

Kristina Gržić Cvitan

Pošiljatelj: Luxuryrealestatecroatia Farkaš <luxuryrealestatecroatiafarkas@gmail.com>
Poslano: 1. listopada 2025. 9:39
Primatelj: TSPA-Sudska pisarnica
Predmet: Fwd: FW: odvetniški pisarni
Privici: Siniša_Viber 1-2.png; Siniša_Viber 2-2.png; Odvetniški pisarni.docx; Suzana Zorn - Potrdilo o bančnem nakazilu SL Enterprises.zip; Anja Doljak_nakazilo_02_09_2021_Potrdilo o nakazilu_Anja Doljak.zip; Aleksander Kozem_nakazilo_16_05_2022_in_22_06_2024.zip; 100 elementov je deljenih z vami.eml; Dokumenti o delovanju na Cipru.zip

Zastavica uputa za daljnji rad:

Stanje zastavice: Upute za daljnji rad
Obilježen zastavicom

Štovani,

Nakon jučerašnjeg ročišta kod sutkinje Gđe Adrijane Labinjan - Skok i njezine kolegice zapisničarke Gđe Jasmine Matika, kao dokaz šaljem materijalne dokaze dužnika sestrinoj i mojoj tvrtci, te Vas molim da im dostavite ove email.ove., na čemu Vam se zahvaljujem.

Ukupan iznos duga za sve investicije koje su naši klijenti investirali, a na temelju ugovora o poslovnoj suradnji od mjeseca travnja 202. godine prema nama je 340.000 britanskih funti, bez zakonskih zatezних kamata, a gdje opet prema Ugovoru o poslovnoj suradnji sa tvrtkom moje sestre, mojoj tvrtci pripada 60% ukupne vrijednosti potraživanja, odnosno: 204.000 britanskih funti bez kamata. Kamate za 30 mjeseci su u iznosu od 18%, odnosno uvećavaju dug od 204.000 Eur-a za dodatnih 36.720 britanskih funti.

Srdačan pozdrav,

Siniša Farkaš

----- Forwarded message -----

From: "Luxuryrealestatecroati... (prek Google Drive)" <luxuryrealestatecroatiafarkas@gmail.com>

To: <aleksander.kozem@gmail.com>

Cc:

Bcc:

Date: Mon, 1 Jul 2024 16:17:33 +0200

Subject: 100 elementov je deljenih z vami

Oseba Luxuryrealestatecroatia Farkaš je delila 100 elementov

TRGOVAČKI SUD U RAZIJANU *putem emaila*

Primljeno ~~neoprocenjeno~~ - ~~piske pošte~~ (obično - ~~razgovorno~~)

02 -10- 2025²⁰ god. u 1. pismjenika sa 1 priloga i _____ rubrika.

Pismeno stiglo poštom otvoreno - s oštećenim emotom.

Predano na poštu ~~razgovorno~~ dana _____ 20 ____ god.

Pismeno taksirano sa _____

- nedostale tekste _____ funti - ~~bruto~~ (uključujući na vrz) akas.

Primljene vrijednosti (novac, valisane marke i sl.) _____

Podpis rečnika: *Farkaš*





Oseba Luxuryrealestatecroatia Farkaš
(luxuryrealestatecroatiafarkas@gmail.com) vas je povabila, da
uredite naslednje elemente:

Svi podaci, screenshot, plaćanja i ostalo od Dagary Siniše kolovoz
2022, veza Aleksander Kozem i Siniša Farkaš - Siniša Farkaš i
Century 21 island


 RESERVATION AGREEMENT D-1.pdf


 Partnership Agreement RU-EN - prečac.lnk


 Screenshot_20220827-165135_Viber.jpg


 MG-4186eb3c600f7d09b01a1d49c3f99657-V.jpg


 ESENTEPE EXCLUSIVE-NIKO HERAKOVIC-C5 Roof.pdf


 MG-343ba650a59d1cc16ea812611404ebb6-V (1).jpg

 MG-994e511be876a7f70b6bb49a62ff8658-V.jpg

 MG-2587d909d0184d286a977339cc42dd78-V.jpg


 Screenshot_20221027-171915_Viber.jpg


 MG-813bf093ae2c2851c29d178475612922-V.jpg




















 MG-270bbd829a2b0afc9c0aa5b726b425ab-V.jpg

 MG-79d3cbf9d1ae330562694bac958f1300-V.jpg

 Invest In TRNC BY kw Island PPTX.pdf

 MG-728e54b88c655474a5fcf21134f809f0-V.jpg


 MG-146bc05d6146b3b502ad8b10612a6159-V.jpg

-  MG-6db4b886f0f2a7c07d5f51d3838e24d2-V.jpg
-  Screenshot_20221202_184507_Viber.jpg
-  MG-13a245526484448a6c1383149c8c262f-V.jpg
-  MG-9322bace9bfa208062fa27c9a61bac49-V.jpg
-  Screenshot_20220727-080148_Gmail.jpg
-  MG-7a3c98f0bb87ecf4cd1eb5d8b47df4ff-V.jpg
-  MG-87620d45c22cf0c6b249ac458125f76a-V.jpg
-  MG-392d22be556407e08e1a815f91a39f82-V.jpg
-  Partnership Next Island Properties-1.pdf
-  Screenshot_20220822-161822_Viber.jpg
-  MG-3d64170ff47fe08c0fbd073873308396-V.jpg
-  MG-3e0f944275645e47f7404e06ad133da2-V.jpg
-  MG-2c65be73fc4cc0737f5bf2943f66ff51-V.jpg
-  MG-84e194b22c2bf61eda329fa3721c409f-V.jpg
-  MG-738f9a8703b4bf0204f17fee28b69164-V.jpg
-  Screenshot_20220824-190403_Viber.jpg
-  MG-7f2486edea0b31efc6f7c5503fd98bad-V.jpg
-  Century 21 Island Projects Map.pdf
-  MG-70fb9db35e4ce12ad26e33da165d4738-V.jpg
-  Screenshot_20221027-171919_Viber.jpg


-  Screenshot_20221212_115735_Facebook.jpg
-  MG-75f6ffae55f02db688580c3db043b9a0-V.jpg
-  Screenshot_20220824-191653_Viber.jpg
-  Invest In TRNC BY kw Island PPTX - prečac.lnk
-  BAHAMAS 3 PRICE LIST AUG 27TH 9AM.pdf
-  MG-00ec3b43dc0e497db2034c213dca359c-V.jpg
-  MG-9b7f7818a8b46003874db39821d34162-V.jpg
-  MG-5a5afb185c259c9a72fee3d81a02e271-V.jpg
-  MG-681e75db268b0b611021baaa54271f08-V.jpg
-  MG-0916eab096d30a8a798ee32fac3fe593-V.jpg
-  MG-0e38d7f0b040df9373cd126ee95210a5-V.jpg
-  BAHAMAS map aug 27th 9am.pdf
-  MG-68ccc991d21d75f33314debe66c3314e-V.jpg
-  MG-09fb5215967ed7729b1b585883eeae5b-V.jpg
-  Esentepe Exclusive Pricelist.xlsx
-  Screenshot_20221125_193035_Viber.jpg
-  MG-5f67786512d738e2c6a161ae6648d63d-V.jpg
-  MG-8f153efadf90e82f9f10cfac1a0d25e9-V.jpg
-  Invest In TRNC BY kw Island PPTX - prečac (2).lnk
-  MG-88bf500e57496ce5885293de15d1083f-V.jpg

-  RESERVATION AGREEMENT B-3.pdf
-  Screenshot_20220907-085915_Facebook.jpg
-  MG-2db5d1143d63baa8a5b8828e241d8ac2-V.jpg
-  MG-7862ba9e462ffd6d262e6113be52786d-V.jpg
-  MG-7a4a6bb30107ea030837c3ae97726fe1-V.jpg
-  MG-9077d8e122161a1cda0ecfb95afde96a-V.jpg
-  MG-83b14b6438f117fcd6266016862503ef-V.jpg
-  Screenshot_20220813-133828_Facebook.jpg
-  MG-8b6673110411913a4e1b4cddb90fd56f-V.jpg
-  MG-163b09badc449f989959e894af77636a-V.jpg
-  MG-67bfebd9997e2c0ac071585680daa142-V.jpg
-  MG-894b444f3ef9014aac097c164b4c1d91-V.jpg
-  MG-56b426200d8f7ec324c110b8942aac9d-V.jpg
-  MG-276bc56882c9bfe8a727ede03013ffb2-V.jpg
-  MG-0968a5159bf0313b7ac8837dbc05cc3f-V.jpg
-  MG-99ee4bc49d6acb222d68d4d15dd64bec-V.jpg
-  MG-15eba152fa9ba7c27ee7137bd90c3094-V.jpg
-  SL Enterprises EOOD Deposit (Sinisa Dagary)(1).pdf
-  MG-2dbe4adcaf4233a0d9f14b53a9e5abd0-V.jpg
-  MG-18ea92c6b98cfc93567632ee54c7104d-V.jpg

 MG-1baf3cca7487772963833390e34ea5c9-V (1).jpg


 MG-8043cd18fb7ce8265e15956b2487e67c-V.jpg


 MG-347a88a665995de4531c0ed111bbf7f2-V.jpg

 MG-12ea808667af55997ff0d153406d2007-V.jpg

 Screenshot_20220727-080155_Gmail.jpg


 Screenshot_20220907-085908_Facebook.jpg


 MG-800c0786b807280fbf8ca097c89f57bb-V.jpg

 MG-61dff16f5348c33792af53881ec0a23b-V.jpg


 Screenshot_20221125_160128_Viber.jpg

 MG-881c100ad4711cbd9197d17382795b8e-V.jpg

 MG-684ef938e2df5e2ae5ce6b02fdc1dede-V.jpg

 Screenshot_20220822-161828_Viber.jpg


 MG-73a1e3cb684718efe2c869a359cea09f-V.jpg


 Screenshot_20220727-080129_Gmail.jpg

 MG-1b04d7a611161a61f1ad8b4d2f842f4a-V.jpg

 Pozdrav prijatelju CAR Siniša.docx

 MG-79d0ea07fd25a76c2bfeccf697dc0cf4-V.jpg


 Screenshot_20220824-191646_Viber.jpg


 MG-20221110-WA0020.jpg

 Screenshot_20230123_162609_WhatsAppBusiness.jpg

 MG-8c467380c79cbadf6e1f654eac78c56b-V.jpg

 Screenshot_20220822-161816_Viber.jpg

 MG-1cb4f733d1f7f889faf6ba2caf6be5bd-V.jpg

 MG-7043e2a0fcb8c6c8704b1cdab77c83e8-V.jpg

 MG-97bda0e4223c36ee8da86077eb537555-V.jpg

Če ne želite prejemati datotek od te osebe, blokirajte pošiljatelja iz storitve Drive.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
To e-poštno sporočilo ste prejeli, ker je uporabnik
luxuryrealestatecroatiafarkas@gmail.com z vami delil datoteke ali mape v
Googlu Drive.



Siniša Farkaš
Manager, Luxury real estate Farkaš

+385 52 651 000 | +385 91 938 8874

luxuryrealestatefarkas.com/

luxuryrealestatecroatiafarkas@gmail.com

Ernesta Miloša 25, Umag



Spoštovani, v tem elektronskem sporočilu vam pošiljamo nekaj zbranih dejstev v zvezi z delovanjem podjetja SL Enterprises na Severnem Cipru. Dokazi so zbrani s pomočjo sedaj bivših sodelavcev ciprskih podjetij, ki so sodelovala z bolgarskim podjetjem SL Enterprise, katerega direktor je Siniša Bičanić/Dagary. Kronološko gledano je bil potek dogodkov sledeč.

1. zaplet

V letu 2021 se Emil Žibert (takrat zaposlen v podjetju Findes d.o.o., ki je posredovalo za SL Enterprises) in Suzana Zorn dogovorita o vlaganju v nepremičninski fond. Potrdilo o dveh nakazilih Suzane Zorn v nepremičninski fond se nahajata v datoteki **Suzana Zorn -Potrdilo o bančnem nakazilu SL Enterprises.zip**. Dogovor med njima je bil, da se po 24 mesečni vezavi izplača glavnica in nastali dobiček iz naslova „kripto kovanca SLC,,.

Iste leta se dogovorita o vlaganju v nepremičninski sklad pod enakimi pogoji tudi Anja Doljak (Suzanina sestra) in Emil Žibert. Potrdilo o nakazilu se nahaja v datoteki **Anja Doljak_nakazilo_02_09_2021_Potrdilo o nakazilu_Anja Doljak.zip**.

Leta 2022 se v dogovoru z Emilom Žibertom dogovori za vlaganje v nepremičninski fond tudi Aleksander Kozem. Potrdilo o nakazilu se nahaja v datoteki **Aleksander Kozem_nakazilo_16_05_2022_in_22_06_2024.zip**.

Vsem trem, ki smo nakazali dogovorjene vsote denarja in čakali na iztek vezave, še ni bila izplačana glavnica, niti dobiček iz naslova kripto kovanca SLC. Po večkratnem pozivu Emila Žiberta, da uredi izplačila pri njegovem „nadrejenem,, Siniši Dagaryiu, nismo uspeli do svojega denarja. „Uradno,, naj bi bila težava v nedelovanju platforme za izplačilo, neuradno pa nelikvidnost samega podjetja SL Enterprise, ki je lastnik platforme [Slaff.io](https://slaff.io). Aleksander Kozem je skušal priti v telefonski kontakt s Sinišo Dagaryiem a se ta ni odzval. Z Aleksandrove strani mu je bilo poslano sporočilo kakor sledi:

(poslano na Viber)

Pozdravljen Siniša, upam, da si uredu in da ti posli dobro tečejo. Izkoriščam to pot komunikacije (kot si sam tudi predlagal), kajti na webinarjih ne želim aktivno sodelovati saj mi je jasno, da bi debata v primeru aktivnega postavljanja vprašanj zašla iz začrtane poti webinarja. Prav na zadnjih webinarjih si omenjal, da bo možno do svojega denarja dostopati v začetku 6. meseca in danes je meni poteklo še zadnje zadržanje sredstev (v dogovorjen nepremičninski fond sem vložil 2x v dveh različnih časovnih terminih vsega skupaj 11.995,00€)...prilagam mesečni report... Prav tako so potekla zadržanja tudi za Anjo in Suzano. Na portalih bizz.oi in slaff.io ni sprememb glede dostopa do denarnice oziroma izplačila, prav tako vrednost kovanca SLC je sumljivo nizka (0,165€), saj v tem primeru ne dobim povrnjene niti glavnice.

