another source or practice.

Spatial planning and other legal restrictions

Information on spatial (urban) planning is obtained through online resources of the local planning authority. We do not conduct formal legal investigations, if a special formal certificate is required, we recommend that verification be obtained from a lawyer.

Our assessments are prepared under the assumption that all areas and surfaces (and all works on them) are in accordance with all relevant legal and urban regulations and rules. Including regulations relating to fire regulations, access to and use of persons with disabilities, and asbestos control and remediation measures.

Testing and evaluation of building statics

Unless expressly ordered, we do not conduct testing and assessment of building statics, nor do we use external services in this regard, therefore we do not give any guarantee that any building has no

defects. We strive to realistically present in our assessments all visible deficiencies or (damage) poor condition, which we record during the inspection, and to include the repair costs that were presented to us or that we assessed.

Harmful materials

We do not usually conduct investigations to determine if a building was constructed using harmful materials or techniques (such as asbestos). Unless otherwise informed, our estimates are based on the use of such materials or construction techniques not used.

Soil testing

We do not conduct investigations to determine the suitability of soil for construction, nor do we undertake archaeological, ecological research, nor do we conduct impact studies on nature. Unless otherwise informed, our estimates are based on the fact that these aspects are satisfactory and that, as far as development is concerned, there will be no extraordinary costs of aggravating circumstances in this regard.

Environmental pollution

Unless explicitly ordered, we do not conduct research or environmental assessments or research historical records to determine if any land or premises are contaminated. Therefore, unless advised otherwise, our assessments are conducted based on the assumption that there are no negative effects of pollution. However, if the inspection and further reasonable inquiries during the preparation of the assessment convince us that the land is likely to be contaminated, we will inform the client.

Insurance

Unless explicitly stated otherwise, we assume that adequate insurance coverage will continue to be available under commercially acceptable terms. For example, regarding the following:

Composite panels - We understand that many insurers increase premiums or even refuse to ensure buildings that contain certain types of composite panels. Information on the type of board used is usually not available, and the answer to this question is still being developed. Therefore, our opinions on value do not take into account the risk that insurance for any property may not be available, or may only be available under specific conditions.

Flood and rising water levels - Our estimates were made under the assumption that real estate is insured against flood damage and rising water levels.

Exchange rate

Estimates are prepared in the appropriate local currency or in euros, especially if a foreign currency is often used as a reference. Data on comparable transactions for the purposes of analysis were converted into euros at the middle exchange rate on the day of the transaction. The report and valuation were prepared and submitted in euros.

Value Added Tax (VAT)

The valuation is prepared and expressed without VAT, unless specifically stated. This includes market value, all sales values, realization costs, etc.

Outstanding debts

In the case of an appraisal of the value of assets in which construction work is in progress or has recently been completed, we usually do not include any obligation that has already arisen but has not yet been settled, in connection with completed work or obligations for the contractor, subcontractor or any third party.

Confidentiality of data and liability of third parties

Our estimates and reports are confidential and intended for the parties to whom they are addressed for the specific purpose to which they refer and no liability is accepted towards any third party. The entire report or any part or reference thereof may not be published in any document, statement or circular, or in any communication with third parties, without our prior written consent to the form and context in which it will appear.

Valuation done on the limited information base

In the event that we proceed to make a valuation without the possibility of conducting an appropriate inspection and / or without the scope of information normally available for formal valuation, we are required to state that the valuation depends entirely on the adequacy and accuracy of the information and / or assumptions made. If they prove inaccurate or inadequate, this may affect the accuracy of the estimate.

Complaint resolution procedure

The Client agrees that he will not take or initiate any proceedings against Spiller Farmer before submitting his complaint to Spiller Farmer, in accordance with the appeal procedure, the details of which are available upon request.

Intellectual property

All intellectual property rights in the materials provided by the client belongs to the client and all the materials prepared by Spiller Farmer belongs to Spiller Farmer, unless otherwise agreed in writing. Each party has the right to use materials that are for the purpose for which that material was supplied. No third party has the right to use it without the special consent of the owner.

Confidentiality of information

Each party has an obligation to keep all available information and materials that represent commercial value to the other party, confidential, but may:

Use it to the reasonable extent necessary to provide the services,

Show it to third parties if the client and the ordering client both agree,


Show it and deliver it if is legally necessary or it is required by the competent authorities.

Spiller Farmer will comply with personal data protection regulations. This obligation shall continue for two years after the termination of the Agreement.

Termination of contract (Termination of cooperation)

Upon termination of the Agreement, Spiller Farmer may, in accordance with legal, regulatory or professional requirements, retain one copy of all material provided or on behalf of the Client in connection with the Service.

4.2. Land registry extract



REPUBLIKA HRVATSKA
 Općinski sud u Kutini
 ZEMLJIŠNOKNJŽNI ODJEL NOVSKA
 Stanje na dan: 06.03.2024. 11:12

NESLUŽBENA KOPIJA

Katastarska općina: 338478, NOVSKA

Broj ZK uložka: 3815

Broj zadnjeg dnevnika/Upravnog rješenja: Z-1706/2020
 Aktivne plombe:

Izvadak iz BZP-a

A
Posjedovnica
PRVI ODJELJAK

Rbr.	Broj katastarske čestice	Broj D. L.	Adresa katastarske čestice/Način uporabe katastarske čestice/Način uporabe zgrade, naziv zgrade, kućni broj zgrade	Površina/ m2	PPR
1.	5363	39	OBRTNIČKA ULICA GOSPODARSKO DVORIŠTE POSLOVNA ZGRADA, (POSLOVNO PROIZVODNA HALA) KBR. 31A	9492 6224 3268	
UKUPNO:				9492	

DRUGI ODJELJAK

Rbr.	Sadržaj upisa	Primjedba
1.1	<p>Temeljem zapisnika broj Z-1578/2014/3815 prenosi se slijedeći upis: Zaprimljeno 13.01.2016. broj Z-409/16.</p> <p>Temeljem čl. 149. st. 1. Zakona o gradnji (NN 153/13), u povodu obavijesti katastra zabilježuje se da je za poslovnu zgradu (poslovno proizvodna hala) kbr. 31 A sagrađenu na kč. 5363 k.o. Novska za evidentiranje u katastru priložena uporabna dozvola Upravnog odjela za prostorno uređenje i graditeljstvo Ispostava u Novskoj od 08. 12. 2015. Klasa:UP/I-361-05/15-01/000036 Urbroj: 2176/01-19-15-0009 pravomoćna 08. 12. 2015.</p>	ZABILJEŽBA

B
Vlastovnica

Rbr.	Sadržaj upisa	Primjedba
1.	<p>Vlasnički dio: 1/1</p> <p>HAKADESCH D.O.O., OIB: 17101881288, NOVSKA, KOLODVORSKA 41</p>	

C
Teretovnica

Rbr.	Sadržaj upisa	Iznos	Primjedba
1.	<p>1.1 Temeljem zapisnika broj Z-1578/2014/3815 prenosi se slijedeći upis: Zaprimljeno 07.09.2015. broj Z-5952/15.</p> <p>Temeljem Sporazuma o osiguranju novčane tražbine zasnivanjem založnog prava (hipoteke) sastavljenog 27.08.2015. i potvrđenog (solemniziranog) 04.09.2015. br. OV-7363/2015. uknjižuje se pravo zaloga za iznos kunske protuvrijednosti od EUR 1.451.418, 26 uvećano za ugovorne kamate, zatezne kamate, te provizije, naknade i troškove prisilne naplate bilo sudske ili izvansudske prirode, za korist:</p> <p>ERSTE&STEIERMÄRKISCHE BANK D.D., OIB: 23057039320, RIJEKA, JADRANSKI TRG 3A</p>	1.451.418,26 EUR	

Katastarska općina: 338478, NOVSKA

Izvadak iz BZP-a


Broj ZK uložka: 3815

C
Teretovnica

Rbr.	Sadržaj upisa	Iznos	Primjedba
2.			
2.1	<p>Temeljem zapisnika broj Z-1578/2014/3815 prenosi se slijedeći upis: Zaprimljeno 580.567,30 EUR 07.09.2015. broj Z-5957/15.</p> <p>Temeljem Ugovora o jamstvu na prvi poziv i Sporazuma o osiguranju tražbine zasnivanjem založnog prava na nekretninama br.53/7941 sastavljenog 31.08.2015. i potvrđenog (solemniziranog) 04.09.2015. br. OV-7362/2015. uknjižuje se pravo zaloga za iznos kunske protuvrijednosti od EUR 580.567,30 uvećano za ugovorne kamate, zatezne kamate, te provizije, naknade i troškove prisilne naplate bilo sudske ili izvansudske prirode, za korist:</p> <p>HRVATSKA AGENCIJA ZA MALO GOSPODARSTVO, INOVACIJE I INVESTICIJE, OIB: 25609559342, ZAGREB, (GRAD ZAGREB) PRILAZ GJURE DEŽELIĆA 7</p>		
3.			
3.1	<p>Zaprimljeno 01.04.2020.g. pod brojem Z-1706/2020 900.000,00 EUR</p> <p>UKNJIŽBA, ZALOŽNO PRAVO, UGOVOR O OKVIRNOM IZNOSU ZADUŽENJA I OSIGURANJU BR. OU679802 POTVRĐEN DANA 30.03.2020. POD POSLOVNIM BROJEM OV-3041/2020 17.03.2020, Radi osiguranja novčane tražbine ERSTE & STEIERMÄRKISCHE BANK d.d. iz Ugovora za iznos kunske protuvrijednosti od 900.000,00 EUR (slovima:devetstotisućaEUR) uvećano za ugovorene kamate, kamate korisnika garancije, ugovorene kamate za zakašnjenje u plaćanju odnosno zakonske zatezne kamate ukoliko bude veće te naknade i troškove prisilne naplate bilo sudske ili izvansudske prirode za korist:</p> <p>ERSTE & STEIERMÄRKISCHE BANK D.D., OIB: 23057039320, RIJEKA, JADRANSKI TRG 3A</p>		

Potvrđuje se da ovaj izvadak odgovara stanju baze zemljišnih podataka na datum 06.03.2024.

