

SPECIJALNA PUNOMOĆ

kojom ja, **ISABELLE ŽAKMAN**, Route de Saint Cergue 81, Nyon, Švicarska, OIB: 49080120701, broj osobne iskaznice: E5765408 ovime opunomoćujem **KATARINU ŽAKMAN**, Grand Rue 5 B, Eysins, Švicarska, OIB: 91699747013, broj osobne iskaznice: E4712323 da može u moje ime kao moj specijalni punomoćnik obaviti sljedeće:

- da može u moje ime i za moj račun prodati:

- nekretnine upisane u zemljišne knjige kod Općinskog građanskog suda u Zagrebu, Zemljišnoknjižni odjel Zagreb, zk.ul. 23944, k.o. 999901 Grad Zagreb, k.č.br. 7333/2, Marčanska ulica ukupne površine 209 m², od čega DVORIŠTE površine 209 m²;
- nekretnine upisane u zemljišne knjige kod Općinskog građanskog suda u Zagrebu, Zemljišnoknjižni odjel Zagreb, zk.ul. 8155, k.o. 999901 Grad Zagreb, k.č.br. 7336/7, ZGRADA I ŠUMA ukupne površine 163 m², od čega ZGRADA površine 8 m² i ŠUMA površine 155 m²;

Navedene zemljišnoknjižnice čestice odgovaraju katastarskoj čestici k.č.br. 2822/5, k.o. Peščenica i k.č.br. 2870, k.o. Peščenica.;

(u tekstu označeno kao: **Nekretnina**),

a posebno:

1. u svojstvu prodavatelja s kupcem pristupiti pregovorima oko kupoprodaje predmetne nekretnine;
2. kupcu pokazati predmetnu nekretninu;
3. potpisati i ovjeriti svoj potpis u svojstvu prodavatelja na predugovoru o kupoprodaji nekretnine;
4. potpisati i ovjeriti svoj potpis u svojstvu prodavatelja – založnog dužnika na Ugovoru o kreditu koji će kupac sklopiti s poslovnom bankom, odnosno Ugovoru o zasnivanju založnog prava i to u obliku javnobilježničke isprave;
5. potpisati i ovjeriti u svojstvu prodavatelja-založnog dužnika svu prateću dokumentaciju odnosno Izjavu potrebnu za zasnivanje založnog prava na nekretnini u korist poslovne banke;
6. podnijeti u svojstvu prodavatelja – založnog dužnika javnom bilježniku na potvrdu (solemnizaciju) Ugovor o kreditu odnosno Ugovor o zasnivanju založnog prava kao i Izjavu kojom se dopušta uknjižba založnog prava te prihvatiti ovršnu klauzulu u korist poslovne banke;

7. potpisati i ovjeriti svoj potpis u svojstvu prodavatelja na kupoprodajnom ugovoru te potpisati i ovjeriti svoj potpis u svojstvu prodavatelja na Tabularnoj izjavi;
8. potpisati i ovjeriti svoj potpis na svim drugim eventualno potrebnim ispravama i dokumentima kod javnog bilježnika vezanim uz realizaciju kredita ukoliko kupac predmetnu nekretninu kupuje putem kredita i dati Tabularnu izjavu kojom će dozvoliti poslovnoj banci upis založnog prava na gore navedenoj nekretnini;
9. potpisati i ovjeriti svoj potpis u svojstvu prodavatelja na eventualnim aneksima ili dodacima predugovora i ugovora o kupoprodaji, zaključivati sporazumne raskide;
10. predati posjed predmetne nekretnine Kupcu slobodnu od osoba i stvari te potpisati i ovjeriti svoj potpis u svojstvu prodavatelja na Zapisniku o primopredaji nekretnine;
11. potpisati i ovjeriti kod javnog bilježnika izjavu da navedena nekretnina nije bračna stečevina;
12. potpisati i ovjeriti kod javnog bilježnika suglasnost o korištenju osobnih podataka;
13. obaviti bez ograničenja sve ostale pravne radnje u svezi prodaje predmetne nekretnine kupcu i realizacije kredita kupca nekretnine;
14. temeljem sklopljenog Ugovora o kupoprodaji nekretnine promijeniti korisnika usluga kod pružatelja usluga (Gradska plinara, Hrvatska elektroprivreda, Hrvatski telekom, Zagrebački holding: Gradsko-stambeno komunalno gospodarstvo, Vodoopskrba i odvodnja, Čistoća...) odnosno dozvoliti da se kupac evidentira kao korisnik kod distributera usluga;
15. sklopiti ugovor o posredovanju u prometu nekretnina s ovlaštenom agencijom za posredovanje u prometu nekretnina;
16. dati javnom bilježniku nalog za provedbu Ugovora o kupoprodaji nekretnine, odnosno Aneksa istom u zemljišnim knjigama;
17. dati javnom bilježniku nalog za provedbu Ugovora o kreditu koji će kupac sklopiti s poslovnom bankom, odnosno Ugovora o zasnivanju založnog prava i to u obliku javnobilježničke isprave i Aneksa istima u zemljišnim knjigama.
18. zastupati me kod organa porezne uprave, nadležnog zemljišnoknjižnog odjela te ureda za katastar;
19. zastupati me kod svih organa i ustanova, a u cilju zaštite mojih pravnih interesa, u svim mojim pravnim poslovima, poduzimati sve pravne radnje i upotrijebiti sva po zakonu predviđena sredstva.