1. HODL type: 24 months HODL at 12% rate, payment End Of Period

HODL amount: 5174.28 SLC

Start date: 2022-06-03

Maturity date: 2024-06-03

Interest earned so far: 1236.72

in

2. HODL type: 24 months HODL at 12% rate, payment End Of Period

HODL amount: 26276.31 SLC

Start date: 2022-06-27

Maturity date: 2024-06-27

Interest earned so far: 6194.01

Kaj je tukaj z glavnico, kaj z obrestmi in kaj z vrednostjo „kovancev,,? Kako pridem-o do tega denarja? Imam svoje investicije v katerih so tudi dogovorjeni zaslužki mojega vlaganja v nepremičninski fond za Ciper in te moje investicije niso odložljive. Predlagaj način, da pridobimo dogovorjena sredstva (tudi po Emilovih predstavitev tvojih projektov na začetku naše skupne poti).

Tukaj moram omeniti še gospoda Sinišo Farkaša iz Umaga, ki me je opozoril, da je posredoval pri reševanju spora z gradbincem na Cipru in ostal brez provizije, saj so ti posli po posredovanju stekli dalje z novim gradbincem in ne vidim razloga za odlog poplačila uveljavljene provizije, ki se ob takšnih dogodkih poplača. Tukaj smo seveda vpleteni Emil, jaz in G. Farkaš a verjamem, da je to stvar dogovora med vsemi vpletenimi.

Prosim, sporoči tvojo odločitev, rešitev v čimkrajšem času. Verjamem, da do odgovora ne boš potreboval več kot teden dni.

LP

Aleksander

Posnetek zaslona se nahaja v datoteki **Siniša_Viber.zip**.

Po večkratni komunikaciji z Emilom Žibertom, smo prišli do informacije, da naj bi do izplačil vseeno prišlo (rok za izplačilo stalno prelagajo v prihodnost) a skoraj gotovo ne bi dobili povrnjene niti glavnice. Tako pravi tudi portal Slaff.io kjer je razvidna vrednost SLC kovanca, ki je nižja od vrednosti ob vplačilu v nepremičninski fond.

2. zaplet

V letu 2022 je Emil Žibert omenil Aleksandru Kozem, da imajo na Cipru težave z izvajalcem gradenj (DOVEC grupa) in da so se posli ustavili. Aleksander je na željo Emila Žiberta posredoval pri Siniši Farkašu iz Umaga, kateri je imel (in ima tudi danes) poslovne partnerje na Severnem Cipru. Po posredovanju Siniše Farkaša, so posli podjetja SL Enterprise ponovno stekli, saj je zaplet rešilo podjetje Century 21. Rešenih je bilo (neuradno) 16 stanovanjskih enot.

Siniši Farkašu ni bila izplačana nikakršna provizija ob posredovanju, še več, Siniša Dagary se ne odziva na pozive Siniše Farkaša, celo trdi, da ne pozna Siniše Farkaša, kar je seveda velika laž, saj sta se

srećala na kongresu na Severnom Cipru, komunicirala itd.. Zbrane dokaze prilagam v datoteki **Dokumenti o delovanju na Cipru.zip**.

Konkreten dopis Siniše Farkaša je sledeć:

Gdin. Siniša Dagary/Bičanić,

Nakon petomjesećnih izvida, te prikupljenih nepobitnih materijalnih dokaza, ukupno **101** nepobitni materijalni dokaz, a sve vezano uz poslove obavljene i zaključene u Turskoj Republici Cipar, sa tadašnjim djelatnicima i suvlasnicima franšizne tvrtke "**Century 21 Island**", kao poslovnog partnera Hrvatske tvrtke "**Victory real estate**" iz Umaga, specijalizirane za poslovanje nekretninama, te ovlaštene tvrtke za poslovanje nekretninama od strane Hrvatske Gospodarske komore, kao i svih ostalih relevantnih institucija, Ulica Ernest Miloša 25, 52 470 Umag, u vlasništvu Gđe. **Snježane Farkaš**, te Gosp. **Kozem Aleksandera** iz Nove Gorice, direktora i vlasnika tvrtke ETS. AK d.o.o., Prvaćina 76E, 5297 Prvaćina, kao poslovnog partnera i poveznice između tvrtke "**Victory real estate**" iz Umaga, Ulica Ernest Miloša 25, 52 470 Umag, te tadašnjeg zaposlenika - Manager-a za poslove sa inozemnim zemljama **Siniše Farkaša**, iz Umaga, **Vladimira Nazora 5**, Umag, a koji Vas je posredno dovezao u vezu, osobno, fizićki, sa tadašnjim zaposlenicima i suvlasnicima tvrtke "**Century 21 Island**", obavili ste i zaključili posao, te obavljate i zaključujete poslove sa tvrtkom **MSN Property** sa sjedištem u Turskoj Republici Cipar, u vlasništvu Gosp. **Necat Erala**, - zadnja novćana transakcija izvršena je, kao i većina dotadašnjih transakcija preko Vaše tvrtke registrirane u Bugarskoj, pod nazivom "**SL enterprises EOOD**" a u kojoj se vodite kao jedini vlasnik u **100%** udjelima, **12.07.2024. u 11:49** sati, gdje Vas je također posredno dovezao u vezu sa vlasnikom Gosp. **Necat Eral**-om spomenuti Gosp. **Siniša Farkaš**, digresije radi, kojega danas ne poznajete, no prikupljeni izvidi i nepobitni materijalni dokazi pokazuju drugaćije, ovime Vas obavještavamo, kako ste dužni vratiti neosnovani i nepripadajući iznos od ukupne provizije za napravljeni posao u vrijednosti od **1,236,676.80** Britanskih funti, sa opcijskom cijenom od **980.000** Britanskih funti.

Također fizićki i posredno zbog spomenutog Gdin-a **Siniše Farkaš**, te spomenutim tadašnjim djelatnicima franšizne tvrtke "**Century 21 Island**", uspješno ste izvršili povrat novca od tvrtke "**Dovec**", registrirane u Sjevernoj Republici Cipar, a gdje su Vam svi sudionici srdaćno pomogli, kako bi Vas izbavili iz velikih finansićjskih nevolja.

Vaša zahvala na tom nesebićnom ćinu je oćito bila blago rećeno - pljaćka.

Prema valjanom, potpisanom i pećatiranom Ugovoru o poslovnoj suradnji između tvrtci "**Century 21 Island**" i "**Victory real estate**" pripadajuća provozija tvrtci "**Victory real estate**" u visini **40%** bodova, od ukupne vrijednosti kupoprodajnog posla, a u kojem ukupna provizija iznosi **240.000** Britanskih funti, tvrtci "**Victory real estate**", nakon isplate provizije u visini **60%-ih bodova**, te isplate svih franšiznih troškova tvrtci "**Century 21 Island**" zakonito pripada vrijednost od **80.000** Britanskih funti, te zakonskih zateznih kamata, prema Hrvatskom Zakonu od **12%** bodova godišnje.

Ovime Vas posljednji put obavještavamo, a prije podizanja kaznene prijave, - dostavljeni nepobitni materijalni dokazi se nalaze u svim institucijama Hrvatske policije, Slovenske policije, Interpol-a, Europol-a, - a po potrebi će se isti nepobitni materijalni dokazi dostaviti i drugim međunarodnim institucijama, ukoliko se trenutno ne nalazite u Turskoj Republici Cipar, te izdavanja međunarodne potjernice, da uplatite spomenuti iznos na žiro račun tvrtke "Victory real estate" iz Umaga, u vrijednosti od **80.000** Britanskih funti netto, uvećanu za Pdv **25%**, te pripadajuće dvogodišnje zakonske kamate u iznosu od **24%** poena, a koji na dan **09.08.2024.** nepobitno istječe u punom **24%** poenskom iznosu.

Ukupan iznos u vrijednosti od: **100.000** Britanskih funti sa **Pdv-om**, te **24.000** Britanskih funti i zateznih kamata dužni ste uplatiti 7 dana od dana prijema pošte, prema tadašnjem tečaju **Britanska funta - Euro**, koji je iznosio na dan. 09.08.2022. 1 Britanska funta = **1.1835** Eur. **124.000,00** Britanske funte = **146.750,00** Eur, na žiro račun tvrtke "Victory real estate" kako slijedi:

HR7024020061100977868 kod Erste bank d.d. Hrvatska

BIC:**ESBCHR 22**

Stranke su spremne odustati od pripadajućih ostalih provizija za poslove koje redovito obavljate, a koji su direktno vezane uz povezivanje naših stranaka, Gosp. **Aleksander Kozem-a**, Vas osobno, Vaše tvrtke "**Investra**", također registrirane u Turskoj Republici Cipar, Gosp. **Necat Eral-a** te ostalih sudionika, primjerice "**Cyprus constructions**" i sadašnjeg direktora Gosp. **Mustafe Tezela**, prvog kontakta kao bivšeg zaposlenika iz tvrtke "**Century 21 Island**" prema tvrtci "**Victory real estate**" a čija je i supruga Gđa. **Tugdem Tezel**, također bivša zaposlenica franšizne tvrtke "**Century 21 Island**", te tadašnjim generalnim direktorom Gosp. **Volkan Sulugoz** upravo boravila u Republici Hrvatskoj na 1. sajmu luksuznih nekretnina u Opatiji, kao gošća spomenute partnerske tvrtke "**Victory real estate**".

Iz svega gore opisanog, jasno Vam je da su svi nepobitni materijalni dokazi predloženi, neosporivi su, te ne daju mogućnost bilo kakvog pobijanja, jer se nalaze u pisanom i svim drugim oblicima, relevantnima za prije spomenute poduzete radnje.

6. dan (slovima šesti), 1 (slovima jedan) dan prije isteka gore zadanog roka isplate, ukoliko sredstva ne budu primljena na poslovni račun naših opunomoćenika, **7. (slovima sedmi) dan** u jutarnjim satima se pokreće kazneni progon na spomenuti način u 1. dijelu teksta.

Ukoliko podmirite spomenute obveze u gore zadanom roku, naši opunomoćenici su spremni odustati od kaznenog progona i povući sve opisane prijave svim relevantnim institucijama.

--

With warm regards!

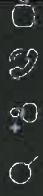
Mit freundlichen Grüßen!

Siniša Farkaš

Tukaj se seveda pojavi tudi vprašanje provizije Aleksandru Kozem, saj je bil v tem reševanju povezava med težavo in rešitvijo (prosimo, za vaše mnenje)



Siniša Dagary
+38670774277



Messages in this chat are private and protected by WhatsApp end-to-end encryption. [Learn more.](#)

četrtek, 27. junij 2024



Poslji sms
12:15



You deleted a message.



Slafet Life Wallet
slaf.io

Pozdravljen Siniša, upam, da si uredi in da ti posli dobro tečejo. Izkoriščam to pot komunikacije (kot si sam tudi predlagal), kajti na webinarjih ne želim aktivno sodelovati saj mi je jasno, da bi debata v primeru aktivnega postavljanja vprašanj zašla iz začrtane poti webinarja. Prav na zadnjih webinarjih si omenjal, da bo možno do svojega denarja dostopati v začetku 6. meseca in danes je meni poteklo še zadnje zadržanje sredstev (v dogovorjen nepremičniški fond sem vložil 2x v dveh različnih časovnih terminih vsega skupaj 11.995,00€)...prilagam mesečni report... Prav tako so potekla zadržanja tudi za Anjo in Suzano. Na portalih bizzoi in [slaf.io](#) ni sprememb glede dostopa do denarnice oziroma izplačila, prav tako vrednost kovanca SLC je sumljivo nizka (0,165€), saj v tem primeru ne dobim povrnjene niti glavnice.

1. HODL type: 24 months HODL at 12%
rate, payment End Of Period
HODL amount: 5174,28 SLC
Start date: [2022-06-03](#)
Maturity date: [2024-06-03](#)
Interest earned so far: 1236.72

in

2. HODL type: 24 months HODL at 12%
rate, payment End Of Period
HODL amount: 26276,31 SLC
Start date: [2022-06-27](#)
Maturity date: [2024-06-27](#)
Interest earned so far: 6194,01





Siniša Dagary

#35670774277 at 08:51



časovnih terminih vsega skupaj 11.995,00€)...prilagam mesečni report... Prav tako so potekla zadržanja tudi za Anjo in Suzano. Na portalih bizzi.oi in [Starfig](#) ni sprememb glede dostopa do denarnice oziroma izplačila, prav tako vrednost kovanca SLC je sumljivo nizka (0,165€), saj v tem primeru ne dobim povrnjene niti glavnice.

1. HODL type: 24 months HODL at 12%
rate, payment End Of Period
HODL amount: 5174.28 SLC
Start date: [2022-06-03](#)
Maturity date: [2024-06-03](#)
Interest earned so far: 1236.72

in

2. HODL type: 24 months HODL at 12%
rate, payment End Of Period
HODL amount: 26276.31 SLC
Start date: [2022-06-27](#)
Maturity date: [2024-06-27](#)
Interest earned so far: 6194.01

Kaj je tukaj z glavnico, kaj z obrestmi in kaj z vrednostjo „kovancev“? Kako pridem-o do tega denarja? Imam svoje investicije v katerih so tudi dogovorjeni zasluzki mojega vlaganja v nepremicinski fond za Ciper in te moje investicije niso odlozljive. Predlagaj način, da pridobimo dogovorjena sredstva (tudi po Emilovih predstavitvah tvojih projektov na začetku naše skupne poti).

Tukaj moram omeniti še gospoda Sinišo Farkaša iz Umaga, ki me je opozoril, da je posredoval pri reševanju spora z gradbincem na Cipru in ostal brez provizije, saj so ti posli po posredovanju stekli dalje z novim gradbincem in ne vidim razloga za odlog poplačila uveljavljene provizije, ki se ob takšnih dogodkih poplača. Tukaj smo seveda vpleteni Emil, jaz in G. Farkaš a verjamem, da je to stvar dogovora med vsemi vpletenimi.