4.3. Property deed



REPUBLIKA HRVATSKA

Općinski sud u Kutini
ZEMLJIŠNOKNJŽNI ODJEL NOVSKA
Stanje na dan: 06.03.2024. 11:12

Katastarska općina: 338478, NOVSKA

Broj zadnjeg dnevnika/Upravnog rješenja: Z-1706/2020
Aktivne plombe:

NESLUŽBENA KOPIJA

Broj ZK uložka: 3815

Izvadak iz BZP-a

A
Posjedovnica
PRVI ODJELJAK

Rbr.	Broj katastarske čestice	Broj D. L.	Adresa katastarske čestice/Način uporabe katastarske čestice/Način uporabe zgrade, naziv zgrade, kućni broj zgrade	Površina/ m2	PPR
1.	5363	39	OBRTHNICKA ULICA GOSPODARSKO DVORIŠTE POSLOVNA ZGRADA, (POSLOVNO PROIZVODNA HALA) KBR. 31A	9492 6224 3268	
UKUPNO:				9492	

DRUGI ODJELJAK

Rbr.	Sadržaj upisa	Primjedba
1.1	Temeljem zapisnika broj Z-1578/2014/3815 prenosi se slijedeći upis: Zaprimljeno 13.01.2016. broj Z-409/16. Temeljem čl. 149. st. 1. Zakona o gradnji (NN 153/13), u povodu obavijesti katastra zabilježuje se da je za poslovnu zgradu (poslovno proizvodna hala) kbr. 31 A sagrađenu na kč. 5363 k.o. Novska za evidentiranje u katastru priložena uporabna dozvola Upravnog odjela za prostorno uređenje i graditeljstvo Ispostava u Novskoj od 08. 12. 2015. Klasa:UP/I-361-05/15-01/000036 Urbroj: 2176/01-19-15-0009 pravomoćna 08. 12. 2015.	ZABILJEŽBA

B
Vlastovnica

Rbr.	Sadržaj upisa	Primjedba
1.	Vlasnički dio: 1/1 HAKADESCH D.O.O., OIB: 17101881288, NOVSKA, KOLODVORSKA 41	

C
Teretovnica

Rbr.	Sadržaj upisa	Iznos	Primjedba
1.			
1.1	Temeljem zapisnika broj Z-1578/2014/3815 prenosi se slijedeći upis: Zaprimljeno 07.09.2015. broj Z-5952/15. Temeljem Sporazuma o osiguranju novčane tražbine zasnivanjem založnog prava (hipoteke) sastavljenog 27.08.2015. i potvrđenog (solemniziranog) 04.09.2015. br. OV-7363/2015. uknjižuje se pravo zaloga za iznos kunske protuvrijednosti od EUR 1.451.418, 26 uvećano za ugovorne kamate, zatezne kamate, te provizije, naknade i troškove prisilne naplate bilo sudske ili izvansudske prirode, za korist: ERSTE&STEIERMÄRKISCHE BANK D.D., OIB: 23057039320, RIJEKA, JADRANSKI TRG 3A	1.451.418,26 EUR	

Katastarska općina: 338478, NOVSKA

Izvadak iz BZP-a

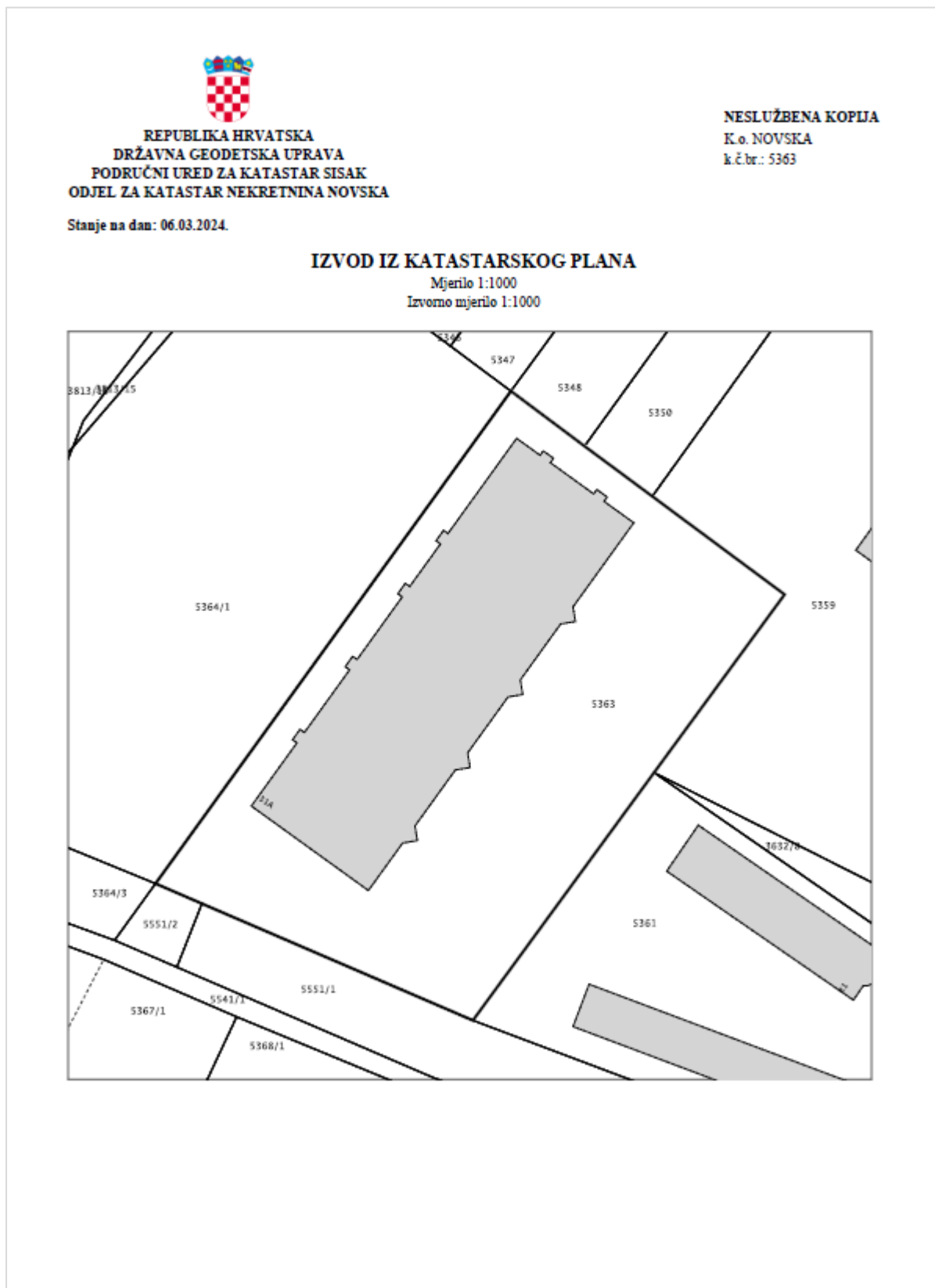
Broj ZK uložka: 3815

C
Teretovnica

Rbr.	Sadržaj upisa	Iznos	Primjedba
2.			
2.1	<p>Temeljem zapisnika broj Z-1578/2014/3815 prenosi se slijedeći upis: Zaprimljeno 580.567,30 EUR 07.09.2015. broj Z-5957/15.</p> <p>Temeljem Ugovora o jamstvu na prvi poziv i Sporazuma o osiguranju tražbine zasnivanjem založnog prava na nekretninama br.53/7941 sastavljenog 31.08.2015. i potvrđenog (solemniziranog) 04.09.2015. br. OV-7362/2015. uknjižuje se pravo zaloge za iznos kunske protuvrijednosti od EUR 580.567,30 uvećano za ugovorne kamate, zatezne kamate, te provizije, naknade i troškove prisilne naplate bilo sudske ili izvansudske prirode, za korist:</p> <p>HRVATSKA AGENCIJA ZA MALO GOSPODARSTVO, INOVACIJE I INVESTICIJE, OIB: 25609559342, ZAGREB, (GRAD ZAGREB) PRILAZ GJURE DEŽELIĆA 7</p>		
3.			
3.1	<p>Zaprimljeno 01.04.2020.g. pod brojem Z-1706/2020 900.000,00 EUR</p> <p>UKNJIŽBA, ZALOŽNO PRAVO, UGOVOR O OKVIRNOM IZNOSU ZADUŽENJA I OSIGURANJU BR. OU679802 POTVRĐEN DANA 30.03.2020. POD POSLOVNIM BROJEM OV-3041/2020 17.03.2020. Radi osiguranja novčane tražbine ERSTE & STEIERMÄRKISCHE BANK d.d. iz Ugovora za iznos kunske protuvrijednosti od 900.000,00 EUR (slovima:devetstotisućaEUR) uvećano za ugovorene kamate, kamate korisnika garancije, ugovorene kamate za zakašnjenje u plaćanju odnosno zakonske zatezne kamate ukoliko bude veće te naknade i troškove prisilne naplate bilo sudske ili izvansudske prirode za korist:</p> <p>ERSTE & STEIERMÄRKISCHE BANK D.D., OIB: 23057039320, RIJEKA, JADRANSKI TRG 3A</p>		

Potvrđuje se da ovaj izvadak odgovara stanju baze zemljišnih podataka na datum 06.03.2024.