Sve radnje i potpise koje će opunomoćeni učiniti po ovoj punomoći priznajem kao da sam ih ja neposredno poduzeo i potpisao.

Ova punomoć se daje bez ograničenja.

U Zagrebu, . srpnja 2024.

Isabelle Žakman

ISABELLE ŽAKMAN, OIB: 49080120701


Republic of the Philippines)
Province of Surigao del Norte) S.S.
Municipality of General Luna)
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ACKNOWLEDGEMENT

BEFORE ME, a Notary Public for and in the Island of Siargao, Surigao del Norte, Philippines, this 2nd day of August, 2024, personally appeared Izabelle Zakman known to me and to me known to be the same person by her Switzerland Identification Card with I.D No. E5765408 , who executed the foregoing instrument and acknowledged to me that she signed the same as her own force and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL on the date and at the place above written.

Doc. No.: 111;
Page No.: 11;
Book No.: 1;
Series of 2024.


ATTY. SHERLAINE ANN L. ANTEPASADO
Notary Public for and in the Island of Siargao
Notarial Commission No. PANP-2024-01
Until December 31, 2025
Roll No. 79291
IBP No. 401427/ 05 Jan 2024/ Surigao del Norte
PTR No. 7171534/ 05 Jan 2024/ Surigao del Norte
MCLE Exemption No. VIII-BEP003172
Tourism Road, Barangay 3-Pob., General Luna,
Surigao del Norte

SPECIAL POWER OF ATTORNEY

by which I, ISABELLE ŽAKMAN, residing at Route de Saint Cergue 81, Nyon, Switzerland, personal identification number: 49080120701, identity card number: E5765408, hereby authorize KATARINA ŽAKMAN, residing at Grand Rue 5 B, Eysins, Switzerland, personal identification number: 91699747013, identity card number: E4712323, to act on my behalf as my special attorney to perform the following actions:

- To sell on my behalf and for my account:
 - properties registered in the land registry of the Municipal Civil Court in Zagreb, Land Registry Department Zagreb, land registry entry no. 23944, cadastral municipality 999901, City of Zagreb, plot no. 7333/2, Marčanska Street, with a total area of 209 m², of which the courtyard is 209 m²;
 - properties registered in the land registry of the Municipal Civil Court in Zagreb, Land Registry Department Zagreb, land registry entry no. 8155, cadastral municipality 999901, City of Zagreb, plot no. 7336/7, BUILDING AND FOREST, with a total area of 163 m², of which the building is 8 m² and the forest is 155 m²;

These land registry plots correspond to the cadastral plot no. 2822/5, cadastral municipality Peščenica and plot no. 2870, cadastral municipality Peščenica;

(referred to as: **Property**)

and specifically:

1. As the seller, to enter into negotiations with the buyer regarding the sale of the property;
2. To show the property to the buyer;
3. To sign and notarize my signature as the seller on the preliminary contract for the sale of the property;
4. To sign and notarize my signature as the seller-mortgagor on the loan agreement that the buyer will conclude with a commercial bank, or on the agreement establishing a mortgage, in the form of a notarial deed;
5. To sign and notarize all supporting documentation as the seller-mortgagor, including the statement necessary for establishing the mortgage on the property in favor of the commercial bank;
6. To submit as the seller-mortgagor to the notary public for certification (solemnization) the loan agreement or the mortgage agreement and the statement permitting the registration of the mortgage, and to accept the enforcement clause in favor of the commercial bank;
7. To sign and notarize my signature as the seller on the sale contract and to sign and notarize my signature as the seller on the Tabular Statement;

8. To sign and notarize my signature on all other potentially necessary documents with the notary public related to the realization of the loan if the buyer is purchasing the property through a loan, and to give the Tabular Statement allowing the commercial bank to register the mortgage on the aforementioned property;
9. To sign and notarize my signature as the seller on any annexes or supplements to the preliminary and sale contracts, to conclude mutual terminations;
10. To hand over the possession of the property to the buyer free of people and things and to sign and notarize my signature as the seller on the Handover Record of the property;
11. To sign and notarize with the notary public a statement that the mentioned property is not marital property;
12. To sign and notarize with the notary public the consent for the use of personal data;
13. To perform all other legal actions related to the sale of the property to the buyer and the realization of the buyer's loan without limitations;
14. Based on the concluded sale contract, to change the service user with the service providers (City Gas Company, Croatian Electric Utility, Croatian Telecom, Zagreb Holding: City Housing and Utility Management, Water Supply and Drainage, Waste Management, etc.) or to allow the buyer to be registered as the user with the service distributors;
15. To conclude a brokerage agreement with an authorized real estate agency for the sale of the property;
16. To instruct the notary public to implement the sale contract or its annex in the land registry;
17. To instruct the notary public to implement the loan agreement that the buyer will conclude with a commercial bank or the mortgage agreement, in the form of a notarial deed and its annex in the land registry;
18. To represent me before the tax authority, the competent land registry department, and the cadastre office;
19. To represent me before all authorities and institutions to protect my legal interests in all my legal matters, to undertake all legal actions, and to use all legally provided means.

I recognize all actions and signatures that the authorized person will undertake with this power of attorney as if I had directly undertaken and signed them myself.

This power of attorney is given without limitations.

In 61. **AUG 02 2024**



ISABELLE ŽAKMAN, Personal identification number: 49080120701