Prosim, sporoči tvojo odločitev, rešitev v čimkrajšem času. Verjamem, da do odgoovra ne boš potreboval več kot teden dni.

LP

Aleksander

13:55



POTRDILO O TRANSAKCIJAH

Stranka: ALEKSANDER KOZEM, PRVAČINA 76E, 5297 PRVAČINA, Interna BS: 2186421

Opis	Breme	Dobro
<p>001 PLAČILO UPN Račun nalogodajalca: SI56 0400 1003 0410 556 Koda namena: OTHR Namen plačila: REFERENCE: E9704B38 Prejemnik : SL ENTERPRISES EOOD OPALCHENSKA 46-48, ET 7, SOFIA 1303 Račun/Referenca prejemnika: LT41 3250 0642 1959 1672 Opcija stroškov: SHA Številka transakcije: 773335237</p> <p>Spodaj podpisani (-a) se nepreklicno in nepogojno obvezujem banki, ki je sprejela zgoraj navedeni plačilni nalog, da ji bom povmil(-a) vse dokumentirane morebitne naknadne stroške tuje banke, ki bodo nastali banki brez njene krivde.</p> <p>Hkrati banko nepreklicno in nepogojno pooblaščam, da si sme v breme razpoložljivih sredstev na mojem(-ih) TRR v zgornjem odstavku navedene in dokumentirane stroške v povezavi s plačilnim nalogom prenakazati na račun banke zaradi poplačila svojih terjatev (zneskov in stroškov) iz naslova plačilnega naloga.</p> <p>Pooblastilo iz prejšnjih odstavkov oz. odstavka velja vse do dokončnega poplačila terjatev banke iz naslova plačilnega naloga.</p>	<p>2.010,00 EUR Provizija 2,50 EUR</p>	
<p>002 STORNO PLAČILO UPN Račun nalogodajalca: SI56 0400 1003 0410 556 Koda namena: OTHR Namen plačila: REFERENCE: E9704B38 Prejemnik : SL ENTERPRISES EOOD OPALCHENSKA 46-48, ET 7, SOFIA 1303 Račun/Referenca prejemnika: LT41 3250 0642 1959 1672 Opcija stroškov: SHA Številka transakcije: 773335237</p> <p>Spodaj podpisani (-a) se nepreklicno in nepogojno obvezujem banki, ki je sprejela zgoraj navedeni plačilni nalog, da ji bom povmil(-a) vse dokumentirane morebitne naknadne stroške tuje banke, ki bodo nastali banki brez njene krivde.</p> <p>Hkrati banko nepreklicno in nepogojno pooblaščam, da si sme v breme razpoložljivih sredstev na mojem(-ih) TRR v zgornjem odstavku navedene in dokumentirane stroške v povezavi s plačilnim nalogom prenakazati na račun banke zaradi poplačila svojih terjatev (zneskov in stroškov) iz naslova plačilnega naloga.</p> <p>Pooblastilo iz prejšnjih odstavkov oz. odstavka velja vse do dokončnega poplačila terjatev banke iz naslova plačilnega naloga.</p>	<p>-2.010,00 EUR Provizija -2,50 EUR</p>	
<p>003 PLAČILO UPN Račun nalogodajalca: SI56 0400 1003 0410 556 Koda namena: OTHR Namen plačila: REFERENCE: E9704B38; ALEKSANDER KOZEM CF REALESTATEFOUND Prejemnik : SL ENTERPRISES EOOD OPALCHENSKA 46-48, ET 7, SOFIA 1303 Račun/Referenca prejemnika: LT41 3250 0642 1959 1672 Opcija stroškov: SHA Številka transakcije: 773342736</p> <p>Spodaj podpisani (-a) se nepreklicno in nepogojno obvezujem banki, ki je sprejela zgoraj navedeni plačilni nalog, da ji bom povmil(-a) vse dokumentirane morebitne naknadne stroške tuje banke, ki bodo nastali banki brez njene krivde.</p> <p>Hkrati banko nepreklicno in nepogojno pooblaščam, da si sme v breme razpoložljivih sredstev na mojem(-ih) TRR v zgornjem odstavku navedene in dokumentirane stroške v povezavi s plačilnim nalogom prenakazati na račun banke zaradi poplačila svojih terjatev (zneskov in stroškov) iz naslova plačilnega naloga.</p> <p>Pooblastilo iz prejšnjih odstavkov oz. odstavka velja vse do dokončnega poplačila terjatev banke iz naslova plačilnega naloga.</p>	<p>2.010,00 EUR Provizija 2,50 EUR</p>	



POTRDILO O TRANSAKCIJAH

Stranka: ALEKSANDER KOZEM, PRVAČINA 76E, 5297 PRVAČINA, Interna BS: 2186421

Opis		Breme	Dobro
Apoeni POLOG	Apoeni DVIG	Izplačilo gotovina	Vplačilo gotovina

PODPIS STRANKE:

H1054 - MAJA KRAVOS

Podpisano:16.05.2022 14:26:16
Dokument je digitalno podpisan.



POTRDILO O TRANSAKCIJAH

Stranka: ALEKSANDER KOZEM, PRVAČINA 76E, 5297 PRVAČINA, Interna BS: 2186421

Opis	Breme	Dobro
001 PLAČILO UPN Račun nalogodajalca: SI56 0400 1003 0410 556 Koda namena: OTHR Namen plačila: 7F73A32F ALEKSANDER KOZEM Prejemnik : SL ENTERPRISES EOOD OPALCHENSKA 46-48, ET 7, SOFIA, 1303, BULGARIA Račun/Referenca prejemnika: LT41 3250 0642 1959 1672 Opcija stroškov: SHA Številka transakcije: 812477004 Spodaj podpisani (-a) se nepreklicno in nepogojno obvezujem banki, ki je sprejela zgoraj navedeni plačilni nalog, da ji bom povmil(-a) vse dokumentirane morebitne naknadne stroške tuje banke, ki bodo nastali banki brez njene krivde. Hkrati banko nepreklicno in nepogojno pooblašчам, da si sme v breme razpoložljivih sredstev na mojem(-ih) TRR v zgornjem odstavku navedene in dokumentirane stroške v povezavi s plačilnim nalogom prenakazati na račun banke zaradi poplačila svojih terjatev (zneskov in stroškov) iz naslova plačilnega naloga. Pooblastilo iz prejšnjih odstavkov oz. odstavka velja vse do dokončnega poplačila terjatev banke iz naslova plačilnega naloga.	9.990,00 EUR Provizija 2,50 EUR	

Apoeni POLOG	Apoeni DVIG	Izplačilo gotovina	Vplačilo gotovina
--------------	-------------	--------------------	-------------------

PODPIS STRANKE:

H0139 - INGRID BUŽINEL

Podpisano:22.06.2022 13:41:01
Dokument je digitalno podpisan.

POTRDILO O IZVRŠENEM PLAČILU CONFIRMATION OF PAYMENT

Nova KBM d.d. je dne 02.09.2021 prejela v izvršitev naslednje plačilo:
Nova KBM d.d. has received and executed the following transaction on 02.09.2021:

Znesek plačila / Payment Amount: 2.005,00 EUR

Datum valute / Value Date: 02.09.2021
Datum poravnave / Settlement Date: 02.09.2021

Številka transakcije / Transaction Reference Number: 173984954
Koda namena / Purpose Code: OTHR
Opis plačila / Details of Payment: ANJA DOLJAK-BT CLUB

Podatki o plačniku Ordering Customer Details

IBAN: SI56044400236714738
Ime in priimek/naziv / Ordering Customer Name: DOLJAK ANJA
Naslov / Ordering Customer Address: IZTOKOVA ULICA 27
5000 NOVA GORICA
Referenca / Reference Number: SI99
ID plačnika / Ordering Customer ID: /
Končni plačnik / Final Ordering Customer: /
Banka plačnika / Ordering Customer Bank
SWIFT/BIC: KBMASI2X
Naziv / Ordering Customer Bank Name: NOVA KREDITNA BANKA MARIBOR D.D.
Naslov / Ordering Customer Bank Address: VITA KRAIGHERJA 4, 2505 MARIBOR

Podatki o prejemniku Beneficiary's Details

IBAN: GB75REVO00996983941346
Ime in priimek/naziv / Beneficiary's Name: SL ENTERPRISES EOOD
Naslov / Beneficiary's Address: OPALCHENSKA 46-48, ET 7
1303 SOFIA
Referenca / Reference Number: SI99
ID prejemnika / Beneficiary's ID: /
Končni prejemnik / Final Beneficiary: /
Banka prejemnika / Beneficiary's Bank
SWIFT/BIC: REV0GB21
Naziv / Name of Beneficiary's Bank: REVOLUT LTD
Naslov / Beneficiary's Bank Address: THE COLUMBUS BUILDING, LONDON E14 4HD

MARIBOR, 01.07.2024

RESERVATION AGREEMENT
 PART I: Details


CATEGORY	DETAILS	NOTES
Name of Project:	BAHAMAS HOMES - Phase 3	
Property Reserved	Block: B7-NO.15 STUDIO PENTHOUSE	
Property details	35 sq.m. gross area + 8 sq.m. terrace + 35 sq.m. roof terrace =78 sq.m. total usage area	
Purchaser' name	MARIJA KOPRIVEC	
Developer(Vendor)	Califorian Trading Ltd.Reg.No.M.5.9919	
Passport of country and Number	MARIJA KOPRIVEC- SLOVENIJA: 1312959505204	
Identification card number		
E-Mail address	minka_itacora@gmail.com	
Mobile telephone number	: 386 7077 4277	
Adress		
Sales price	€ 99,684.00	
Sales Price *5% vat + 3,000 gbp trafo	€ 107,668.20	
Deposit amount and receipt № (Non-Refundable)	€ 2,000.00	
Payment Plan	Attached to the reservation form.	
Payment plan 65%	Advanced <input type="checkbox"/> Monthly <input type="checkbox"/> Bimonthly <input type="checkbox"/> Trimonthly <input type="checkbox"/>	
Validation of deposit	05.09.2022 - 25.09.2022	
Date of reservation	05.09.2022	
Solicitor	Ali Bey	
Sales		
Sales Manager E-mail address	ali@cyprusconstructions.com	
Bank Name	Türkiye İş Bankası AŞ.	
Swift Code	ISBCTRISXXX	
Bank Address	Kemal Aşık Cad.No.56/A Küçük Kaymaklı Lefkoşa	
Account Name	Califorian Trading Limited	
Iban Number Of EURO Account	TR390006400000268010186889	
Iban Number Of USD Account	TR860006400000268010282849	
Iban Number Of GBP Account	TR840006400000268010183169	
ATTENTION:	Changing name of the reservation agreement is not accepted after signing. Changing reservation fee to other projects and units is not accepted after signing. The currency rate in the reservation is <u>valid</u> and cannot be <u>changed later on in time</u> .	
If you need any help or assistance after the purchase of your property please contact this email address:	aftersales@cyprusconstructions.com	
If you need any help or assistance regarding architecture questions please contact this email address:	architect@cyprusconstructions.com	
If you need any help or assistance regarding rental questions please contact this email address:	rentals@cyprusconstructions.com	
If you need any help or assistance regarding accounting questions please contact this email address:	accounting@cyprusconstructions.com	
Note (Extra)		

You can make your payments to our bank accounts above.
 If you do so Please send to our E-mail address(Cyprus constructions E-Mail address and sales manager E-Mail address) the information about the residence (name of oriect,block and apartment number). Afterwards, we will send the receipt of your payment to your e-mail address.

Sie können Ihre Zahlungen auf unsere oben genannten Bankkonten leisten.
 Wenn Sie dies tun, senden Sie bitte an unsere E-Mail-Adresse (Cyprus constructions E-Mail address and E-Mail-Adresse des Vertriebsleiters) die Angaben zum Wohnort (Name Projekt-, Block- und Wohnungsnummer). Anschließend versenden wir die Einnahme Ihrer Zahlung an Ihre E-Mail-Adresse.

 PURCHASER'S
 NAME SURNAME:.....

 IN THE NAME OF VENDOR
 NAME SURNAME:.....

SIGNATURE:.....

SIGNATURE:.....