4.4. Cadastral plan

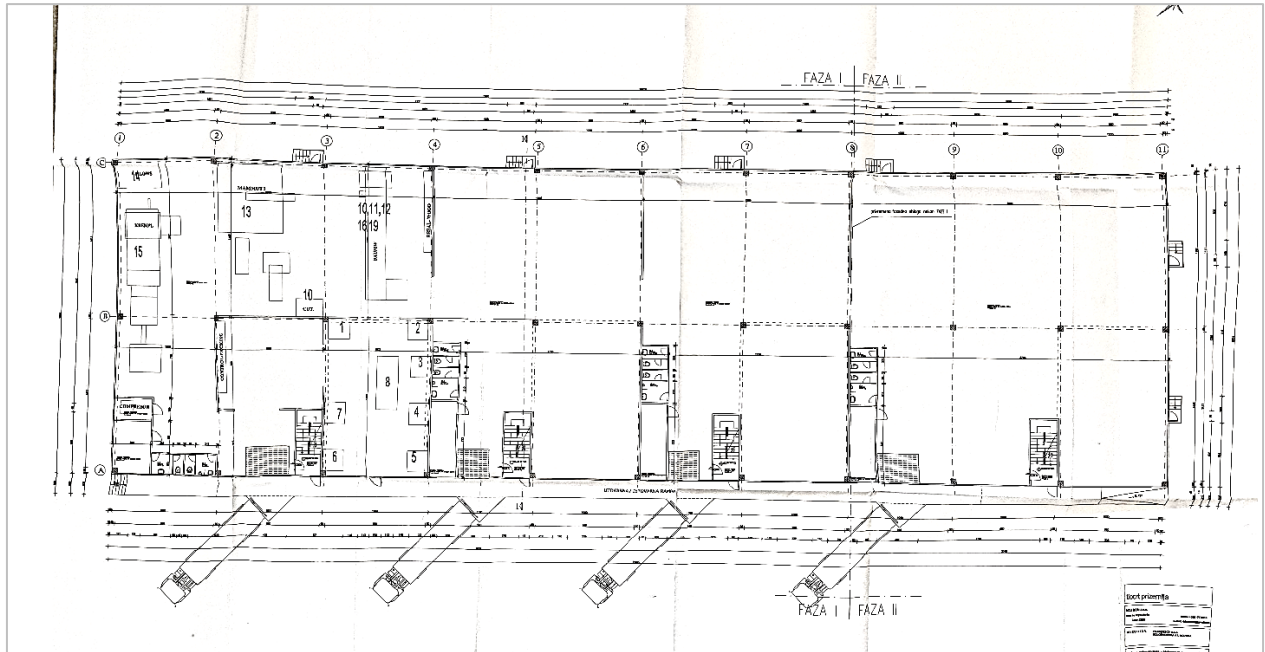


4.5. Geoportal excerpt

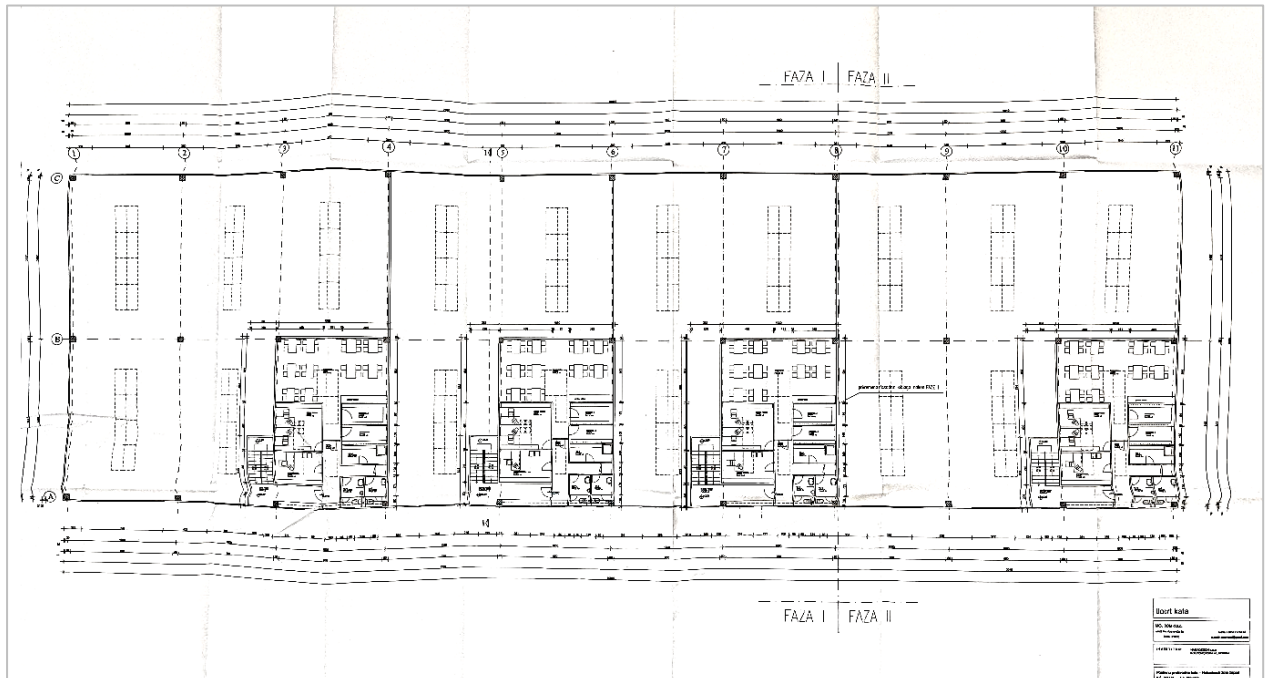


4.6. Layouts


Ground floor



First floor



4.6.1. Building permit




REPUBLIKA HRVATSKA
Sisačko-moslavačka županija
Upravni odjel za prostorno uređenje i graditeljstvo
Ispostava Novska

KLASA: UP/I-361-03/15-01/000048
URBROJ: 2176/01-12-1/2-15-0008
Novska, 29.06.2015.

Sisačko-moslavačka županija, Upravni odjel za prostorno uređenje i graditeljstvo, Ispostava Novska, rješavajući po zahtjevu koji je podnio investitor HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288, na temelju članka 99. stavka 1. Zakona o gradnji („Narodne novine“ broj 153/13.), izdaje

Ovo rješenje postalo je pravomoćno
dana 29-06-2015
te se može izvršiti.

Ovjerava:



GRAĐEVINSKU DOZVOLU

I. Dozvoljava se investitoru HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288 :

- građenje građevine gospodarske namjene, poslovne djelatnosti - POSLOVNO PROIZVODNA HALA - RADIONICA ZA KROJENJE I OBRADU TEKSTILA, 3. skupine,

na građevnoj čestici k.č.br. 3631/4 (z.č.br. 2343/6) k.o. Novska (Novska, Obrtnička bb),

u skladu sa glavnim projektom, zajedničke oznake Z.O.P.: T.D.-43/2015-ID, koji je sastavni dio ove građevinske dozvole za koji je glavni projektant Simon Džunić, dipl.ing.arh., broj ovlaštenja A 1411, a sadržava:

1. **arhitektonski projekt** (arhitektonski projekt i projekt fizikalnih svojstava građevine) oznake TD-43/2015-GL od 06.2015. godine, ovlaštenu projektanta Simon Džunić, dipl.ing.arh., broj ovlaštenja A 1411 (MOJ DOM, društvo s ograničenom odgovornošću za projektiranje i trgovinu HR-23000 Zadar, Ive Vojnovića 8, OIB 56814441284) - MAPA 1
2. **građevinski projekt** (projekt konstrukcije) oznake TD: 108/15 od 06.2015. godine, ovlaštenu projektanta GADAF ZULBEARI, mag.ing.aedif., broj ovlaštenja G 4409 (TENZOR društvo s ograničenom odgovornošću za građenje, projektiranje i nadzor HR-10000 Zagreb, Hvarska 4 A, OIB 99120434758) - MAPA 2
3. **građevinski projekt** (vodovod i kanalizacija) oznake TD: 02-06-15 od 06.2015. godine, ovlaštenu projektanta VEDRAN VRABEC, mag.ing.aedif., broj ovlaštenja G 3580 (AVOKA-ING d.o.o. za projektiranje, nadzor i građenje HR-10000 Zagreb, Bolnička 79, OIB 02859099683) - MAPA 3

DOKUMENT: GRAĐEVINSKA DOZVOLA
 INVESTITOR: HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288
 KLASA: UP/I-361-03/15-01/000048, URBROJ: 2176/01-12-1/2-15-0008

ID: J20150629-170012-201
 STRANA 1/5

4. **elektrotehnički projekt** (električne instalacije) oznake TD: RN 63-15 od 06.2015. godine, ovlaštenu projektanta Zvonko Knežević, dipl.ing.el., broj ovlaštenja E 230 (Z.K. BIRO d.o.o. za projektiranje, nadzor i usluge HR-31000 Osijek, Žumberačka 49, OIB 91273129718) - MAPA 4
5. **strojarski projekt** (projekt strojarskih instalacija) oznake T.D.-43/2015-ID od 06.2015. godine, ovlaštenu projektanta DAVORIN GRŽAN, dipl.ing.stroj., broj ovlaštenja S 1236 (EKSPERTERM d.o.o. za trgovinu i usluge HR-10000 Zagreb, Rapska 46, OIB 72727666462) - MAPA 5
6. **geodetski projekt** oznake 34/2015 od 03.2015. godine, ovlaštenu projektanta Davor Jež, ovlaštenu inženjera geodezije, broj ovlaštenja Geo 302 (ZAJEDNIČKI GEODETSKI URED Davor Jež i Mile Dumančić, Popovača, Ulica Jorgovana 14 HR-44317 Popovača, Ulica Jorgovana 14, OIB 46413672526) - MAPA 6
7. **elaborat zaštite na radu** oznake Broj elaborata: 110615 od 06.2015. godine, ovlaštenu projektanta Željko Mužević, univ.spec.aedif., broj ovlaštenja (FLAMIT d.o.o. za projektiranje, građenje i nadzor HR-10430 Samobor, Jurja Dijanića 24, OIB 84050612509) - MAPA 7
8. **elaborat zaštite od požara** oznake Broj elaborata: 120615 od 06.2015. godine, ovlaštenu projektanta Martina Gajdek, dipl.ing.arh., broj ovlaštenja (FLAMIT d.o.o. za projektiranje, građenje i nadzor HR-10430 Samobor, Jurja Dijanića 24, OIB 84050612509) - MAPA 8.

- II. Gradnja građevine izvodi se u 2 (dvije) faze. U prvoj fazi biti će izgrađena građevina do osi razgraničenja faza označene na nacrtima u grafičkom dijelu ovog projekta. Okoliš sa svim parametrima biti će izveden u cijelosti u prvoj fazi prema situaciji u grafičkom dijelu projekta. Faznost se odnosi na izgradnju same građevine. Nakon završetka prve faze izgradnje građevine izraditi će se privremena fasadna obloga na liniji razgraničenja faza kako bi se mogla zadovoljiti funkcionalnost građevine nakon prve faze.
- III. Ova građevinska dozvola prestaje važiti ako investitor ne pristupi građenju u roku od tri godine od dana pravomoćnosti iste. Smatra se da je investitor pristupio građenju od dana prijave početka građenja.
- IV. Investitor je dužan ovom tijelu prijaviti početak građenja najkasnije osam dana prije početka građenja.
- V. Izvršna, odnosno pravomoćna građevinska dozvola može se po zahtjevu investitora izmijeniti, dopuniti, poništiti i/ili ukinuti do izdavanja uporabne dozvole.
- VI. Ako se nakon izdavanja građevinske dozvole promijeni investitor, novi investitor je dužan u roku od petnaest dana od dana promjene od tijela graditeljstva zatražiti izmjenu građevinske dozvole u vezi s promjenom imena, odnosno tvrtke investitora. Bez rješenja o promjeni imena, odnosno tvrtke investitora u građevinskoj dozvoli ne smije se graditi građevina za koju je izdana građevinska dozvola.
- VII. Predmetna zgrada mora u pogledu vanjskog izgleda i uređenja građevne čestice biti dovršena u roku od 7 (sedam) godina. Rok počinje teći od dana prijave početka građenja.

DOKUMENT: GRAĐEVINSKA DOZVOLA ID: J20150625-179012-Z01
INVESTITOR: HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881268
KLASA: UP/1-301-03/15-01/000048, URBROJ: 2176/01-12-1/2-15-0008 STRANA 2/6



VIII. Izgrađena građevina, odnosno rekonstruirana građevina može se početi koristiti, odnosno staviti u pogon te se može donijeti rješenje za obavljanje djelatnosti u toj građevini prema posebnom zakonu, nakon što se za tu građevinu izda uporabna dozvola.

IX. Uporabne dozvole se mogu izdavati zasebno za svaku pojedinu fazu kako je to predviđeno lokacijskom dozvolom i građevinskom dozvolom.

OBRAZLOŽENJE

Investitor HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288, je zatražio podneskom zaprimljenim dana 26.06.2015. godine izdavanje građevinske dozvole za:

- građenje građevine gospodarske namjene, poslovne djelatnosti - POSLOVNO PROIZVODNA HALA - RADIONICA ZA KROJENJE I OBRADU TEKSTILA, 3. skupine

na građevnoj čestici k.č.br. 3631/4 (z.č.br. 2343/6) k.o. Novska (Novska, Obrtnička bb), iz točke I. izreke ove dozvole.