**Payment Plan & Installments for
PAYMENTS**

BAHAMAS HOMES PHASE 3	Dates	Sales Price (GBP) + 5% vat+ trafo
Sales Price x 1,05 (5% of sales price) + 3.000 GBP TRAFO		£ 107,668.20
Deposit	06.09.2022	£ 2,000.00
15%	25.09.2022	£ 14,150.23
10%	25.10.2022	£ 10,766.82
<i>10% down payment</i>	25.11.2022	£ 10,766.82
65% The rest of the payment (Every 3 Months installments)		£ 69,984.33
1 quarter installment	1/06/2023	£ 8,075.12
2 quarter installment	1/09/2023	£ 8,075.12
3 quarter installment	1/12/2023	£ 8,075.12
4 quarter installment	1/03/2024	£ 8,075.12
5 quarter installment	1/06/2024	£ 5,383.41
6 quarter installment	1/09/2024	£ 5,383.41
7 quarter installment	1/12/2024	£ 5,383.41
8 quarter installment	1/03/2025	£ 5,383.41
9 quarter installment	1/06/2025	£ 3,230.05
10 quarter installment	1/09/2025	£ 3,230.05
11 quarter installment	1/12/2025	£ 3,230.05
12 quarter installment	1/03/2026	£ 3,230.05
13 quarter installment	1/06/2026	£ 3,230.05
Total		£ 107,668.20

RESERVATION AGREEMENT
PART I: Details


CATEGORY	DETAILS	NOTES
Name of Project:	BAHAMAS HOMES - Phase 3	
Property Reserved	Block: 07-NO.14 STUDIO PENTHOUSE	
Property details	35 sq.m. gross area + 8 sq.m. terrace + 35 sq.m. roof terrace =78 sq.m. total usage area	
Purchaser' name	MARIJA KOPRIVEC	
Developer(Vendor)	Califonian Trading Ltd.Reg.No.M.5.9919	
Passport of country and Number	MARIJA KOPRIVEC- SLOVENIJA: 1312959505204	
Identification card number		
E-Mail address	stana_marija@bankas.com	
Mobile telephone number	: 386 7077 4277	
Address		
Sales price	€ 99,684.00	
Sales Price *5% vat + 3,000 gbp trafo	€ 107,668.20	
Deposit amount and receipt № (Non-Refundable)	€ 2,000.00	
Payment Plan	Attached to the reservation form.	
Payment plan 65%	Advanced <input type="checkbox"/> Monthly <input type="checkbox"/> Bimonthly <input type="checkbox"/> Trimonthly <input type="checkbox"/>	
Validation of deposit	05.09.2022 - 25.09.2022	
Date of reservation	05.09.2022	
Solicitor		
Sales	Ali Bay	
Sales Manager E-mail address	ali@cyprusconstructions.com	
Bank Name	Türkiye İş Bankası Aş.	
Swift Code	ISBKTRISXXX	
Bank Address	Kemal Aşık Cad.No.56/A Küçük Kaymaklı Lefkoşa	
Account Name	Califonian Trading Limited	
Iban Number Of EURO Account	TR390006400000268010186589	
Iban Number Of USD Account	TR860006400000268010282849	
Iban Number Of GBP Account	TR840006400000268010183169	
ATTENTION:	Changing name of the reservation agreement is not accepted after signing. Changing reservation fee to other projects and units is not accepted after signing. The currency rate in the reservation is valid and cannot be changed later on in time.	
If you need any help or assistance after the purchase of your property please contact this email address:	aftersales@cyprusconstructions.com	
If you need any help or assistance regarding architecture questions please contact this email address:	architect@cyprusconstructions.com	
If you need any help or assistance regarding rental questions please contact this email address:	rentals@cyprusconstructions.com	
If you need any help or assistance regarding accounting questions please contact this email address:	accounting@cyprusconstructions.com	
Note (Extra)		

You can make your payments to our bank accounts above.
 If you do so Please send to our E-mail address(Cyprus constructions E-Mail address and sales manager E-Mail address) the information about the residence (name of project,block and apartment number). Afterwards, we will send the receipt of your payment to your e-mail address.

Sie können Ihre Zahlungen auf unsere oben genannten Bankkonten leisten.
 Wenn Sie dies tun, senden Sie bitte an unsere E-Mail-Adresse (Cyprus constructions E-Mail address and E-Mail-Adresse des Vertriebsleiters) die Angaben zum Wohnort (Name Projekt-, Block- und Wohnungsnummer). Anschließend versenden wir die Einsätze Ihrer Zahlungen an Ihre E-Mail-Adresse.

 PURCHASER'S
 NAME SURNAME:.....

 IN THE NAME OF VENDOR
 NAME SURNAME:.....

SIGNATURE:.....

SIGNATURE:.....

**Payment Plan & Installments for
PAYMENTS**

BAHAMAS HOMES PHASE 3	Dates	Sales Price (GBP) + 5% vat+ trafo
Sales Price x 1,05 (5% of sales price) + 3.000 GBP TRAFO		£ 107,668.20
Deposit	06.09.2022	£ 2,000.00
15%	25.09.2022	£ 14,150.23
10%	25.10.2022	£ 10,766.82
10% down payment	25.11.2022	£ 10,766.82
65% The rest of the payment (Every 3 Months installments)		£ 69,984.33
1 quarter installment	1/06/2023	£ 8,075.12
2 quarter installment	1/09/2023	£ 8,075.12
3 quarter installment	1/12/2023	£ 8,075.12
4 quarter installment	1/03/2024	£ 8,075.12
5 quarter installment	1/06/2024	£ 5,383.41
6 quarter installment	1/09/2024	£ 5,383.41
7 quarter installment	1/12/2024	£ 5,383.41
8 quarter installment	1/03/2025	£ 5,383.41
9 quarter installment	1/06/2025	£ 3,230.05
10 quarter installment	1/09/2025	£ 3,230.05
11 quarter installment	1/12/2025	£ 3,230.05
12 quarter installment	1/03/2026	£ 3,230.05
13 quarter installment	1/06/2026	£ 3,230.05
Total		£ 107,668.20



RESERVATION AGREEMENT

PART II: Terms and Conditions

1. The Purchaser/s agree and undertake that they are informed by the Vendor that a Contract of Sale will not be prepared until the 35% of the sale price plus the VAT balance is paid to the Vendor.
2. The Purchaser/s agree and undertake that this Reservation Agreement is valid **according to the payment plan attached.**
3. The Purchaser/s agree and undertake that they leave all the amount paid to the Vendor if they do not pay 35% until the date of validation mentioned in the Clause (2) or they decide against buying the reserved property.
4. The Vendor declares that until the date of completion of the unit, it shall be free from any kind of third party rights, encumbrances, liens, adverse claims, charges, debts, mortgages, legal claims, court orders, prior commitments or obligations as a freehold immovable property.
5. The Purchaser agrees and undertakes to make each payment with the VAT value.
6. In the event of any and each late and/or missing payment towards the payment plans of 35% and 65%, a monthly interest rate of 1% is due to be paid by the Purchaser. The term monthly in this clause refers to any late and/or payment between one to thirty days from the date of payment detailed in this Reservation Agreement.
7. Transformer fee of 3,000.00.-GBP plus VAT will be added to the total sale price.
8. In the event of any and each late and/or missing payment, the Vendor has the right to decide either receiving interest in accordance to the Clause (6), or terminate this Reservation Agreement. In the event of termination, the Vendor will return all the payments to the purchaser, after keeping any amount up to the 30% of the agreed sale price in addition to the any interest debt formed under the Clause (6).
9. Detailed payment plan is in PART III of this Reservation Agreement.

Vendor: Californian Trading Limited

Signature:

Purchaser:

Signature:

REPUBLIKA SLOVENIJA

15. Stalno prebivališče/Permanent residence/Domicile

Ljubljana

Brdnikova ulica 060

15. Stalno prebivališče/Permanent residence/Domicile



REPUBLIKA SLOVENIJA



RESERVATION AGREEMENT
PART I: Details

CATEGORY	DETAILS	NOTES
Name of Project:	BAHAMAS HOMES - Phase 3	
Property Reserved	Block: B3-NO.14 STUDIO PENTHOUSE	
Property details	35 sq.m. gross area + 8 sq.m. terrace + 35 sq.m. roof terrace =78 sq.m. total usage area	
Purchaser name	AMELA FATKIC	
Developer(Vendor)	Califonian Trading Ltd.Reg.No.M 5-9919	
Passport of country and Number	AMELA FATKIC- SLOVENIA: 2209988505181	
Identification card number		
E-Mail adress	amelafatkic@gmail.com	
Mobile telephone number	+ 386 7077 4277	
Address		
Sales price	€ 99,684.00	
Sales Price *5% vat + 3,000 gbp trafo	€ 107,668.20	
Deposit amount and receipt No (Non-Refundable)	€ 2,000.00	
Payment Plan	Attached to the reservation form.	
Payment plan 65%	Advanced <input type="checkbox"/> Monthly <input type="checkbox"/> Bimonthly <input type="checkbox"/> Trimonthly <input type="checkbox"/>	
Validation of deposit	05.09.2022 - 25.09.2022	
Date of reservation	05.09.2022	
Solicitor		
Sales	Ali Bey	
Sales Manager E-mail adress	ali@cyprusconstructions.com	
Bank Name	Türkiye İş Bankası Aş.	
Swift Code	ISBKTRISXXX	
Bank Address	Kemal Asik Cad.No.56/A Küçük Kaymaklı Lefkoşa	
Account Name	Califonian Trading Limited	
Iban Number Of EURO Account	TR390006400000268010186889	
Iban Number Of USD Account	TR860006400000268010282849	
Iban Number Of GBP Account	TR840006400000268010183169	
ATTENTION:	<p>Changing name of the reservation agreement is not accepted after signing.</p> <p>Changing reservation fee to other projects and units is not accepted after signing.</p> <p>The currency rate in the reservation is valid and cannot be changed later on in time.</p>	
If you need any help or assistance after the purchase of your property please contact this email address:	aftersales@cyprusconstructions.com	
If you need any help or assistance regarding architecture questions please contact this email address:	architect@cyprusconstructions.com	
If you need any help or assistance regarding rental questions please contact this email address:	rentals@cyprusconstructions.com	
If you need any help or assistance regarding accounting questions please contact this email address:	accounting@cyprusconstructions.com	
Note (Extra)		

You can make your payments to our bank accounts above.
 If you do so Please send to our E-mail adress(Cyprus constructions E-Mail adress and sales manager E-Mail adress) the information about the residence (name of project, block and apartment number). Afterwards, we will send the receipt of your payment to your e-mail address.

Sie können Ihre Zahlungen auf unsere oben genannten Bankkonten leisten.
 Wenn Sie dies tun, senden Sie bitte an unsere E-Mail-Adresse (Cyprus constructions E-Mail address and E-Mail-Adresse des Vertriebsleiters) die Angaben zum Wohnort (Name Projekt-, Block- und Wohnungsnummer). Anschließend versenden wir die Einräum Ihrer Zahlung an Ihre E-Mail-Adresse.

 PURCHASER'S
 NAME SURNAME:.....

SIGNATURE:.....

 IN THE NAME OF VENDOR
 NAME SURNAME:.....

SIGNATURE:.....



RESERVATION AGREEMENT

PART II: Terms and Conditions

1. The Purchaser/s agree and undertake that they are informed by the Vendor that a Contract of Sale will not be prepared until the 35% of the sale price plus the VAT balance is paid to the Vendor.
2. The Purchaser/s agree and undertake that this Reservation Agreement is valid **according to the payment plan attached**.
3. The Purchaser/s agree and undertake that they leave all the amount paid to the Vendor if they do not pay 35% until the date of validation mentioned in the Clause (2) or they decide against buying the reserved property.
4. The Vendor declares that until the date of completion of the unit, it shall be free from any kind of third party rights, encumbrances, liens, adverse claims, charges, debts, mortgages, legal claims, court orders, prior commitments or obligations as a freehold immovable property.
5. The Purchaser agrees and undertakes to make each payment with the VAT value.
6. In the event of any and each late and/or missing payment towards the payment plans of 35% and 65%, a monthly interest rate of 1% is due to be paid by the Purchaser. The term monthly in this clause refers to any late and/or payment between one to thirty days from the date of payment detailed in this Reservation Agreement.
7. Transformer fee of 3,000.00.-GBP plus VAT will be added to the total sale price.
8. In the event of any and each late and/or missing payment, the Vendor has the right to decide either receiving interest in accordance to the Clause (6), or terminate this Reservation Agreement. In the event of termination, the Vendor will return all the payments to the purchaser, after keeping any amount up to the 30% of the agreed sale price in addition to the any interest debt formed under the Clause (6).
9. Detailed payment plan is in PART III of this Reservation Agreement.

Vendor: Californian Trading Limited

Signature:

Purchaser:

Signature:

Payment Plan & Installments for PAYMENTS

BAHAMAS HOMES PHASE 3	Dates	Sales Price (GBP) + 5% vat+ trafo
Sales Price x 1,05 (5% of sales price) + 3.000 GBP TRAFO		£ 107,668.20
Deposit	06.09.2022	£ 2,000.00
15%	25.09.2022	£ 14,150.23
10%	25.10.2022	£ 10,766.82
10% down payment	25.11.2022	£ 10,766.82
65% The rest of the payment (Every 3 Months installments)		£ 69,984.33
1 quarter installment	1/06/2023	£ 8,075.12
2 quarter installment	1/09/2023	£ 8,075.12
3 quarter installment	1/12/2023	£ 8,075.12
4 quarter installment	1/03/2024	£ 8,075.12
5 quarter installment	1/06/2024	£ 5,383.41
6 quarter installment	1/09/2024	£ 5,383.41
7 quarter installment	1/12/2024	£ 5,383.41
8 quarter installment	1/03/2025	£ 5,383.41
9 quarter installment	1/06/2025	£ 3,230.05
10 quarter installment	1/09/2025	£ 3,230.05
11 quarter installment	1/12/2025	£ 3,230.05
12 quarter installment	1/03/2026	£ 3,230.05
13 quarter installment	1/06/2026	£ 3,230.05
Total		£ 107,668.20



COOPERATION AGREEMENT

This contract is a SERVICE AGREEMENT,

ON THE ONE HAND;

NEXTCENTURY EMLAK LTD., registered with the TRNC Registrar of Companies with the number MŞ 20428 and operating at the address of Ersoy Plaza No:1, Semih Sancar Caddesi, Yağmur Sokak, Doğanköy, Kyrenia. (hereinafter referred to as SERVICE RECEIVER)

AND ON THE OTHER

VICTORY REAL ESTAE j.d.o.o. / Tax ID 88740113077 with its commercial title and/or a sole proprietorship : Luxury real estate Farkaš, registered in the Registry of Companies of the Republic of Croatia and with the number MBS:05270154 (hereinafter referred to as SERVICE PROVIDER).

Has been signed in Kyrenia on ...04.../...07.../...2022...

AND ON THE OTHER

ELITE PROPERTIES Tax ID: with its commercial title and/or a sole proprietorship : _____, registered in the Registry of Companies of the Republic of and with the number MBS:

(hereinafter referred to as SERVICE PROVIDER).

NAMELY;

1. EXPLANATION:

A. SERVICE RECEIVER: NEXTCENTURY EMLAK LTD., which operates in the Turkish Republic of Northern Cyprus under the trade name CENTURY 21 ISLAND and is registered with the TRNC Registrar of Companies, with the number MŞ 20428. is a real estate agency and/or real estate company duly registered under its name.

B. SERVICE PROVIDER: It is a commercial organization that will provide services to the Service Receiver under the provisions of this contract and operate in accordance with the laws of the Republic of Turkey..

C. PORTFOLIO: It is a business catalog that contains all immovable property and/or land and/or land and/or real estate information that is at the Service User's disposal and/or knowledge and/or marketing and/or sales authority, and/or information about immovable properties that will generate income.

D. PORTAL: Websites and/or internet databases.



E. OFFICE: It is the building and/or immovable property located at the address of Ersoy Plaza No:1, Semih Sancar Caddesi, Yağmur Sokak, Doğanköy, Kyrenia, TRNC and/or in which the Service Area operates.