U spis je priložena zakonom propisana dokumentacija i to:

- a) priložena su tri primjerka glavnog projekta iz točke I. izreke građevinske dozvole.
- b) priložene su propisane izjave projektanata da je glavni projekt izrađen u skladu s lokacijskom dozvolom i drugim propisima:
 - IZJAVA PROJEKTANTA o usklađenosti arhitektonskog projekta i projekta fizikalnih svojstava građevine - MAPA 1 / broj projekta TD-43/2015-GL od lipnja 2015. godine s lokacijskom dozvolom i drugim propisima, izdana po ovlaštenom projektantu SIMON DŽUNIĆ, dipl.ing.arh., broj ovlaštenja A 1411.
 - IZJAVA PROJEKTANTA o usklađenosti građevinskog projekta / projekt konstrukcije - MAPA 2 / broj projekta TD: 108/15 od lipnja 2015. godine s lokacijskom dozvolom i drugim propisima, izdana po ovlaštenom projektantu GADAF ZULBEARI, mag.ing.aedif., broj ovlaštenja G 4409.
 - IZJAVA PROJEKTANTA o usklađenosti građevinskog projekta / projekt vodovoda i kanalizacije - MAPA 3 / broj projekta TD: 02-06-15 od lipnja 2015. godine s lokacijskom dozvolom i drugim propisima, izdana po ovlaštenom projektantu VEDRAN VRABEC, dipl.ing.građ., broj ovlaštenja G 3580.
 - IZJAVA PROJEKTANTA o usklađenosti elektrotehničkog projekta - MAPA 4 / broj projekta TD: RN 63-15 od lipnja 2015. godine s lokacijskom dozvolom i drugim propisima, izdana po ovlaštenom projektantu ZVONKO KNEŽEVIĆ, dipl.ing.el., broj ovlaštenja E 230.
 - IZJAVA PROJEKTANTA o usklađenosti strojarškog projekta - MAPA 5 / broj projekta TD: 203/2015 od lipnja 2015. godine s lokacijskom dozvolom i drugim propisima, izdana po ovlaštenom projektantu DAVORIN GRŽAN, dipl.ing.stroj., broj ovlaštenja S 1236.
- c) priloženo je izvješće o kontroli glavnog projekta od strane ovlaštenog revidenta:

DOKUMENT: GRAĐEVINSKA DOZVOLA ID: J20150625-179812-201
INVESTITOR: HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288
KLASA: UPW-361-03/15-01608048, URBROJ: 2176/01-12-1/2-15-0008 STRANA 3/6

- Izvješće o kontroli glavnog projekta glede mehaničke otpornosti i stabilnosti, broj 57/2015 od 24.06.2015. godine, izrađeno po ovlaštenom revidentu PERO ŠARUŠIĆ, dipl.ing. građ. (G 1220)

d) nostrifikacija projektne dokumentacije se sukladno Zakonu ne utvrđuje.

e) priložene su propisane potvrde glavnog projekta javnopravnih tijela:

- Ministarstvo unutarnjih poslova, Policijska uprava sisačko-moslavačka, Služba upravnih i inspeksijskih poslova - Potvrda glavnog projekta, Broj: 511-10-06-03-2228/2-15, 3/6, URBROJ: 534-07-2-1-1-16/1-15-2, od 18.06.2015. godine
- Ministarstvo zdravlja, Uprava za sanitarnu inspekciju, Sektor županijske sanitarne inspekcije i pravne podrške, Služba županijske sanitarne inspekcije, PJ - Odjel za središnju Hrvatsku, Ispostava Novska - Potvrda glavnog projekta, KLASA: 540-02/15-05/329, URBROJ: 374-21-3-15-2, od 17.06.2015. godine
- Hrvatske vode, VGO za srednju i donju Savu - Potvrda glavnog projekta, KLASA: 325-01/15-07/0002340, URBROJ: 376-10/DČ-15-2 (HP), od 18.06.2015. godine
- HEP-Operator distribucijskog sustava d.o.o., Elektra Križ - Potvrda glavnog projekta, NAŠ BROJ I ZNAK: 4/07/00101/5375/15VM-7684, URBROJ: 524-10-02-04/3-15-2, od 23.06.2015. godine
- Vođovod Novska d.o.o. - Suglasnost, Broj: 302/2015., , od 24.06.2015. godine
- Hrvatska agencija za poštu i elektroničke komunikacije - Potvrda glavnog projekta, KLASA: 361-03/15-02/1784, , od 23.06.2015. godine
- Ministarstvo rada i mirovinskog sustava, Inspektorat rada, Područni ured Zagreb, Ispostava u Sisku - Potvrda glavnog projekta, KLASA: 116-02/15-14/8, , od 18.06.2015. godine.

f) priložen je dokaz pravnog interesa:

- Izvadak iz zemljišne knjige Općinskog suda u Sisku, Stalna služba u Kutini, Izdvojeni zemljišnoknjižni odjel u Novskoj, za zemljište 2343/6 upisano u z.k.ul. 4899, k.o. Novska, od 10.06.2015. godine, pod brojem 2994/15..

Žahrtjev je osnovan.

J postupku izdavanja građevinske dozvole utvrđeno je sljedeće:

- a) u spis je priložena zakonom propisana dokumentacija,
- b) priložene su propisane potvrde glavnog projekta javnopravnih tijela,
- c) uvidom u glavni projekt iz točke 1. izreke ove dozvole, izrađenom po ovlaštenim osobama, utvrđeno je da je taj projekt izrađen u skladu sa uvjetima određenim izvršnim aktom:
 - Lokacijska dozvola, KLASA: UP/I-350-05/15-01/000018, URBROJ: 2176/01-12-1/1-15-0007, od 09.06.2015. godine, izdana po Upravnom odjelu za prostorno uređenje, graditeljstvo i zaštitu okoliša Sisačko-moslavačke županije, Ispostava Novska, izvršna / pravomoćna dana 09.06.2015. godine.

DOKUMENT: GRAĐEVINSKA DOZVOLA ID: J20150625-179012-201
INVESTITOR: HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-
1330 Novska, Kolodvorska 41, OIB 17101881288
KLASA: UP/I-361-03/15-01/000046, URBROJ: 2176/01-12-1/2-15-0006 STRANA 4/6



- d) glavni projekt izradila je ovlaštena osoba, propisano je označen, te je izrađen na način da je onemogućena promjena njegova sadržaja odnosno zamjena njegovih dijelova,
- e) postoji obaveza izrade urbanističkog plana uređenja, urbanistički plan je donesen,
- f) građevna čestica, odnosno građevina je priključena na prometnu površinu,
- g) postoji mogućnost priključenja građevine na javni sustav odvodnje otpadnih voda,
- h) postoji mogućnost priključenja građevine na niskonaponsku električnu mrežu,
- i) strankama u postupku omogućeno je da izvrše uvid u spis predmeta, te su iste dale izjave da su suglasne s izdavanjem građevinske dozvole za predmetni zahvat u prostoru i da se odriču prava žalbe na istu. Suglasnost i izjave su dale sljedeće stranke:
- GRAD NOVSKA HR-44330 Novska, Trg dr. Franje Tuđmana 2, OIB 09112913581, za k.č.br. 3632/3 (z.č.br. 2344/3), 3630/2 (z.č.br. 2343/5), 3631/5 (z.č.br. 2343/7), 3631/6 (z.č.br. 2343/8) i 3631/7 (z.č.br. 2343/9),
 - KATAVIĆ društvo s ograničenom odgovornošću za proizvodnju, trgovinu i usluge HR-44330 Novska, Vladimira Nazora 94, OIB 34046730141, za k.č.br. 3632/5 (z.č.br. 2344/5) i 3632/8 (z.č.br. 2344/8),
 - EVOLEN društvo s ograničenom odgovornošću za proizvodnju i usluge HR-44330 Novska, Osječka 92, OIB 75974843041, za k.č.br. 3632/3 (z.č.br. 2344/3),
 - RAŠELJKE d.o.o. za poljoprivredu i trgovinu HR-44330 Novska, Trg Luke Ilića Orlovčanina 25, OIB 36971387052, za k.č.br. 3617 (z.č.br. 2340/7),
 - VESNA RADIĆ HR-44330 NOVSKA, OBRTNIČKA ULICA 35, OIB 48803512769, za k.č.br. 3631/3 (z.č.br. 2343/4),
 - DRAGO RADIĆ HR-44330 NOVSKA, OBRTNIČKA ULICA 35, OIB 26017778262, za k.č.br. 3631/3 (z.č.br. 2343/4),
 - FRANO ČURIĆ HR-44330 NOVSKA, OBRTNIČKA ULICA 43, OIB 45436540526, za k.č.br. 3630/1 (z.č.br. 2343/1).

Slijedom iznesenoga postupalo se prema odredbi članka 110. stavak 1. Zakona o gradnji, te je odlučeno kao u izreci.

Upravna pristojba za izdavanje ove građevinske dozvole plaćena je u iznosu od 3.585,00 kuna na račun broj HR5623400091800003001 prema tarifnom broju 62. Zakona o upravnim pristojbama („Narodne novine“ broj 8/96., 77/96., 95/97., 131/97., 68/98., 66/99., 145/99., 30/00., 116/00., 163/03., 17/04., 110/04., 141/04., 150/05., 153/05., 129/06., 117/07., 25/08., 60/08., 20/10., 69/10., 126/11., 112/12., 19/13., 80/13., 40/14., 69/14., 87/14. i 94/14.).

Upravna pristojba prema Tarifnom broju 1. Zakona o upravnim pristojbama plaćena je u iznosu 20,00 kuna državnim biljezima emisije Republike Hrvatske, koji su zaljepljeni na podnesku i poništeni pečatom ovoga tijela.

DOKUMENT: GRAĐEVINSKA DOZVOLA ID: J20150625-179012-201
INVESTITOR: HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288
KLASA: UPII-361-03/15-01/000048, URBROJ: 2176/01-12-1/2-15-0006 STRANA 5/6

UPUTA O PRAVNOM LIJEKU:

Protiv ovog rješenja može se izjaviti žalba Ministarstvu graditeljstva i prostornoga uređenja, u roku od 15 dana od dana primitka. Žalba se predaje putem tijela koje je izdalo ovaj akt neposredno u pisanom obliku, usmeno na zapisnik ili se šalje poštom.



DOSTAVITI:

1. HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, sa glavnim projektom u dva primjerka,
2. GRAD NOVSKA HR-44330 Novska, Trg dr. Franje Tuđmana 2
3. KATAVIĆ društvo s ograničenom odgovornošću za proizvodnju, trgovinu i usluge HR-44330 Novska, Vladimira Nazora 94
4. EVOLEN društvo s ograničenom odgovornošću za proizvodnju i usluge HR-44330 Novska, Osječka 92
5. RAŠELJKE d.o.o. za poljoprivredu i trgovinu HR-44330 Novska, Trg Luke Ilića Oriovčanina 25
6. VESNA RADIĆ HR-44330 NOVSKA, OBRTNIČKA ULICA 35
7. DRAGO RADIĆ HR-44330 NOVSKA, OBRTNIČKA ULICA 35
8. FRANO ČURIĆ HR-44330 NOVSKA, OBRTNIČKA ULICA 43,
9. Evidencija, ovdje
10. U spis, ovdje.

NA ZNANJE:

1. Grad Novska, Trg dr. Franje Tuđmana 2, 44 330 Novska, Upravni odjel nadležan za poslove prostornog uređenja
2. Grad Novska, Trg dr. Franje Tuđmana 2, 44 330 Novska, Upravni odjel nadležan za obračun komunalnog doprinosa
3. Hrvatske vode, Vodnogospodarski odjel za srednju i donju Savu, Vodnogospodarska ispostava za mali sliv Subotska-Strug, HR-44330 Novska, Kralja Zvonimira 97,
4. Ured državne uprave u Sisačko-moslavačkoj županiji, Ispostava Novska, Služba za gospodarstvo, HR-44330 Novska, Trg dr. Franje Tuđmana 2.

DOKUMENT: GRADEVINSKA DOZVOLA


ID: J20150625-179012-Z01

INVESTITOR: HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB: 17101881288

KLASA: UP/I-361-03/15-01/000048, URBROJ: 2176/01-12-1/2-15-0008

STRANA 6/6

4.6.2. Use permit

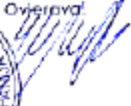



REPUBLIKA HRVATSKA
Sisačko-moslavačka županija
Upravni odjel za prostorno uređenje,
graditeljstvo i zaštitu okoliša
Ispostava Novska

KLASA: UP/I-361-05/15-01/000036
URBROJ: 2176/01-19-1-15-0009
Novska, 08.12.2015.

Sisačko-moslavačka županija, Upravni odjel za prostorno uređenje i graditeljstvo, Ispostava Novska, rješavajući po zahtjevu koji je podnio investitor HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288 na temelju članka 99. stavka 1. Zakona o gradnji („Narodne novine“ broj 153/13.), izdaje

Ovo rješenje postalo je pravomoćno
dana **08-12-2015**
te se može izdati

Ovjerava: 



UPORABNU DOZVOLU

Dozvoljava se uporaba:

- izgrađene građevine gospodarske namjene, poslovne djelatnosti - POSLOVNO PROIZVODNA HALA - RADIONICA ZA KROJENJE I OBRADU TEKSTILA, 3. skupine, na građevnoj čestici k.č.br. 3631/4 (z.č.br. 2343/6) k.o. Novska (Novska, Obrtnička ulica 31A), za koju je izdan izvršan akt za građenje građevine i to:
- Građevinska dozvola, KLASA: UP/I-361-03/15-01/000048, URBROJ: 2176/01-12-1/2-15-0008, od 29.06.2015. godine, izdana po Upravnom odjelu za prostorno uređenje, graditeljstvo i zaštitu okoliša Sisako-moslavačke županije, Ispostava Novska, izvršna dana 29.06.2015. godine.

OBRAZLOŽENJE

Investitor HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288, je zatražio podneskom zaprimljenim dana 06.11.2015. godine izdavanje uporabne dozvole iz izreke.

U postupku je utvrđeno da spisu priliče propisani dokumenti iz članka 137. stavka 2. Zakona o gradnji.

Obavljeni je tehnički pregled u smislu odredbe članka 139. Zakona o gradnji o čemu je sastavljen zapisnik kojim je utvrđeno da je građevina izgrađena u skladu sa izvršnim aktom za građenje u pogledu ispunjavanja temeljnih zahtjeva za građevinu, lokacijskih uvjeta i drugih uvjeta određenih aktom za građenje. Građevina je priključena na prometnu površinu i druge

DOKUMENT: UPORABNA DOZVOLA
INVESTITOR: HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288
KLASA: UP/I-361-05/15-01/000036, URBROJ: 2176/01-19-1-15-0009

ID: P20151105-1306278-203
STRANA 1/2

građevina i uređaje komunalne ili druge infrastrukture. Privremene građevine izgrađene u okviru pripremnih radova, oprema gradilišta, neutrošeni građevinski materijal, te otpad uklonjeni su, a zemljište na području gradilišta i na prilazu gradilištu dovedeno je u uredno stanje.

Slijedom iznesenoga postupalo se prema odredbi članka 144. Zakona o gradnji, te je odlučeno kao u izreci.

Upravna pristojba za izdavanje ove uporabne dozvole plaćena je u iznosu od 3.586,00 kuna na račun broj HR5623400001800003001 prema tarifnom broju 62. Zakona o upravnim pristojbama („Narodne novine“ broj 8/96., 77/96., 95/97., 131/97., 68/98., 66/99., 145/99., 30/00., 116/00., 163/03., 17/04., 110/04., 141/04., 150/05., 153/05., 129/06., 117/07., 25/08., 60/08., 20/10., 69/10., 126/11., 112/12., 19/13., 80/13., 40/14., 69/14., 87/14. i 94/14.).

Upravna pristojba prema Tarifnom broju 1. Zakona o upravnim pristojbama plaćena je u iznosu 20,00 kuna državnim biljezima emisije Republike Hrvatske, koji su zaljepljeni na podnesku i poništeni pečatom ovoga tijela.

UPUTA O PRAVNOM LIJEKU:

Protiv ovog rješenja može se izjaviti žalba Ministarstvu graditeljstva i prostornoga uređenja, u roku od 15 dana od dana primitka. Žalba se predaje putem tijela koje je izdalo ovaj akt neposredno u pisanom obliku, usmeno na zapisnik ili se šalje poštom. Na žalbu se plaća pristojba u iznosu 50,00 kuna u državnim biljezima prema tarifnom broju 3. Zakona o upravnim pristojbama.



PRIVREMENA PROČELNICA
Blanka Bobetko-Majstorović, dipl. ing. bcl.

DOSTAVITI:

1. HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41
2. Državna geodetska uprava, Područni ured za katastar Sisak, Odjel za katastar nekretnina Novska, HR-44330 Novska, Trg dr. Franje Tuđmana 2,
3. Evidencija, ovdje,
4. U spis, ovdje.

10-12-2015

DOKUMENT: UPORABNA DOZVOLA

ID: P20151106-1336278-203

INVESTITOR: HAKADESCH proizvodnja i promet tekstilnih proizvoda, društvo s ograničenom odgovornošću HR-44330 Novska, Kolodvorska 41, OIB 17101881288