F CRM PROGRAM: It is a computer technology program in which in-office information and/or customer information and/or portfolios are recorded.



1. PURPOSE:

The Purpose of this Agreement is to establish an honest, open and clear bridge between the Service User and the Service Provider and to act in line with the principle of transparency, to create new customers with a solid legal basis, together with the real estate sector, and to promote portfolios to them through advertisements on digital channels. to sell according to working conditions.

THE PARTIES DECLARE AGREEMENT ON THE FOLLOWING TERMS:

2. SERVICE DESCRIPTION:

- A. The Service Provider is the external partner of the Service User or the Service User decides and acts jointly for the above purpose..
- B. The subject of service is the marketing of portfolios and/or immovable properties and/or real estates for which the Service User is responsible, and/or finding customers and/or selling these immovable properties.
- C. The customer requests forwarded by the service provider will be recorded in the CRM program that he has used, and he will give the service provider the necessary authorizations to use this CRM program.

3. CONTRACT DURATION PERIOD:

- A. The duration of this Agreement is One (1) Year from the date of signing by the Service Receiver and the Service Provider in the presence of two witnesses.
- B. At least 1 month before the expiration of the contract, any of the parties to this Agreement; If he wishes to renew and/or change the terms in the contract, he will give the other party a written notice and if the parties mutually agree on the new terms, a new contract will be signed. Otherwise, as of the expiry of the validity period of this service contract, the contract shall be deemed to have expired.
- C. In the written notice specified in the paragraph above, the party that wishes to change the terms of the contract from the parties shall clearly state in the notice what he wants to change and deliver this notice to the other party's notification address specified in this contract.
- D. The party to whom the written notice specified in the above paragraph has been notified shall communicate with the other party within one (1) week from the date of notification, and shall notify whether or not it can accept the terms of the extension of the contract.

4. TERMINATION OF THE TERM OF CONTRACT:

- A. In the event that any of the parties wishes to terminate and/or cancel and/or invalidate this contract within a period of time after the date of signing of this contract, the party wishing to terminate the contract shall send the other party a notice at least (1) month in advance to the



notification address specified in this contract.



5. CONTRACTUAL PAYMENT and/or SERVICE FEE and PAYMENT TIME:

A. SERVICE FEE: The Service Receiver is obliged to pay the service fee to the Service Provider, under the following conditions, as the subject of this Service Agreement.

Namely;

- A. On the condition that the customer requests registered in the CRM and transmitted by the Service Provider, if requests turn into sales, then the Service Receiver obligated to pay real estate agent service commission fee mentioned in article 6 / B, % of the total commission remaining after the VAT amount is deducted on the day when the commission amount is transferred to the account of the service receiver.

Luxury real estate Farkaš Account No:

IBAN: HR70 24020061100977868

BIC: ESBCHR22, Erste bank d.d. Croatia

Elite Properties Account No:

- B. Service Receiver and Service Provider will agree to work in partnership with the following construction companies operating in the Turkish Republic of Northern Cyprus and work with the following commission rates.
- i. When the Service Receiver and Service Provider is present in North Cyprus collaboratively work (shared portfolio) turn into sales, the remaining total commission will be shared between the three parties as **C21: 50% – Elite properties: 35% - Luxury real estate Farkaš: 15%**, after 16% VAT is deducted from the total commission received - **and _____% from the Elite properties buyer**
- C. In the projects mentioned above, after the information of the customers directed by the service provider for the purpose of purchasing is recorded, the expenses such as airport transfer and accommodation within the borders of the Turkish Republic of Northern Cyprus will be paid with the common denominator from the commission after the customer's purchase. In case if customers directed by the service provider for the purpose of purchasing do not make the purchase, but if they benefit from accommodation and airport transfer services, the responsibility of these costs will be on the customer's side and the service provider is responsible for informing the customer of this information before his trip to the Turkish Republic of Northern Cyprus.

6. PRIVACY AND OTHER TERMS:

A. Private Information: In each portfolio, the names and/or personal information of the Customer and/or prospective customers, the contracts to be made and/or concluded with the customer, all commercial information and/or all technical and/or commercial transactions



regarding the Service Receiver, includes all inventions and/or operation methods and/or marketing methods and/or other policies, information of other persons and/or companies working in the Service Receiver's office.



B. In addition, all personal and/or company information related to all organizations, trade and/or financial affairs and/or any investment Service Receiver and/or Service Provider run by the Service Receiver are within the scope of confidential information.

C. The Parties cannot disclose the confidential information to 3rd (third) parties, except in mandatory cases required by the TRNC laws and/or relevant legislation and/or when the confidential information must be submitted to the Court and/or the disputed party under the relevant law otherwise it can not be shared with 3rd parties.

D. Service receiver and service provider are convicted to pay a penalty of 50,000 British Pounds in case of breach of the terms of confidentiality and personal data, the terms of this contract.

E. In the event that the service provider works on the details and forms of this project in the Turkish Republic of Northern Cyprus without the consent of the service receiver, then he is obligated to pay a penalty of 100,000 British pounds to the Service receiver.

D. In the event that this Agreement is terminated and/or canceled for any reason, the Service Provider shall return all information and/or documents received from the Service User and will never copy and/or use it.

7. TERMS REGARDING PERSONAL DATA:

A. The definition of personal data mentioned in this Agreement is as follows: Name, Address, Telephone Number, Date of Birth, Place of Birth, Identity Number, Passport Number, Company Documents, Documents related to Citizenship, Education Certificates, Curriculum Vitae Details.

B. The Service Provider is obliged to provide and/or provide personal data to the Service Receiver upon the Service Receiver's request.

C. The Service Receiver, on the other hand, agrees and undertakes not to share personal data with third parties unless it is mandatory and/or without the written consent and/or written approval of the Service Provider. The requirement to share the data by request of TRNC courts and/or TRNC legislation is within the scope of the obligation.

D. The Service Receiver agrees and undertakes to keep the personal data secure for 7 years from the termination of this contract. During this period, both parties agree to pay a penalty clause of 30,000 British pounds in case of breach of contract.

E. The Service Provider is obliged to notify the Service Receiver of any change that may occur in the personal data information, within one (1) week at the latest after the change occurs.

8. AUTHORIZED COURT:



A. For the settlement of disputes that may arise from this Agreement, since the Service Receiver's Office address is Kyrenia, KYRENIA ACCIDENT COURT will be the fully authorized Court and the applicable legislation is the T.R.N.C law.

9. NOTICE:

a) Postal Address of Service Receiver: Ersoy Plaza No:1, Semih Sancar Street, Yağmur Sokak, Doğanköy, Kyrenia

b) Postal Address of Service Provider:

10. COPIES:

This Agreement has been prepared in two original copies, one copy given to each party and signed by the parties in the presence of the following witnesses.

SERVICE RECEIVER: NEXTCENTURY REAL ESTATE LTD. on behalf of Kağan Semavi as Director (M.Ş. Number: 20428)

(Director Kağan Semavi- TRNC Identity Card Number)

Stamp and Signature:

SERVICE PROVIDER: ...Director: Snježana Farkaš.....

Signature:

SERVICE PROVIDER:

1: Name, Surname, Signature:

2: Name, Surname, Signature:

Place: Umag



Date: ...04...../ 07.../...2022...

ESENTEPE EXCLUSIVE		
RESERVATION AGREEMENT		
<i>CATEGORY</i>	<i>DETAILS</i>	<i>NOTES</i>
Name of Project:	Esentepe Exclusive	
Property Reserved	Block: C, No: 5	
Property details	Block C-5, Cloesd area: 96m2, Roof Terrace: 95 m2, Garden Terrace: 28m2 (2+1 APT)	
Purchaser' name and Information	NIKO HERAKOVIC	
Developer(Vendor)	MSN PROPERTY LTD	
Passport of country and Number	SLOVENIA - 1011963500098	
Identification card number		
E-Mail address	niko.herakovic@gmail.com	
Mobile telephone number	+386 41 676 926	
Address	Pod Jezom 14; 1000 Ljubljana / Slovenia	
Total Sales price (GBP)	£285,526.00	
Sales Price *5% vat + 3000 GBP Trafo per unit	£302,800.00	
Deposit amount and receipt № (NonRefundable)	€ 5000 = £ 4200	
Payment Plan	Below the table	
Payment plan for 65%	Every 3 months	
Validation of deposit	12/16/2022	
Date of reservation	11/26/2022	
Solicitor		
Swift Code	ISBKTRIS	
Bank Address	TÜRKİYE İŞ BANKASI - İSKELE / KKTC	
Account Name	MSN PROPERTY LTD	
IBAN Number Of EUR Account	TR26 0006 4000 0026 8090 1117 28	
IBAN Number Of USD Account	-	
IBAN Number Of GBP Account	TR85 0006 4000 0026 8090 1117 33	
ATTENTION:		
Key handover date	December (2024)	
GIFTS :	WHITE GOODS and JAKUZZI	

ESENTEPE EXCLUSIVE

PAYMENT PLAN & INSTALLMENTS

BUYER : NIKO HERAKOVIC		
BLOCK C/5 (2+1 APT)	Dates	Sales Price + %5 VAT + £3000 ELECTRIC TRAFO
Sales Price 285.526,00 GBP		£ 302,800.00
Deposit € 5000	11/26/2022	£ 4,200.00
35%	12/16/2022	£ 101,780.00
55%		£ 166,540.00
6.875%	3/16/2023	£ 20,817.50
6.875%	6/16/2023	£ 20,817.50
6.875%	9/16/2023	£ 20,817.50
6.875%	12/16/2023	£ 20,817.50
6.875%	3/16/2024	£ 20,817.50
6.875%	6/16/2024	£ 20,817.50
6.875%	9/16/2024	£ 20,817.50
6.875%	12/16/2024	£ 20,817.50
10%		£ 30,280.00
5%	3/16/2025	£ 15,140.00
5%	6/16/2025	£ 15,140.00
100%	Total	£ 302,800.00

Davor Sironić

Pošiljatelj: Siniša Farkaš <snfrk1@gmail.com>
Poslano: 1. kolovoza 2024. 11:10
Prima: aleksander.kozem@gmail.com; anja.doljak@gmail.com; Snjezana Farkas
Predmet: Kontakti od Dagary-a

Investra enterprises LTD.

Ismet İnönü Bul. CADDEMM project F Blok Shop No. 3
99450 Famagusta

info@investra.io

sinisa.dagary.com

Address

Šmartinska Cesta 106, 1000 Ljubljana

Email

info@sinisadagary.com

Findes.si

<https://www.companywall.si/podjetje/findes-doo/MM7tkcFq>

sinisa.dagary@findes.si

zavarovalnistvo@findes.si

info@findes.si

racunovodstvo@findes.si

Brnčičeva ulica 17, 1231 Ljubljana – Črnuče

sinisa.dagary@gmail.com

https://rocketreach.co/sinisa-dagary-email_140677414

<https://find-and-update.company-information.service.gov.uk/company/14045594/officers>

info@bizz.io

<https://www.bizi.si/ND-GROUP-D-O-O/kljucne-osebe/>

<https://www.svetloba.si/imenik/viva-academy-delavnice-dogodki>

Očito je da je u igri cijelo vrijeme i Danica i Emil

<https://www.stop-neplacniki.si/findes-druzba-za-podjetnisko-in-poslovno-svetovanje-doo/mnenja/>

Naziv/Ime in priimek




	Delež
Nagelj Danica	
	97%
Žibert Emil	
	3%

--

With warm regards!
Mit freundlichen Grüßen!

Siniša Farkaš

**RESERVATION AGREEMENT
PART I: Details**

CATEGORY	DETAILS	NOTES
Name of Project:	BAHAMAS HOMES - Phase 3	
Property Reserved	B7 -16 (STUDIO PENTHOUSE APARTMENT)	
Property details	35 sq.m. gross area +8sq.m. terracce + 35 SQ.M. ROOF TERRACE = 78 sq.m. total usage area	
Purchaser's name	KRISTINA GOSNJAK	
Developer(Vendor)	Califorian Trading Ltd.Reg.No.M.Ş.9919	
Passport of country and Number	SLOVENIJA: 0211980505384	
Identification card number		
E-Mail adress	sinisa_dagary@gmail.com	
Mobile telephone number	: +386 7077 4277	
Adress		
Sales price	£ 99,684.00	
Sales Price *5% vat + 3,000 GBP trafo	£ 107,668.20	
Deposit amount and receipt № (Non-Refundable)	£ 2,000.00	
Payment Plan	Attached to the reservation form.	
Payment plan for 65%	QUARTER PAYMENTS	
Validation of deposit	05.09.2022 -25.09.2022	
Date of reservation	05.09.2022	
Solicitor		
Sales	Ali Bey	
Sales Manager E-mail adress	ali@cyprusconstructions.com	
Bank Name	Türkiye İş Bankası Aş.	
Swift Code	ISBKTRISXXX	
Bank Adress	Kemal Aşık Cad.No.56/A Küçük Kaymaklı Lefkoşa	
Account Name	Califorian Trading Limited	
Iban Number Of EURO Account	TR390006400000268010186889	
Iban Number Of USD Account	TR860006400000268010282849	
Iban Number Of GBP Account	TR840006400000268010183169	
ATTENTION:	Changing name of the reservation agreement is not accepted after signing. Changing reservation fee to other projects and units is not accepted after signing. The currency rate in the reservation is valid and cannot be changed later on in time.	
If you need any help or assistance after the purchase of your property please contact this email address:	aftersales@cyprusconstructions.com 	FOR ENGLISH + 90 546 996 70 70
If you need any help or assistance regarding accounting questions please contact this email address:	accounting@cyprusconstructions.com 	FOR RUSSIAN + 90 548 897 70 70
If you need any help or assistance regarding architecture questions please contact this email address:	architect@cyprusconstructions.com 	:+90 548 885 7070
If you need any help or assistance regarding rental questions please contact this email address:	rentals@cyprusconstructions.com	:+90 546 995 7070
Note (Extra)		
You can make your payments to our bank accounts above. If you do so Please send to our E-mail adress(Cypruc constructions E-Mail adress and sales manager E-Mail adress) the information about the residence (name of project,block and apartment number). Afterwards, we will send the receipt of your payment to your e-mail address.		
IN THE NAME OF VENDOR	PURCHASER'S	
NAME SURNAME:.....	NAME SURNAME:.....	
SIGNATURE:.....	SIGNATURE:.....	