KLASA: UPJ-361-05/15-01/000036, URBROJ: 2176/01-19-15-000036

Scanned by CamScanner

4.7. Photographs – aerial photographs



Photographs – aerial photographs



Photographs



Photographs



Photographs- Ground floor



Photographs – Ground floor



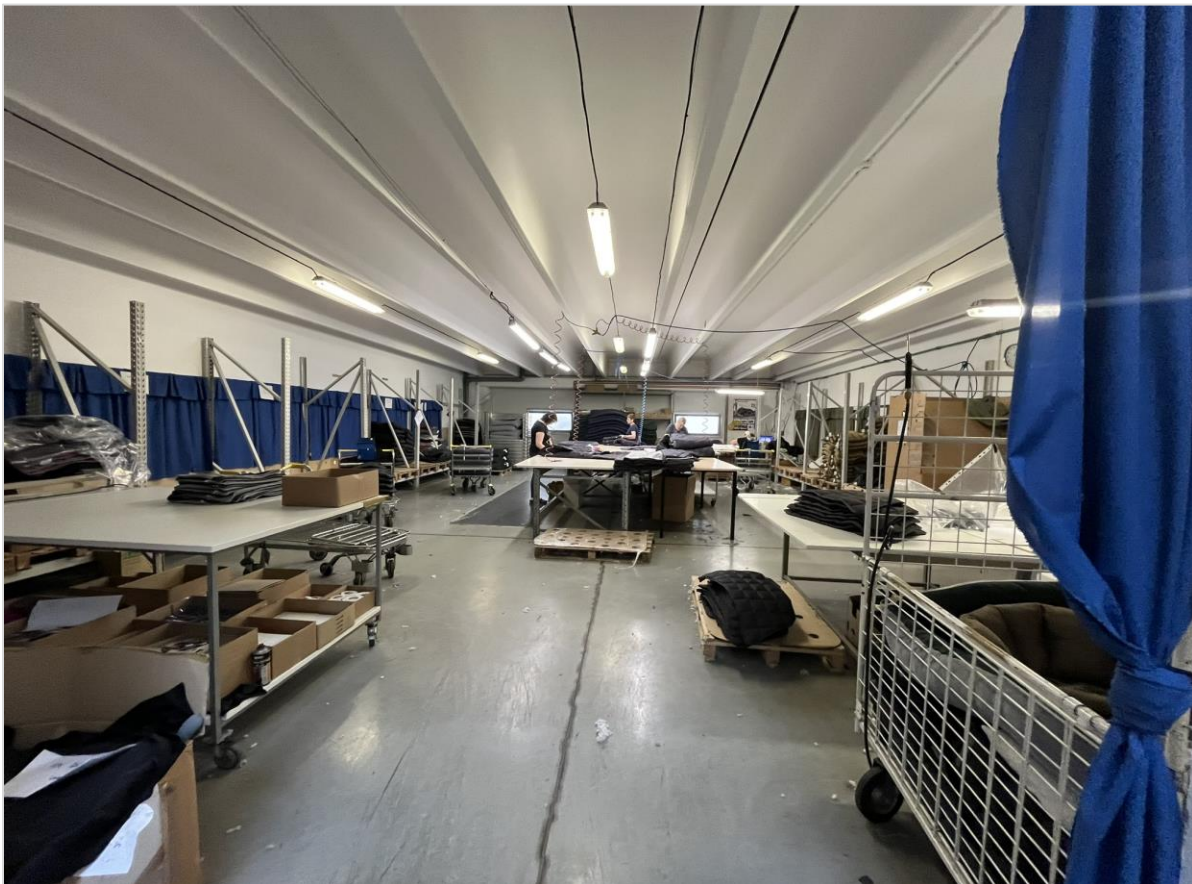
Photographs - Ground floor



Photographs - Ground floor



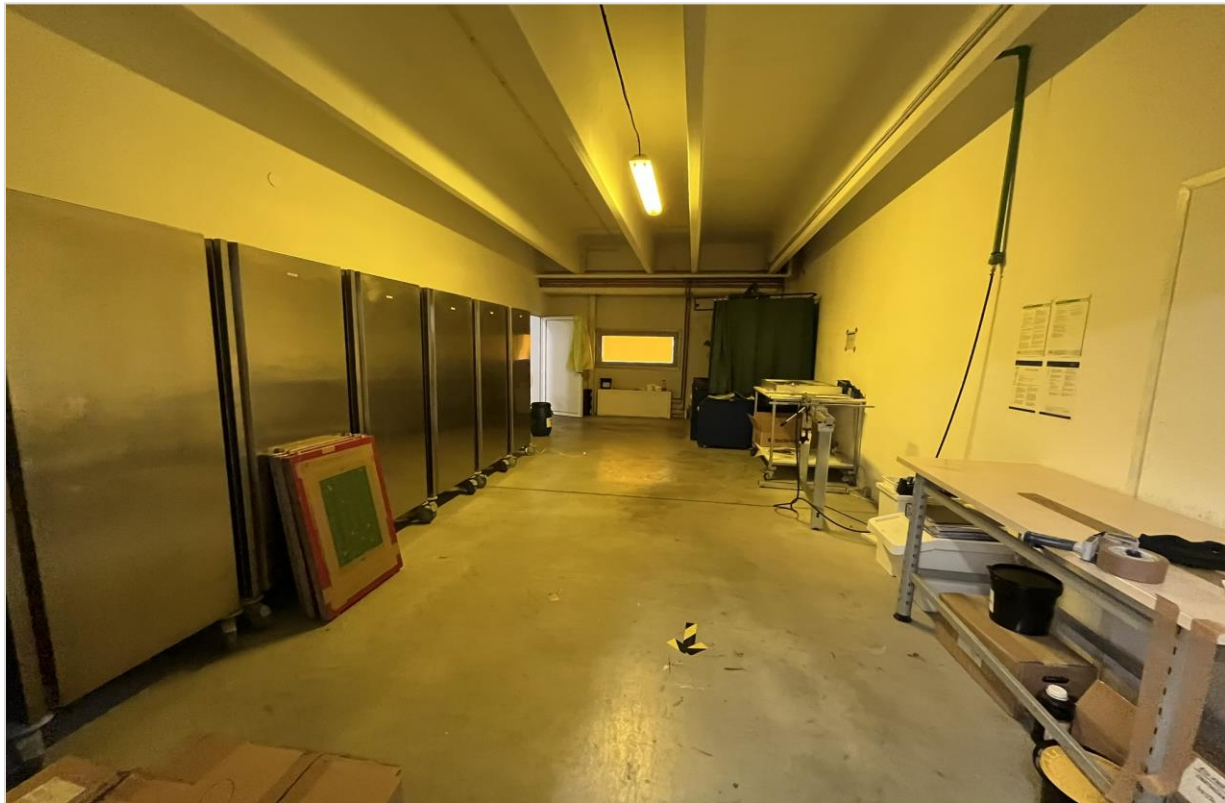
Photographs - Ground floor



Photographs - Ground floor



Photographs - Ground floor



Photographs - Ground floor



Photographs - Ground floor



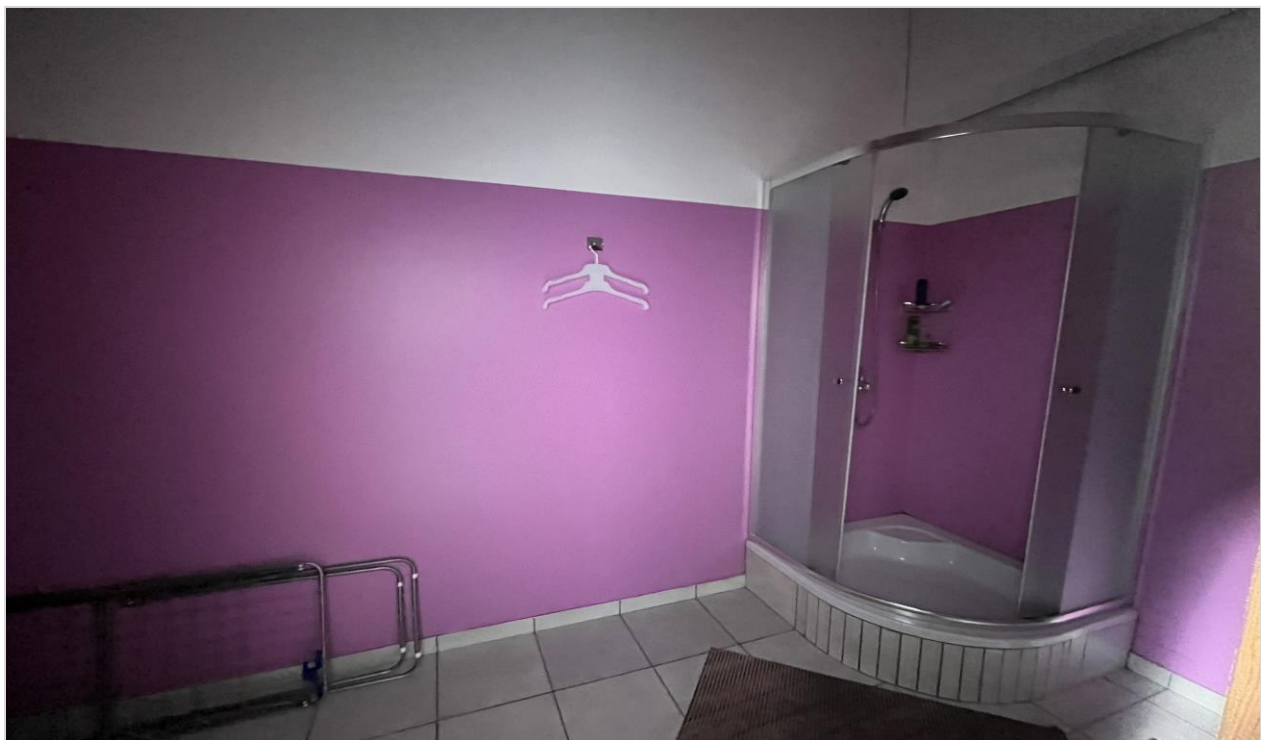
Photographs- First floor



Photographs – First floor



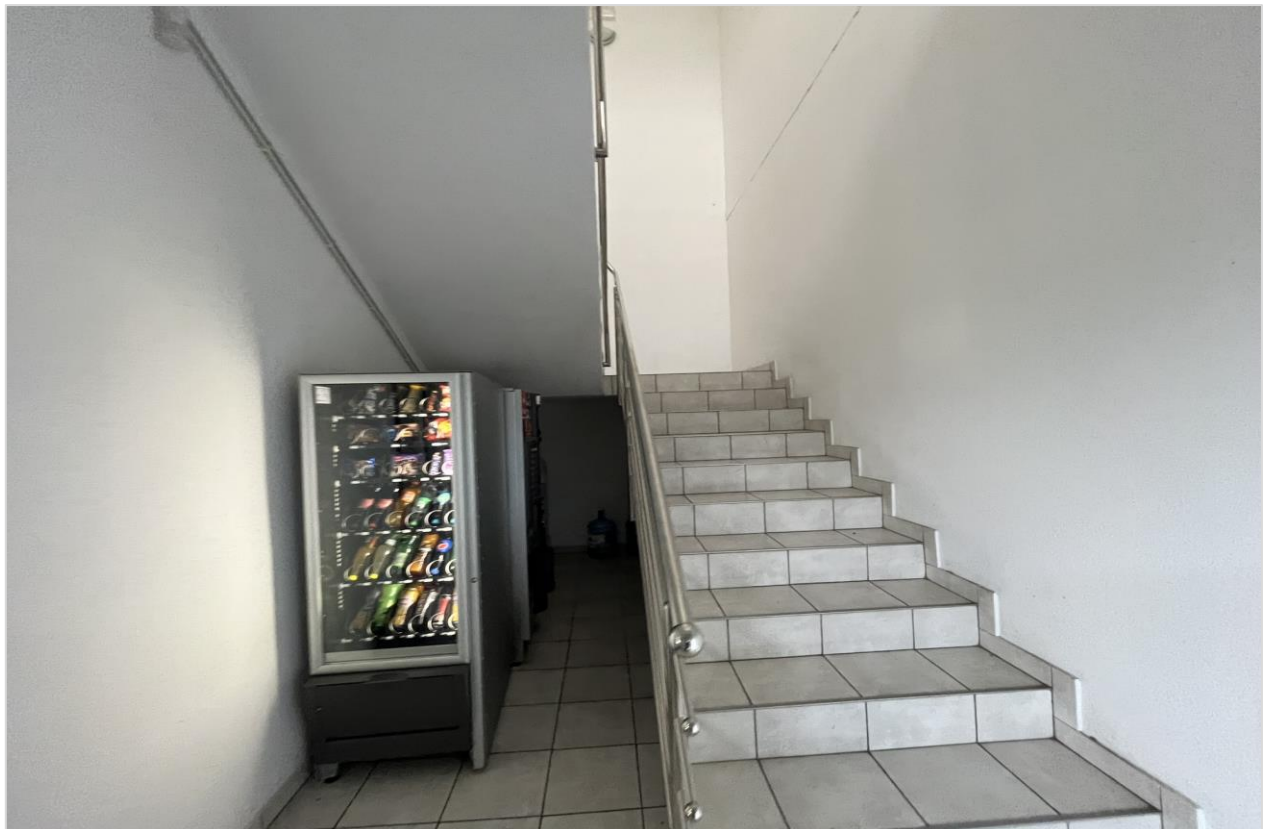
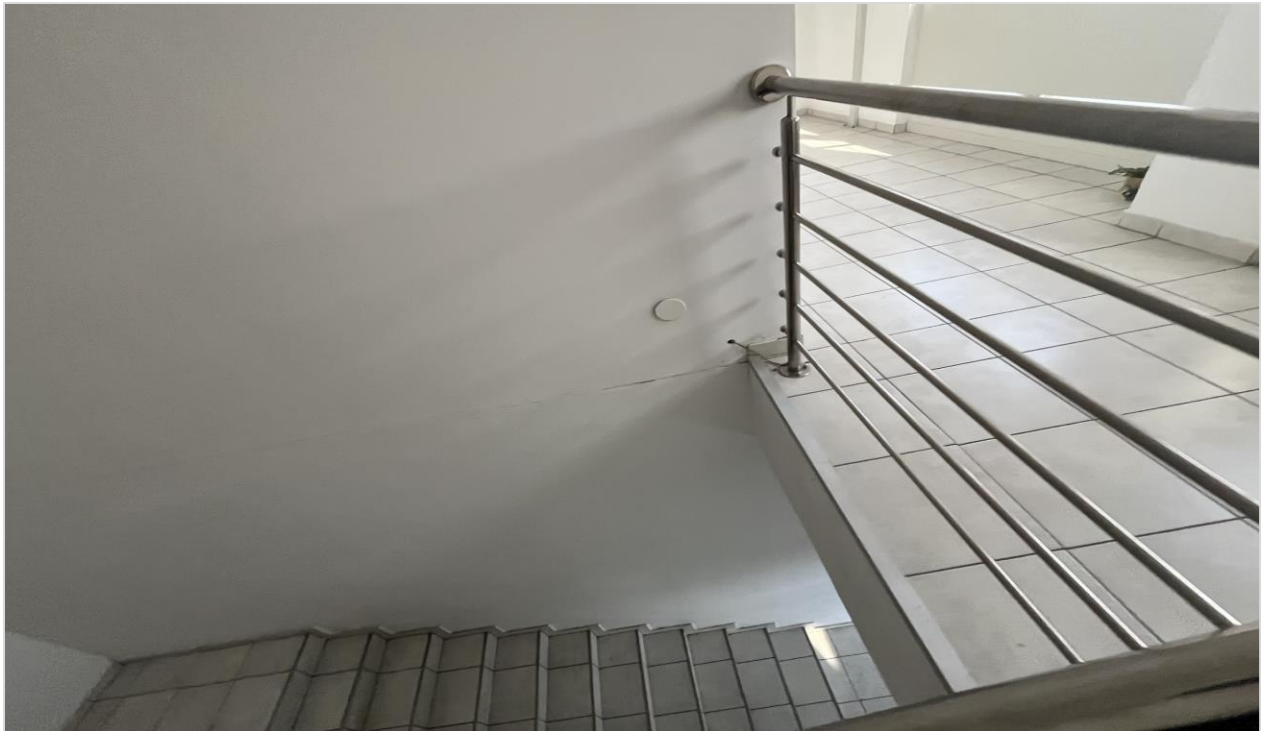
Photographs – First floor