**Payment Plan & Installments for
PAYMENTS**

BAHAMAS HOMES PHASE 3	Dates	Sales Price (GBP) + 5% vat+ trafo
Sales Price x 1,05 (5% of sales price) + 3.000 GBP TRAFO		£ 107,668.20
Deposit	06.09.2022	£ 2,000.00
15%	25.09.2022	£ 14,150.23
10%	25.10.2022	£ 10,766.82
<i>10% down payment</i>	25.11.2022	£ 10,766.82
65% The rest of the payment (Every 3 Months installments)		£ 69,984.33
1 quarter installment	1/06/2023	£ 8,075.12
2 quarter installment	1/09/2023	£ 8,075.12
3 quarter installment	1/12/2023	£ 8,075.12
4 quarter installment	1/03/2024	£ 8,075.12
5 quarter installment	1/06/2024	£ 5,383.41
6 quarter installment	1/09/2024	£ 5,383.41
7 quarter installment	1/12/2024	£ 5,383.41
8 quarter installment	1/03/2025	£ 5,383.41
9 quarter installment	1/06/2025	£ 3,230.05
10 quarter installment	1/09/2025	£ 3,230.05
11 quarter installment	1/12/2025	£ 3,230.05
12 quarter installment	1/03/2026	£ 3,230.05
13 quarter installment	1/06/2026	£ 3,230.05
Total		£ 107,668.20



RESERVATION AGREEMENT

PART II: Terms and Conditions

1. The Purchaser/s agree and undertake that they are informed by the Vendor that a Contract of Sale will not be prepared until the 35% of the sale price plus the VAT balance is paid to the Vendor.
2. The Purchaser/s agree and undertake that this Reservation Agreement is valid **according to the payment plan attached.**
3. The Purchaser/s agree and undertake that they leave all the amount paid to the Vendor if they do not pay 35% until the date of validation mentioned in the Clause (2) or they decide against buying the reserved property.
4. The Vendor declares that until the date of completion of the unit, it shall be free from any kind of third party rights, encumbrances, liens, adverse claims, charges, debts, mortgages, legal claims, court orders, prior commitments or obligations as a freehold immovable property.
5. The Purchaser agrees and undertakes to make each payment with the VAT value.
6. In the event of any and each late and/or missing payment towards the payment plans of 35% and 65%, a monthly interest rate of 1% is due to be paid by the Purchaser. The term monthly in this clause refers to any late and/or payment between one to thirty days from the date of payment detailed in this Reservation Agreement.
7. Transformer fee of 3,000.00.-GBP plus VAT will be added to the total sale price.
8. In the event of any and each late and/or missing payment, the Vendor has the right to decide either receiving interest in accordance to the Clause (6), or terminate this Reservation Agreement. In the event of termination, the Vendor will return all the payments to the purchaser, after keeping any amount up to the 30% of the agreed sale price in addition to the any interest debt formed under the Clause (6).
9. Detailed payment plan is in PART III of this Reservation Agreement.

Vendor: Californian Trading Limited

Signature:

Purchaser:

Signature:

RESERVATION / DEPOSIT AGREEMENT

Date: 28 / 12 / 2022

Between;

The Vendor: MSN PROPERTY LTD. which is registered at the TRNC Registrar of Companies, with MŞ number 22693 and with the address of Şehit İbrahim Hasan Caddesi, Çanakkale, Gazimağusa, TRNC. (hereinafter referred to as the 'VENDOR').

AND

The Purchaser: JURE GACNIK holder of Passport Number: ...PB1617629 / SLOVENIJA... (hereinafter referred to as the 'Purchaser')

Authorized Estate Agency: NEXTCENTURY LTD, which is registered at the TRNC Registrar of Companies, with MŞ number 20428

Details of the Property: Studio Garden Apt. Closed Area 42 m2 / Garden Terrace 20m2 / Usage Area 62m2, Esentepe - Kyrenia

BLOCK - B No: 3 (B-3)

Title Deed Information: The Vendor is the registered freehold owner of the land located in Girne, Esentepe, with following registration details Sheet/Plan:S31-A-17-B-2-A, S31-A-17-B-1, Title Deed Registration Numbers: YENİ15683, Parsel No: 43, with the area of 25588,43m2,

Total Sale Price of the Property:

.....71,975.00 GBP.....

Under this agreement, the above mentioned authorized estate agency agrees to reserve the above mentioned property for the Purchaser in exchange for **4,310-GBP (Four Thousand Three Hundred and Ten British Pounds) as non-refundable fee**, from the date of signature of this agreement until the date of ...10/01/2023... and not to sell the property to another buyer within the stated period of time.

The Vendor also undertakes not to sell and/or transfer and/or sign any sale agreement with any other parties within this period.

Under this agreement, the abovementioned Purchaser has been paid **4,310-Stg** as reservation/deposit fee to Next Century Ltd, by the date of ...26/11/2022..., and sign this agreement by the date of ...28/12/2022...

The amount of **4,310- GBP (Four Thousand Three Hundred and Ten British Pounds)** paid for the reservation purposes and it will be taken into account as a part of the total amount to be paid.

The Purchaser, under the agreement, accepts and declares to have received the details and service regarding the said Property only from the NEXT CENTURY LTD authorities under legal legislation.

If the Purchaser decides not to buy the Property at the end of or during the reservation period, the amount of reservation fee will be taken as compensation fee by the Vendor. The amount of reservation fee is non-refundable.

The payment plan is attached as Form 1 to this agreement and both of the parties have already accepted the payment plan.

The key handover date will be: ...DECEMBER 2024...

The Purchaser has also a right to make the payments the below mentioned bank account and as soon as the Vendor will have the amount, the receipt of the amount will be sent to the email address of the Purchaser by the Vendor.

The Bank Details of the Vendor:

MSN PROPERTY LTD.

TÜRKİYE İŞ BANKASI, İSKELE – KKTC

IBAN NUMBER – GBP ACCOUNT TR85 0006 4000 0026 8090 1117 33

The email adress & Mobile Number of the Purchaser:

+386 51 604 099

Address: Jakceva Ulica 011 - Ljubljana

Signed by:

THE VENDOR: MSN PROPERTY LTD

THE PURCHASER: JURE GACNIK

THE AUTHORIZED ESTATE AGENCY: NEXTCENTURY LTD.

Witness 1:

Witness 2:

BUYER : JURE GACNIK

STG / EURO RATE = 1.16

BLOCK B/3 STUDIO	Dates	Sales Price + %5 VAT + £3000 ELECTRIC TRAF0
Sales Price 71.975,00 GBP		£ 78.573,00
Deposit € 5000	26.11.2022	£ 4.310,00
35%	10.01.2023	£ 23.190,00
55%		£ 43.216,00
13,750%	10.06.2023	£ 10.804,00
13,750%	10.12.2023	£ 10.804,00
13,750%	10.06.2024	£ 10.804,00
13,750%	10.12.2024	£ 10.804,00
10%		£ 7.857,00
10%	10.06.2025	£ 7.857,00
100%	Total	£ 78.573,00

RESERVATION / DEPOSIT AGREEMENT

Date: 28 / 12 / 2022

Between;

The Vendor: MSN PROPERTY LTD. which is registered at the TRNC Registrar of Companies, with MŞ number 22693 and with the address of Şehit İbrahim Hasan Caddesi, Çanakkale, Gazimağusa, TRNC. (hereinafter referred to as the 'VENDOR').

AND

The Purchaser: LUKA SPORAR holder of Passport Number: ...PB1699194 / SLOVENIJA... (hereinafter referred to as the 'Purchaser')

Authorized Estate Agency: NEXTCENTURY LTD, which is registered at the TRNC Registrar of Companies, with MŞ number 20428

Details of the Property: Studio Garden Apt. Closed Area 42 m2 / Garden Terrace 20m2 / Usage Area 62m2, Esentepe - Kyrenia

BLOCK - D No: 1 (D-1)

Title Deed Information: The Vendor is the registered freehold owner of the land located in Girne, Esentepe, with following registration details Sheet/Plan:S31-A-17-B-2-A, S31-A-17-B-1, Title Deed Registration Numbers: YENİ15683, Parsel No: 43, with the area of 25588,43m2,

Total Sale Price of the Property:

.....85,000.00 GBP.....

Under this agreement, the above mentioned authorized estate agency agrees to reserve the above mentioned property for the Purchaser in exchange for **4,310-GBP (Four Thousand Three Hundred and Ten British Pounds) as non-refundable fee**, from the date of signature of this agreement until the date of ...10/01/2023... and not to sell the property to another buyer within the stated period of time.

The Vendor also undertakes not to sell and/or transfer and/or sign any sale agreement with any other parties within this period.

Under this agreement, the abovementioned Purchaser has been paid **4,310-Stg** as reservation/deposit fee to Next Century Ltd, by the date of ...28/12/2022..., and sign this agreement by the date of ...28/12/2022...

The amount of **4,310- GBP (Four Thousand Three Hundred and Ten British Pounds)** paid for the reservation purposes and it will be taken into account as a part of the total amount to be paid.

The Purchaser, under the agreement, accepts and declares to have received the details and service regarding the said Property only from the NEXT CENTURY LTD authorities under legal legislation.

If the Purchaser decides not to buy the Property at the end of or during the reservation period, the amount of reservation fee will be taken as compensation fee by the Vendor. The amount of reservation fee is non-refundable.

The payment plan is attached as Form 1 to this agreement and both of the parties have already accepted the payment plan.

The key handover date will be: ...DECEMBER 2024...

The Purchaser has also a right to make the payments the below mentioned bank account and as soon as the Vendor will have the amount, the receipt of the amount will be sent to the email address of the Purchaser by the Vendor.

The Bank Details of the Vendor:

MSN PROPERTY LTD.

TÜRKİYE İŞ BANKASI, İSKELE – KKTC

IBAN NUMBER – GBP ACCOUNT TR85 0006 4000 0026 8090 1117 33

The email adress & Mobile Number of the Purchaser:

l.sporar@nd-group.io

+386 51 320 478

Address: Velike Bloke 048 - Bloke

Signed by:

THE VENDOR: MSN PROPERTY LTD

THE PURCHASER: LUKA SPORAR

THE AUTHORIZED ESTATE AGENCY: NEXTCENTURY LTD.

Witness 1:

Witness 2:

BUYER : LUKA SPORAR

STG / EURO RATE = 1.16

BLOCK D/1 STUDIO	Dates	Sales Price + %5 VAT + £3000 ELECTRIC TRAF0
Sales Price 85.000,00 GBP		£ 92.250,00
Deposit € 5000	28.12.2022	£ 4.310,00
35%	10.01.2023	£ 27.979,00
55%		£ 50.736,00
13,750%	10.06.2023	£ 12.684,00
13,750%	10.12.2023	£ 12.684,00
13,750%	10.06.2024	£ 12.684,00
13,750%	10.12.2024	£ 12.684,00
10%		£ 9.225,00
10%	10.06.2025	£ 9.225,00
100%	Total	£ 92.250,00

RESERVATION AGREEMENT

CATEGORY	DETAILS	NOTES
Name of Project:	Esentepe Exclusive	
Property Reserved	B1, B2, B3, B4, C1, C2,C3, C4, D1, D4, E1,E4, F1,F4, L1, L4	Optional : B5, B6, C5, C6
Property details	B1: Studio, B2: Studio, B3: Studio, B4: Studio, C1: Studio, C2: Studio,C3: Studio, C4. Studio, D1: Studio, D4: Studio, E1: Studio,E4: Studio, F1: Studio,F4: Studio, L1: Studio, L4: Studio	Optional : B5: 2+1 Roof, B6: 2+1 Roof, C5: 2+1 Roof, C6: 2+1 Roof
Purchaser' name and Information	Siniša Dagary	Company Name: SL Enterprises EOOD / Company Number: 205276531 / Tax Number : BG205276531 / Address: Opalchenska str. 46-48 Sofia 1303; Bulgaria
Developer(Vendor)	MSN PROPERTY LTD	
Passport of country and Number	Slovenia : 0509984100043	
Identification card number		
E-Mail address	sinisa.dagary@gmail.com	
Mobile telephone number		
Address		
Total Sales price (GBP)	£1,236,676.80	Optional Total Price: £918,398.40
Sales Price *5% vat + 3000 GBP Trafo per unit		
Deposit amount and receipt № (NonRefundable)		
Payment Plan	Below the table	
Payment plan for 65%	Advanced <input type="checkbox"/> Monthly <input type="checkbox"/> Bimonthly <input type="checkbox"/> Trimonthly <input type="checkbox"/>	
Validation of deposit	3 Months	
Date of reservation	8/15/2022	
Solicitor		
Swift Code	ISBKTRIS	
Bank Address	TÜRKİYE İŞ BANKASI - İSKELE / KKTC	
Account Name	MSN PROPERTY LTD	
IBAN Number Of EUR Account	TR26 0006 4000 0026 8090 1117 28	
IBAN Number Of USD Account	-	
IBAN Number Of GBP Account	TR85 0006 4000 0026 8090 1117 33	
ATTENTION:	The properties can be purchased by another purchased by Siniša Dagary during the deposit validation and/or continuing of the payment plan	
Key handover	December (2025)	

Payment plan of the down payment

35%	Validation of deposit	
-	15th of August 2022	€ 50,000
-	15th of September 2022	€ 50,000
35.00%	15th of November 2022	

You can make your payments to our bank accounts above. Afterwards, we will send the receipt of your payment to your e-mail address.