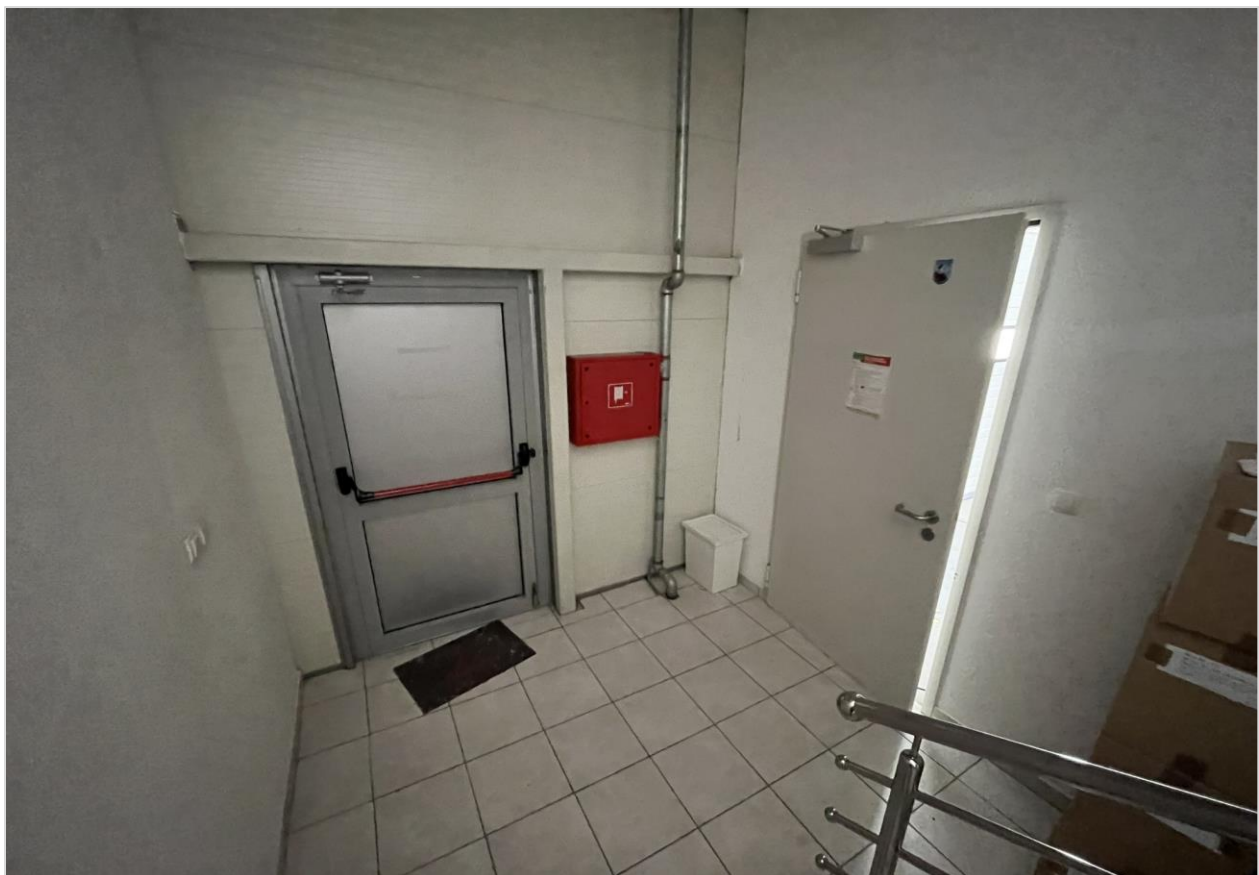
Photographs- First floor



Photographs- First floor



Photographs- First floor



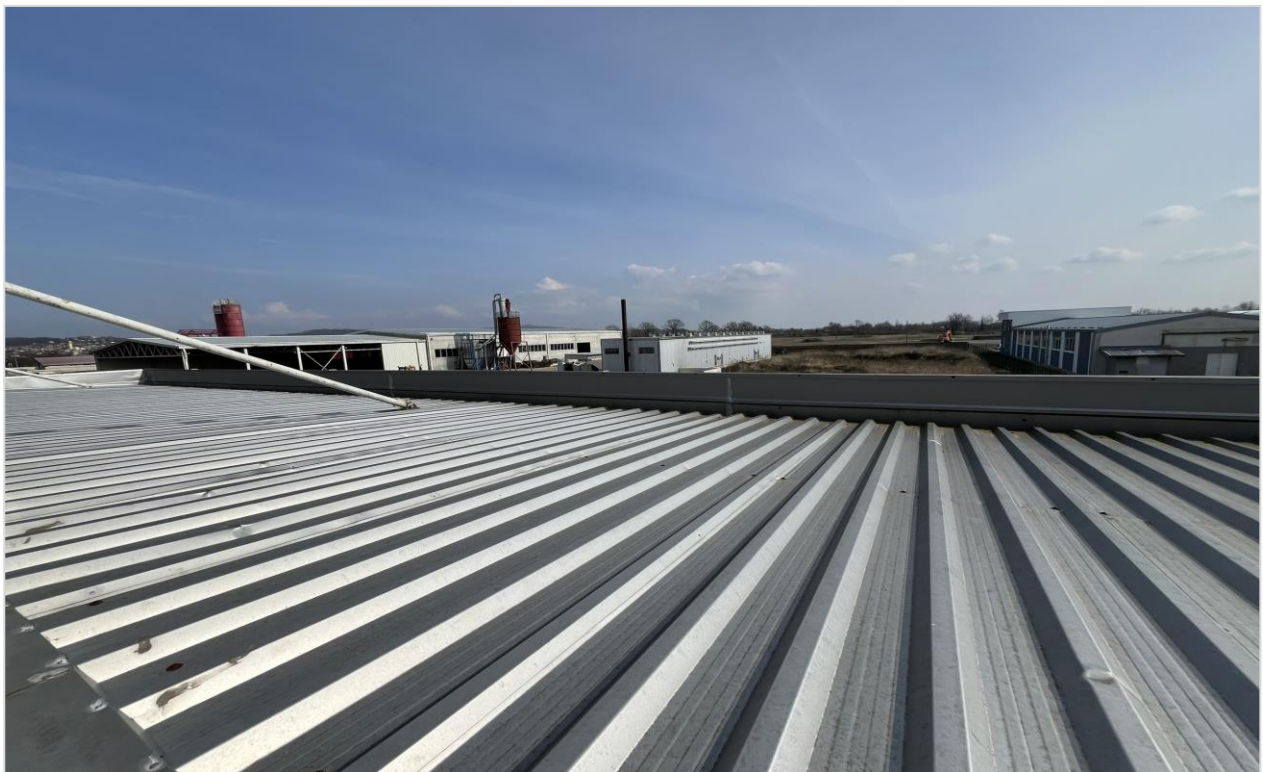
Photographs- First floor



Photographs- First floor



Photographs- First floor



4.8. Court expert certificate



**REPUBLIKA HRVATSKA
MINISTARSTVO PRAVOSUĐA I UPRAVE**

KLASA: UP/I-710-03/23-01/241
URBROJ: 514-03-03-02/05-23-06

Zagreb, 2. kolovoza 2023.

Ministarstvo pravosuđa i uprave, OIB: 72910430276, na temelju članka 127.b stavka 1. Zakona o sudovima („Narodne novine“, broj 28/13., 33/15., 82/15., 82/16., 67/18., 21/22. i 16/23.), povodom zahtjeva Nataše Kolobučar, dipl. ing. arh. iz Zagreba, Kraljevec II. 13, OIB: 65211762558, u postupku imenovanja stalnog sudskog vještaka, donosi

RJEŠENJE

- I. Nataša Kolobučar, dipl. ing. arh. iz Zagreba, Kraljevec II. 13, OIB: 65211762558, imenuje se stalnim sudskim vještakom za područja arhitekture, građevinarstva i procjene vrijednosti nekretnina.
- II. Danom izvršnosti ovog rješenja imenovana će se upisati u Popis stalnih sudskih vještaka ovog Ministarstva.

Obrazloženje

Nataša Kolobučar, dipl. ing. arh. iz Zagreba, podnijela je zahtjev za imenovanje stalnim sudskim vještakom za arhitekturu, graditeljstvo i procjenu nekretnina.

Imenovana je zahtjevu priložila životopis, elektronički zapis iz knjige državljanina, ovjerenu presliku diplome završenog Arhitektonskog fakulteta Sveučilišta u Zagrebu, izvješće Hrvatske strukovne udruge eksperata i sudskih vještaka iz Zagreba o uspješno obavljenoj stručnoj specijalističkoj izobrazbi za područja arhitekture, graditeljstva i procjene nekretnina, ovjerenu presliku uvjerenja Ministarstva zaštite okoliša, prostornog uređenja i graditeljstva o položenom stručnom ispitu za obavljanje poslova graditeljstva, elektronički zapis o radno pravnom statusu Hrvatskog zavoda za mirovinsko osiguranje, potvrdu poslodavca o radnom odnosu, dokaz o sklopljenom ugovoru o osiguranju, uvjerenje općinskog suda da se protiv nje ne vodi kazneni postupak za kazneno djelo za koje se postupak pokreće po službenoj dužnosti, rješenje Županijskog suda u Zagrebu, broj: 4 Su-769/2019 od 16. srpnja 2019. o imenovanju stalnim sudskim vještakom za arhitekturu, graditeljstvo i procjenu nekretnina i popis predmeta u kojima je obavila vještačenje.

Uvjeti za imenovanje za stalnog sudskog vještaka propisani su u članku 126. stavku 1. Zakona o sudovima sukladno kojem za stalnog sudskog vještaka može biti imenovana osoba državljanin Republike Hrvatske, državljanin države članice Europske unije ili državljanin države potpisnice Sporazuma o Europskom gospodarskom prostoru koja ima završen preddiplomski i diplomski sveučilišni studij ili integrirani preddiplomski i diplomski sveučilišni



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studij ili specijalistički diplomski stručni studij odnosno završen preddiplomski sveučilišni studij ili preddiplomski stručni studij odgovarajući području vještačenja za koje se imenuje i koja je nakon završenog preddiplomskog i diplomskog sveučilišnog studija ili integriranog preddiplomskog i diplomskog sveučilišnog studija ili specijalističkog diplomskog stručnog studija radila je na poslovima u struci najmanje osam godina, a nakon završenog preddiplomskog sveučilišnog studija ili preddiplomskog stručnog studija na poslovima u struci najmanje deset godina, vlada hrvatskim jezikom, zdravstveno je sposobna za obavljanje poslova stalnog sudskog vještaka, uspješno je završila provjeru znanja iz ustrojstva sudbene vlasti, državne uprave i pravnog nazivlja, ima sklopljen ugovor o osiguranju od odgovornosti za obavljanje poslova stalnog sudskog vještaka i ima valjano odobrenje za samostalno obavljanje djelatnosti (licenciju) ili položen stručni odnosno specijalistički ispit za obavljanje djelatnosti ako je to, sukladno posebnim propisima, uvjet za obavljanje tih djelatnosti.

Uvidom u kaznenu evidenciju ovog Ministarstva utvrđeno je da imenovana nije pravomoćno osuđena za kazneno djelo za koje se postupak pokreće po službenoj dužnosti te je pribavljeno mišljenje predsjednika Županijskog suda u Zagrebu.

Slijedom navedenog, utvrđeno je da imenovana ispunjava uvjete iz članka 126. Zakona o sudovima te je riješeno kao u izreci rješenja.

Danom izvršnosti ovog rješenja imenovana će se na temelju članka 127.b stavka 3. Zakona o sudovima upisati u Popis stalnih sudskih vještaka ovog Ministarstva te je dužna obavijestiti o svakoj promijeni osobnih podataka, a otisak svog pečata u skladu s područjem imenovanja iz izreke ovog rješenja i vlastoručni potpis pohraniti u ovom Ministarstvu.

Uputa o pravnom lijeku:

Protiv ovog rješenja nije dopuštena žalba, ali se može pokrenuti upravni spor pred Upravnim sudom u Zagrebu u roku od 30 dana od dana primitka ovog rješenja. Tužba se podnosi sudu neposredno u pisanom obliku, usmeno na zapisnik ili se šalje poštom, odnosno dostavlja u elektroničkom obliku putem informacijskog sustava.




DOSTAVITI:

1. Nataša Kolobučar, Zagreb, Kraljevec II. 13
2. Pismohrana-ovdje



57_o_tPTvky8JAHO-TG2kg

4.9. Court register excerpt– Spiller Farmer



REPUBLIKA HRVATSKA
TRGOVAČKI SUD U ZAGREBU

Elektronički zapis
Datum: 27.03.2023

IZVADAK IZ SUDSKOG REGISTRA

SUBJEKT UPISA

MBS:
080467227

OIB:
15095389147

EUID:
HRSR.080467227

TVRTKA:
1 SPILLER FARMER, društvo s ograničenom odgovornošću za poslovanje nekretninama
1 SPILLER FARMER d.o.o.

SJEDIŠTE/ADRESA:
5 Zagreb (Grad Zagreb)
Ulica Frane Petrića 2

ADRESA ELEKTRONIČKE POŠTE:
11 info@spillerfarmer.hr

PRAVNI OBLIK:
1 društvo s ograničenom odgovornošću

PREDMET POSLOVANJA:

1	68.21	- Financijsko davanje u zakup (leasing)
1	70	- Poslovanje nekretninama
1	71	- IZNAJMLJIVANJE STROJEVA I OPREME, BEZ RUKOVATELJA I PREDMETA ZA OSOBNU UPORABU I KUĆANSTVO
1	*	- Kupnja i prodaja roba
1	*	- Zastupanje inozemnih tvrtki
1	*	- Obavljanje trgovačkog posredovanja na domaćem i inozemnom tržištu
1	*	- Pružanje usluga u nautičkom, seljačkom, zdravstvenom, kongresnom, športskom, lovnom i drugim oblicima turizma
1	*	- Pripremanje hrane i pružanje usluge prehrane, pripremanje i usluživanje pića i napitaka i pružanje usluga smještaja
1	74.14	- Savjetovanje u vezi s poslovanjem i upravljanjem
6	*	- projektiranje i građenje građevina te stručni nadzor građenja
6	*	- energetsko certificiranje, energetski pregled zgrade i redoviti pregled sustava grijanja i sustava hlađenja ili klimatizacije u zgradi
6	*	- istraživanje tržišta i ispitivanje javnog mnijenja
6	*	- posredovanje u prometu nekretnina
6	*	- poslovi upravljanja nekretninom i održavanje nekretnina

Israđeno: 2023-03-27 09:08:18
Podaci od: 2023-03-27

D004
Stranica: 1 od 4



REPUBLIKA HRVATSKA
TRGOVAČKI SUD U ZAGREBU

Elektronički zapis
Datum: 27.03.2023

IZVADAK IZ SUDSKOG REGISTRA

SUBJEKT UPISA

PREDMET POSLOVANJA:

- 6 * - usluge vještačenja iz područja graditeljstva
- 6 * - promidžba (reklama i propaganda)
- 6 * - izrada i održavanje web stranica

OSNIVAČI/ČLANOVI DRUŠTVA:

- 9 MAREK ZVARA, OIB: 22215298645
Republika Slovačka, BRATISLAVA, STARÉ MESTO, ŠULEKOVA 6232/22
4 - član društva
- 4 Jaroslav Ružička, OIB: 51093863743
Republika Slovačka, Bratislava, Žiarska 1
4 - član društva
- 10 PREDRAG ĐORĐEVIĆ, OIB: 88667158246
Zagreb, Gornje Prekrišje 40B
4 - član društva
- 12 PATRICK FRANOLIĆ, OIB: 74868455437
Zagreb, Trg Ivana, Antuna i Vladimira Mašuranića 3
4 - član društva
- 4 Laurie Ashley Farmer, OIB: 91686968116
Velika Britanija i Sj. Irska, Norfolk, Swaffham, Mill Farm
Nurseries 19
4 - član društva

OSOBE OVLAŠTENE ZA ZASTUPANJE:

- 12 PATRICK FRANOLIĆ, OIB: 74868455437
Zagreb, Trg Ivana, Antuna i Vladimira Mašuranića 3
3 - direktor
3 - zastupa društvo pojedinačno i samostalno

TEMELJNI KAPITAL:

- 1 20.000,00 kuna / 2.654,46 euro (fiksni tečaj konverzije 7.53450)

Napomena:

Iznos temeljnog kapitala informativno je prikazan u euru i ne utječe na prava i obveze društva niti članova društva.
Društva su u obvezi temeljni kapital uskladiti sukladno Zakonu o izmjenama Zakona o trgovačkim društvima ("Narodne novine" broj 114/22.).

PRAVNI ODNOSI:

Osnivački akt:

- 1 Društvo je osnovano Društvenim ugovorom od 01.07.2003.godine.
- 3 Društveni ugovor od 01.07.2003. godine izmijenjen je u cijelosti temeljem Odluke o izmjeni Društvenog ugovora od 16.01.2008.

Izrađeno: 2023-03-27 09:08:18
Podaci od: 2023-03-27

D004
Stranica: 2 od 4



REPUBLIKA HRVATSKA
TRGOVAČKI SUD U ZAGREBU

Elektronički zapis
Datum: 27.03.2023

IZVADAK IZ SUDSKOG REGISTRA

SUBJEKT UPISA

PRAVNI ODNOSI:

Osnivački akt:

godine. Članovi društva usvojili Društveni ugovor (pročišćeni tekst) na dan 16.01.2008. godine koji se dostavlja u zbirku isprava.

- 6 Odlukom članova društva od 02.12.2014. godine izmjenjen je Društveni ugovor od 16.01.2008. godine, i to odredbe koje se odnose na djelatnosti.
Društveni ugovor od 16.01.2008. godine u cijelosti se zamjenjuje Društvenim ugovorom koji se prilaže i ulaže u zbirku sudskih isprava kao Društveni ugovor od 02.12.2014. godine.

FINANCIJSKA IZVJEŠĆA:

	Predano	God.	Za razdoblje	Vrsta izvještaja
eu	28.04.22	2021	01.01.21 - 31.12.21	GFI-POD izvještaj

Upise u glavnu knjigu proveli su:

RBU Tt	Datum	Naziv suda
0001 Tt-03/6106-4	21.08.2003	Trgovački sud u Zagrebu
0002 Tt-05/11736-4	05.01.2006	Trgovački sud u Zagrebu
0003 Tt-08/1215-2	08.02.2008	Trgovački sud u Zagrebu
0004 Tt-10/20570-3	03.02.2011	Trgovački sud u Zagrebu
0005 Tt-11/11325-2	31.08.2011	Trgovački sud u Zagrebu
0006 Tt-14/27934-2	16.12.2014	Trgovački sud u Zagrebu
0007 Tt-15/1620-1	23.01.2015	Trgovački sud u Zagrebu
0008 Tt-16/22407-1	29.06.2016	Trgovački sud u Zagrebu
0009 Tt-18/31526-1	24.08.2018	Trgovački sud u Zagrebu
0010 Tt-20/38708-1	14.10.2020	Trgovački sud u Zagrebu
0011 Tt-21/40461-2	14.09.2021	Trgovački sud u Zagrebu
0012 Tt-21/58335-1	28.12.2021	Trgovački sud u Zagrebu
eu /	07.11.2012	elektronički upis
eu /	27.05.2013	elektronički upis
eu /	30.04.2014	elektronički upis
eu /	30.04.2015	elektronički upis
eu /	02.05.2016	elektronički upis
eu /	28.04.2017	elektronički upis
eu /	27.04.2018	elektronički upis
eu /	29.04.2019	elektronički upis
eu /	30.06.2020	elektronički upis
eu /	29.06.2021	elektronički upis
eu /	28.04.2022	elektronički upis

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REPUBLIKA HRVATSKA
TRGOVAČKI SUD U ZAGREBUElektronički zapis
Datum: 27.03.2023

IZVADAK IZ SUDSKOG REGISTRA

SUBJEKT UPISA

Sudska pristojba po Tbr. 29. st. 3. Uredbe o tarifi sudskih pristojbi (NN br. 53/19 i 92/21), za izvadak iz sudskog registra u iznosu od 0.66 EUR naplaćena je elektroničkim putem.



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C=MINISTARSTVO PRAVOSUDA I UPRAVE HR72910430276, C=HR

Broj zapisa: 00HdT-KKGWg-r6GDv-TjTuc-uFFZm
Kontrolni broj: MV0zv-i8sZD-3JJbG-gMc5M

Skeniranjem ovog QR koda možete provjeriti točnost podataka.

Isto možete učiniti i na web stranici

http://sudreg.pravosudje.hr/registar/kontrola_izvornika/ unosom gore navedenog broja zapisa i kontrolnog broja dokumenta.

U oba slučaja sustav će prikazati izvornik ovog dokumenta. Ukoliko je ovaj dokument identičan prikazanom izvorniku u digitalnom obliku, Ministarstvo pravosuđa i uprave potvrđuje točnost isprave i stanje podataka u trenutku izrade izvotka.

Provjera točnosti podataka može se izvršiti u roku tri mjeseca od izdavanja isprave.

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