PURCHASER'S


NAME SURNAME: **Siniša Dagary**

SIGNATURE:

IN THE NAME OF VENDOR

NAME SURNAME: **Eral Necat**

SIGNATURE:


TAPU VE KADASTRO DAİRESİ
TAŞINMAZ MAL KOÇANI

Kaza : GİRNE
Kasaba/Köy : İSENTEPE
Mahalle :
Mevki : HARUPLU YAMAÇ
Net Ölçümü : 2588,43 m²
Parsel No : 43

Koçan No : YENİ5683
Pafta No : S31-A-17-B-2-A,S31-A-17-B-1
Harita No :
Ölçek : 1/1000
Ada/Blok : 219

Hudud :
21934,21935,21941,21942,21944,21945,dire,yol

Mal :
TARLA

Geçit hakkı veya diğer haklar :

Eski Kayıt No: YENİ5683 VURAL MUT

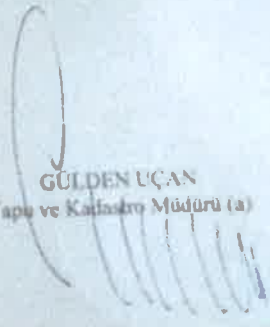
Yukarıda tarif edilen malın Tapu Kütüğünde, aşağıda ismi gösterilen kişi adımda ve gösterilen hisse veya hak oranında kayıtlı bulunduğu ve bu kişinin bu malı o oranda taşınmaz mal tasarruf yasaları kurallarına göre tasarruf etmeye ve kullanmaya yetkili bulunduğu TASDİK OLUNUR.

Adı Soyadı : MSN PROPERTY LTD.
Adres : MAĞUSA

Malik Sıra No	Sicil Sayfa No	Kimlik No	Hisse veya Hak	Dosya No
3	5074846	MŞ. 22693	HEPSİ	S 2780/2021

2021 senesi 12. ayının 22. günü GİRNE'de kaydolunmuştur.

İktisap Şekli : SATIŞ İLE
Satış Bedeli : 1.500.000,00 TL
Harç Bedeli : 191.200,00 TL (4.780.000,00 TL'nin %40) + 50,00 TL Koçan Bedeli


GÜLDEN UÇAN
Tapu ve Kadastro Müdürü (a)



KUZLEY KIBRIS TÜRK CUMHURİYETİ
RESMİ KABZ MEMURLUĞU VE MUKAYYİTLİK DAİRESİ

NO : MŞ22693

Tarih : 18.04.2022

Sayfa : (

HİSSEDARLAR ONAY BELGESİ

MSN PROPERTY LTD.

Mukayyitliğimiz kayıtlarına göre, yukarıda adı yazılı şirketin Hissedarlarının aşağıdakilerden oluştuğu işbu belge ile onaylanır

İsim ve Adres		Sahip Olunan Hisse Adedi			
NİVAZİ ŞANAL		Adı Hisse Mik	10.000	Adı Hisse Bed	1.000.000 TL
		Kurucu His Mik		Kurucu His Bed	
		A HİSSE MİK		A HİSSE BED	
Uyruğu : KKTC/TRNC		B HİSSE MİK		B HİSSE BED	
Kimlik No : 145311		C HİSSE MİK		C HİSSE BED	
Pasaport No :		D HİSSE MİK		D HİSSE BED	
Adresi		E HİSSE MİK		E HİSSE BED	
GÜZELLER SOK. NO 5 YENİBOĞAZIÇI GAZİMAĞUSA		F HİSSE MİK		F HİSSE BED	
FRAL NECAT		Adı Hisse Mik	10.000	Adı Hisse Bed	1.000.000 TL
		Kurucu His Mik		Kurucu His Bed	
		A HİSSE MİK		A HİSSE BED	
Uyruğu : KKTC/TRNC		B HİSSE MİK		B HİSSE BED	
Kimlik No : 2406197513		C HİSSE MİK		C HİSSE BED	
Pasaport No :		D HİSSE MİK		D HİSSE BED	
Adresi		E HİSSE MİK		E HİSSE BED	
9.ŞEHİR ASAF ELMAS SOK. RUMELİ LEFKOŞA		F HİSSE MİK		F HİSSE BED	

~~Şirketler Mukayyidi~~ (5)



KUZLEY KIBRIS TURK CUMHURİYETİ
RESMİ KABZ MEMURLUĞU VE MÜKAYYİTLİK DAİRESİ

NO : MŞ22693

Tarih : 18.04.2022

ADRES ONAY BELGESİ

MSN PROPERTY LTD,

Mukayyitliğimiz kayıtlarına göre, yukarıda adı yazılı şirketin yazıhanesinin aşağıdaki adreste olduğu işbu belge ile onaylanır.

ŞHT. İBRAHİM HASAN CAD. ÇANAKKALE GAZİMAĞUSA





KUZAY KIBRIS TÜRK CUMHURİYETİ
ŞİRKETLER YASASI FASIL 113
MADDE 15(1)

LİMİTED ŞİRKET KURULUŞ ONAY BELGESİ

NO : MŞ22693

Tarih : 18.04.2021

MSN PROPERTY LTD.

Bu belge ile, Şirketler yasası, fasıl 113 altında tüzel kişiliği haiz bir şirket olarak bugün kurulmuş olduğu ve adı geçen şirketin sınırlı sorumlu bir şirket olduğu onaylanır. Aşağıdaki tarihte Lefkoşa'da imzalanmıştır.

İmza Tarihi : 27.10.2021

(Limited) Şirketler Mukayyidi



KUZEY KIBRIS TÜRK CUMHURİYETİ
RESMİ KABZ MEMURLUĞU VE MUKAYYTLİK DAİRESİ

NO : MŞ22693

Tarih : 18.04.2022

Sayfa : 1

DİREKTÖRLER KURULU ONAY BELGESİ

MSN PROPERTY LTD.

Mukayyitliğimiz kayıtlarına göre, yukarıda adı yazılı şirketin Direktörler Kurulu ve Sekreterinin aşağıdakilerden oluştuğu işbu belge ile onaylanır

Direktörler Kurulu

Adı : NIYAZI	Uyruğu : KKTC TRNC
Soyadı : ŞANAL	Kimlik No : 145311
GÜZELLER SOK. NO 5 YENİBOĞAZIÇI GAZİMAĞUSA	Pasaport No :
Adı : ERAL	Uyruğu : KKTC TRNC
Soyadı : NECATİ	Kimlik No : 2400197518
9 ŞİT. AŞAF ELMAS SOK. KUMSAL LİTKOŞA	Pasaport No :
Sekreter	
Adı : NIYAZI	Uyruğu : KKTC TRNC
Soyadı : ŞANAL	Kimlik No : 145311
GÜZELLER SOK. NO 5 YENİBOĞAZIÇI GAZİMAĞUSA	Pasaport No :

Şirketler Mukayyidi

COOPERATION AGREEMENT

This contract is a SERVICE AGREEMENT,

ON THE ONE HAND;

NEXTCENTURY EMLAK LTD., registered with the TRNC Registrar of Companies with the number MŞ 20428 and operating at the address of Ersoy Plaza No:1, Semih Sancar Caddesi, Yağmur Sokak, Doğanköy, Kyrenia. (hereinafter referred to as SERVICE RECEIVER)

AND ON THE OTHER

VICTORY REAL ESTAE j.d.o.o. / Tax ID 88740113077 with its commercial title and/or a sole proprietorship : Luxury real estate Farkaš, registered in the Registry of Companies of the Republic of Croatia and with the number MBS:05270154 (hereinafter referred to as SERVICE PROVIDER).

Has been signed in Kyrenia on ...03.../...04.../...2022...

NAMELY;

1. EXPLANATION:

A. **SERVICE RECEIVER:** NEXTCENTURY EMLAK LTD., which operates in the Turkish Republic of Northern Cyprus under the trade name CENTURY 21 ISLAND and is registered with the TRNC Registrar of Companies, with the number MŞ 20428. is a real estate agency and/or real estate company duly registered under its name.

B. **SERVICE PROVIDER:** It is a commercial organization that will provide services to the Service Receiver under the provisions of this contract and operate in accordance with the laws of the Republic of Turkey..

C. **PORTFOLIO:** It is a business catalog that contains all immovable property and/or land and/or land and/or real estate information that is at the Service User's disposal and/or knowledge and/or marketing and/or sales authority, and/or information about immovable properties that will generate income.

D. **PORTAL:** Websites and/or internet databases.

E. **OFFICE:** It is the building and/or immovable property located at the address of Ersoy Plaza No:1, Semih Sancar Caddesi, Yağmur Sokak, Doğanköy, Kyrenia, TRNC and/or in which the Service Area operates.

F **CRM PROGRAM:** It is a computer technology program in which in-office information and/or customer information and/or portfolios are recorded.



1. PURPOSE:

The Purpose of this Agreement is to establish an honest, open and clear bridge between the Service User and the Service Provider and to act in line with the principle of transparency, to create new customers with a solid legal basis, together with the real estate sector, and to promote portfolios to them through advertisements on digital channels, to sell according to working conditions.

THE PARTIES DECLARE AGREEMENT ON THE FOLLOWING TERMS:

2. SERVICE DESCRIPTION:

- A. The Service Provider is the external partner of the Service User or the Service User decides and acts jointly for the above purpose.
- B. The subject of service is the marketing of portfolios and/or immovable properties and/or real estates for which the Service User is responsible, and/or finding customers and/or selling these immovable properties.
- C. The customer requests forwarded by the service provider will be recorded in the CRM program that he has used, and he will give the service provider the necessary authorizations to use this CRM program.

3. CONTRACT DURATION PERIOD:

- A. The duration of this Agreement is One (1) Year from the date of signing by the Service Receiver and the Service Provider in the presence of two witnesses.
- B. At least 1 month before the expiration of the contract, any of the parties to this Agreement; If he wishes to renew and/or change the terms in the contract, he will give the other party a written notice and if the parties mutually agree on the new terms, a new contract will be signed. Otherwise, as of the expiry of the validity period of this service contract, the contract shall be deemed to have expired.
- C. In the written notice specified in the paragraph above, the party that wishes to change the terms of the contract from the parties shall clearly state in the notice what he wants to change and deliver this notice to the other party's notification address specified in this contract.
- D. The party to whom the written notice specified in the above paragraph has been notified shall communicate with the other party within one (1) week from the date of notification, and shall notify whether or not it can accept the terms of the extension of the contract.

4. TERMINATION OF THE TERM OF CONTRACT:

- A. In the event that any of the parties wishes to terminate and/or cancel and/or invalidate this contract within a period of time after the date of signing of this contract, the party wishing to terminate the contract shall send the other party a notice at least (1) month in advance to the



A handwritten signature or mark in blue ink, consisting of a large, stylized loop with a diagonal stroke through it, positioned above a horizontal line.

5. CONTRACTUAL PAYMENT and/or SERVICE FEE and PAYMENT TIME:

A. **SERVICE FEE:** The Service Receiver is obliged to pay the service fee to the Service Provider, under the following conditions, as the subject of this Service Agreement.

Namely:

- A. On the condition that the customer requests registered in the CRM and transmitted by the Service Provider, if requests turn into sales, then the Service Receiver obligated to pay real estate agent service commission fee mentioned in article 6 B, % of the total commission remaining after the VAT amount is deducted on the day when the commission amount is transferred to the account of the service receiver

Account No **IBAN: HR70 24020061100977868**

BIC: ESBCHR22, Erste bank d.d. Croatia

B. Service Receiver and Service Provider will agree to work in partnership with the following construction companies operating in the Turkish Republic of Northern Cyprus and work with the following commission rates.

- i. When the Service Receiver and Service Provider is present in North Cyprus collaboratively work (shared portfolio) turn into sales, the remaining total commission will be shared between the two parties as 50% – 50% after 16% VAT is deducted from the total commission received - **15% from the seller plus 3% from the buyer**
- ii. When the Service Receiver and Service Provider is not present during the sale(Refferal) turn into sales, the remaining total commission will be shared between the two parties as 75% for the Service Receiver– 25% for the Service Provider after 16% VAT is deducted from the total commission received.

iii.iii.

C. In the projects mentioned above, after the information of the customers directed by the service provider for the purpose of purchasing is recorded, the expenses such as airport transfer and accommodation within the borders of the Turkish Republic of Northern Cyprus will be paid with the common denominator from the commission after the customer's purchase. In case if customers directed by the service provider for the purpose of purchasing do not make the purchase, but if they benefit from accommodation and airport transfer services, the responsibility of these costs will be on the customer's side and the service provider is responsible for informing the customer of this information before his trip to the Turkish Republic of Northern Cyprus.

6. PRIVACY AND OTHER TERMS:

A. **Private Information:** In each portfolio, the names and/or personal information of the Customer and/or prospective customers, the contracts to be made and/or concluded with the customer, all commercial information and/or all technical and/or commercial transactions regarding the Service Receiver, includes all inventions and/or operation methods and/or



marketing methods and or other policies, information of other persons and/or companies working in the Service Receiver's office.

A handwritten signature in blue ink, consisting of a large, stylized loop followed by several smaller, overlapping strokes.

B. In addition, all personal and/or company information related to all organizations, trade and/or financial affairs and/or any investment Service Receiver and/or Service Provider run by the Service Receiver are within the scope of confidential information.

C. The Parties cannot disclose the confidential information to 3rd (third) parties, except in mandatory cases required by the TRNC laws and/or relevant legislation and/or when the confidential information must be submitted to the Court and/or the disputed party under the relevant law otherwise it can not be shared with 3rd parties.

D. Service receiver and service provider are convicted to pay a penalty of 50,000 British Pounds in case of breach of the terms of confidentiality and personal data, the terms of this contract.

E. In the event that the service provider works on the details and forms of this project in the Turkish Republic of Northern Cyprus without the consent of the service receiver, then he is obligated to pay a penalty of 100,000 British pounds to the Service receiver.

D. In the event that this Agreement is terminated and/or canceled for any reason, the Service Provider shall return all information and/or documents received from the Service User and will never copy and/or use it.

7. TERMS REGARDING PERSONAL DATA:

A. The definition of personal data mentioned in this Agreement is as follows: Name, Address, Telephone Number, Date of Birth, Place of Birth, Identity Number, Passport Number, Company Documents, Documents related to Citizenship, Education Certificates, Curriculum Vitae Details.

B. The Service Provider is obliged to provide and/or provide personal data to the Service Receiver upon the Service Receiver's request.

C. The Service Receiver, on the other hand, agrees and undertakes not to share personal data with third parties unless it is mandatory and/or without the written consent and/or written approval of the Service Provider. The requirement to share the data by request of TRNC courts and/or TRNC legislation is within the scope of the obligation.

D. The Service Receiver agrees and undertakes to keep the personal data secure for 7 years from the termination of this contract. During this period, both parties agree to pay a penalty clause of 30,000 British pounds in case of breach of contract.

E. The Service Provider is obliged to notify the Service Receiver of any change that may occur in the personal data information, within one (1) week at the latest after the change occurs.

8. AUTHORIZED COURT:



A. For the settlement of disputes that may arise from this Agreement, the Receiver's Office address is Kyrenia, KYRENIA ACCIDENT COURT will be the fully authorized Court and the applicable legislation is the T.R.N.C law

9. NOTICE:

- a) Postal Address of Service Receiver: Ersoy Plaza No:1, Semih Sancar Street, Yağmur Sokak, Doğanköy, Kyrenia
- b) Postal Address of Service Provider:

10. COPIES:

This Agreement has been prepared in two original copies, one copy given to each party and signed by the parties in the presence of the following witnesses.

SERVICE RECEIVER: NEXTCENTURY REAL ESTATE LTD. on behalf of Kağan Semavi as Director (M.Ş. Number: 20428)

(Director Kağan Semavi- TRNC Identity Card Number

Stamp and Signature:


NEXT CENTURY LTD.
MŞ: 20428
0548 821 21 00

SERVICE PROVIDER: ... Director: Snježana Farkaš

Signature:

VICTORY REAL ESTATE j.d.o.o.
OIB 80740113077

WITNESSES:

1: Name, Surname, Signature: ...Manager: Siniša Far.....

2: Name, Surname, Signature:

Place: Umag

COOPERATION AGREEMENT

This contract is a SERVICE AGREEMENT,

ON THE ONE HAND;

NEXTCENTURY EMLAK LTD., registered with the TRNC Registrar of Companies with the number MŞ 20428 and operating at the address of Ersoy Plaza No:1, Semih Sancar Caddesi, Yağmur Sokak, Doğanköy, Kyrenia. (hereinafter referred to as SERVICE RECEIVER)

AND ON THE OTHER

VICTORY REAL ESTAE j.d.o.o. / Tax ID 88740113077 with its commercial title and/or a sole proprietorship : Luxury real estate Farkaš, registered in the Registry of Companies of the Republic of Croatia and with the number MBS:05270154 (hereinafter referred to as SERVICE PROVIDER).

Has been signed in Kyrenia on ...03.../...04.../...2022...

NAMELY;

I. EXPLANATION:

A. **SERVICE RECEIVER:** NEXTCENTURY EMLAK LTD., which operates in the Turkish Republic of Northern Cyprus under the trade name CENTURY 21 ISLAND and is registered with the TRNC Registrar of Companies, with the number MŞ 20428. is a real estate agency and/or real estate company duly registered under its name.

B. **SERVICE PROVIDER:** It is a commercial organization that will provide services to the Service Receiver under the provisions of this contract and operate in accordance with the laws of the Republic of Turkey..

C. **PORTFOLIO:** It is a business catalog that contains all immovable property and/or land and/or land and/or real estate information that is at the Service User's disposal and/or knowledge and/or marketing and/or sales authority, and/or information about immovable properties that will generate income.

D. **PORTAL:** Websites and/or internet databases.

E. **OFFICE:** It is the building and/or immovable property located at the address of Ersoy Plaza No:1, Semih Sancar Caddesi, Yağmur Sokak, Doğanköy, Kyrenia, TRNC and/or in which the Service Area operates.

F **CRM PROGRAM:** It is a computer technology program in which in-office information and/or customer information and/or portfolios are recorded.



1. PURPOSE:

The Purpose of this Agreement is to establish an honest, open and clear bridge between the Service User and the Service Provider and to act in line with the principle of transparency, to create new customers with a solid legal basis, together with the real estate sector, and to promote portfolios to them through advertisements on digital channels, to sell according to working conditions.

THE PARTIES DECLARE AGREEMENT ON THE FOLLOWING TERMS:

2. SERVICE DESCRIPTION:

- A. The Service Provider is the external partner of the Service User or the Service User decides and acts jointly for the above purpose..
- B. The subject of service is the marketing of portfolios and/or immovable properties and/or real estates for which the Service User is responsible, and/or finding customers and/or selling these immovable properties.
- C. The customer requests forwarded by the service provider will be recorded in the CRM program that he has used, and he will give the service provider the necessary authorizations to use this CRM program.

3. CONTRACT DURATION PERIOD:

- A. The duration of this Agreement is One (1) Year from the date of signing by the Service Receiver and the Service Provider in the presence of two witnesses.
- B. At least 1 month before the expiration of the contract, any of the parties to this Agreement; If he wishes to renew and/or change the terms in the contract, he will give the other party a written notice and if the parties mutually agree on the new terms, a new contract will be signed. Otherwise, as of the expiry of the validity period of this service contract, the contract shall be deemed to have expired.
- C. In the written notice specified in the paragraph above, the party that wishes to change the terms of the contract from the parties shall clearly state in the notice what he wants to change and deliver this notice to the other party's notification address specified in this contract.
- D. The party to whom the written notice specified in the above paragraph has been notified shall communicate with the other party within one (1) week from the date of notification, and shall notify whether or not it can accept the terms of the extension of the contract.

4. TERMINATION OF THE TERM OF CONTRACT:

- A. In the event that any of the parties wishes to terminate and/or cancel and/or invalidate this contract within a period of time after the date of signing of this contract, the party wishing to terminate the contract shall send the other party a notice at least (1) month in advance to the



A handwritten signature in blue ink, consisting of a large, stylized letter 'D' with a horizontal line through it, followed by a vertical stroke and a small flourish.

5. CONTRACTUAL PAYMENT and/or SERVICE FEE and PAYMENT TIME:

A. **SERVICE FEE:** The Service Receiver is obliged to pay the service fee to the Service Provider, under the following conditions, as the subject of this Service Agreement.

Namely:

- A. On the condition that the customer requests registered in the CRM and transmitted by the Service Provider, if requests turn into sales, then the Service Receiver obligated to pay real estate agent service commission fee mentioned in article 6 - B, % of the total commission remaining after the VAT amount is deducted on the day when the commission amount is transferred to the account of the service receiver

Account No **IBAN: HR70 24020061100977868**

BIC: ESBCHR22, Erste bank d.d. Croatia

- B. Service Receiver and Service Provider will agree to work in partnership with the following construction companies operating in the Turkish Republic of Northern Cyprus and work with the following commission rates.

- i. When the Service Receiver and Service Provider is present in North Cyprus collaboratively work (shared portfolio) turn into sales, the remaining total commission will be shared between the two parties as 50% – 50% after 16% VAT is deducted from the total commission received - **15% from the seller plus 3% from the buyer**
- ii. When the Service Receiver and Service Provider is not present during the sale(Refferal) turn into sales, the remaining total commission will be shared between the two parties as 75% for the Service Receiver– 25% for the Service Provider after 16% VAT is deducted from the total commission received.

iii.iii.

- C. In the projects mentioned above, after the information of the customers directed by the service provider for the purpose of purchasing is recorded, the expenses such as airport transfer and accommodation within the borders of the Turkish Republic of Northern Cyprus will be paid with the common denominator from the commission after the customer's purchase. In case if customers directed by the service provider for the purpose of purchasing do not make the purchase, but if they benefit from accommodation and airport transfer services, the responsibility of these costs will be on the customer's side and the service provider is responsible for informing the customer of this information before his trip to the Turkish Republic of Northern Cyprus.

6. PRIVACY AND OTHER TERMS:

- A. **Private Information:** In each portfolio, the names and/or personal information of the Customer and/or prospective customers, the contracts to be made and/or concluded with the customer, all commercial information and/or all technical and/or commercial transactions regarding the Service Receiver, includes all inventions and/or operation methods and/or



marketing methods and/or other policies, information of other persons and/or companies working in the Service Receiver's office.



B. In addition, all personal and or company information related to all organizations, trade and or financial affairs and/or any investment Service Receiver and or Service Provider run by the Service Receiver are within the scope of confidential information.

C. The Parties cannot disclose the confidential information to 3rd (third) parties, except in mandatory cases required by the TRNC laws and or relevant legislation and or when the confidential information must be submitted to the Court and/or the disputed party under the relevant law otherwise it can not be shared with 3rd parties

D. Service receiver and service provider are convicted to pay a penalty of 50,000 British Pounds in case of breach of the terms of confidentiality and personal data, the terms of this contract.

E. In the event that the service provider works on the details and forms of this project in the Turkish Republic of Northern Cyprus without the consent of the service receiver, then he is obligated to pay a penalty of 100,000 British pounds to the Service receiver.

D. In the event that this Agreement is terminated and/or canceled for any reason, the Service Provider shall return all information and/or documents received from the Service User and will never copy and/or use it.

7. TERMS REGARDING PERSONAL DATA:

A. The definition of personal data mentioned in this Agreement is as follows: Name, Address, Telephone Number, Date of Birth, Place of Birth, Identity Number, Passport Number, Company Documents, Documents related to Citizenship, Education Certificates, Curriculum Vitae Details.

B. The Service Provider is obliged to provide and/or provide personal data to the Service Receiver upon the Service Receiver's request.

C. The Service Receiver, on the other hand, agrees and undertakes not to share personal data with third parties unless it is mandatory and/or without the written consent and/or written approval of the Service Provider. The requirement to share the data by request of TRNC courts and/or TRNC legislation is within the scope of the obligation.

D. The Service Receiver agrees and undertakes to keep the personal data secure for 7 years from the termination of this contract. During this period, both parties agree to pay a penalty clause of 30,000 British pounds in case of breach of contract.

E. The Service Provider is obliged to notify the Service Receiver of any change that may occur in the personal data information, within one (1) week at the latest after the change occurs.

8. AUTHORIZED COURT:



A. For the settlement of disputes that may arise from this Agreement, the Receiver's Office address is Kyrenia, KYRENIA ACCIDENT COURT will be the fully authorized Court and the applicable legislation is the TRNC law.

9. NOTICE:

- a) Postal Address of Service Receiver: Ersoy Plaza No:1, Semih Sancar Street, Yağmur Sokak, Doğanköy, Kyrenia
- b) Postal Address of Service Provider:

10. COPIES:

This Agreement has been prepared in two original copies, one copy given to each party and signed by the parties in the presence of the following witnesses.

SERVICE RECEIVER: NEXTCENTURY REAL ESTATE LTD. on behalf of Kağan Semavi as Director (M.Ş. Number: 20428)

(Director Kağan Semavi- TRNC Identity Card Number)

Stamp and Signature:


NEXT CENTURY LTD.
MŞ: 20428
0548 821 21 00

SERVICE PROVIDER: ...Director: Snježana Farkaš.....

Signature:

VICTORY REAL ESTATE j.d.o.o.
OIB 88740113077

WITNESSES:

1: Name, Surname, Signature: ...Manager: Siniša Far.....

2: Name, Surname, Signature:

Place: Umag

10:05

4G 17



Revolut Business

Sender: SL ENTERPRISES
EOOD

Recipient: MSN PROPERTY
LTD · Primoz Roska - dolce
mare

Amount: €50,000

Sent on: Wed, 12 Jun 2024,
11:49

Expected by: Wed, 12 Jun
2024

We're here to help

You received this email



Reply all



NLB d.d.
Trg republike 2, SI-1520 Ljubljana
E-mail: info@nlb.si
SWIFT(BIC): LJBASI2X, ID za DDV: SI91132550
www.nlb.si

Stran: 1/1
Datum: 10.05.2021 - 11:31
Poslovalnica: 241 - Poslovalnica Nova Gorica

Potrdilo o opravljenih storitvah

SUZANA ZORN, BUKOVICA 87, VOLČJA DRAGA, 5293 VOLČJA DRAGA, OS. POZNANA STRANKA, BŠ 526909

Naziv storitve	Znesek	Vplačilo	Izplačilo
UPN/SEPA plačilo - 8EA5B56F			
- SI56022411476229222 SUZANA ZORN	9.995,00 EUR		
+ GB75REVO00996983941346 SL ENTERPRISES EOOD	9.995,00 EUR		
Provizija	10,00 EUR		
Številka transakcije: 005232582260			
Referenca: NRC00			
Namen plačila: 8EA5B56F			

Izvod mi je bil posredovan v nekopirani obliki na e- naslov: SUZANA.ZORN@NLB.SI



KLARA ŠAVLI
Datum podpisa: 10.05.2021 11:32:01
Dokument je digitalno podpisan

Stranka:
SUZANA ZORN

Komercialist:
KLARA ŠAVLI

Bančni delavec: KLARA ŠAVLI
Delovna postaja: WNLB182659
Št. transakcije: 005232569244

NLB d.d.
Trg republike 2, SI-1520 Ljubljana
E-mail: info@nlb.si
SWIFT(BIC): LJBASI2X, ID za DDV: SI91132550
www.nlb.si

Stran: 1/1
Datum: 02.09.2021 - 10:24
Poslovalnica: 241 - Poslovalnica Nova Gorica

Potrdilo o opravljenih storitvah

SUZANA ZORN, BUKOVICA 87, VOLČJA DRAGA, 5293 VOLČJA DRAGA, OS. POZNANA STRANKA, BŠ 526909

Naziv storitve	Znesek	Vplačilo	Izplačilo
Prenos komitent - komitent - prenos na osebni račun			
- SI56022411480714308 SUZANA ZORN	3.005,00 EUR		
+ SI56022411476229222 SUZANA ZORN	3.005,00 EUR		
Nakazilo v tujino/v državi - SUZANA ZORN - BT CLUB REFERENC			
- SI56022411476229222 SUZANA ZORN	3.005,00 EUR		
+ GB75REVO00996983941346 SL ENTERPRISES EOOD	3.005,00 EUR		
Provizija		9,00 EUR	
Številka transakcije: 005349031336			
Referenca: 00			
Namen plačila: SUZANA ZORN - BT CLUB REFERENC			

Izvod mi je bil posredovan v nekriptirani obliki na e- naslov: SUZANA.ZORN@NLB.SI

*vhodilo posredovano po uvelj
dop 2.9.2021*

KLARA ŠAVLI
Datum podpisa: 02.09.2021 10:24:54
Dokument je digitalno podpisan

Stranka:
SUZANA ZORN

Komercialist:
KLARA ŠAVLI

Bančni delavec: KLARA ŠAVLI
Delovna postaja: WNLB182718
Št. transakcije: 005349012165