FINANCIJSKA AGENCIJA
RC SPLIT
1
30 -10- 2026
PREDSTEČAJNE NAGODBE
PRIMANJE I OTPREMA POŠTE
KLASA 034-011/26-10/18
UR. BROJ 118-08-5012-26-1203

FINANCIJSKA AGENCIJA

OIB: 85821130368

MAŽURANIĆEVO ŠETALIŠTE 24b, 21000 SPLIT

(adresa nadležne jedinice)

Nadležni trgovački sud TRGOVAČKI SUD U SPLITU

Poslovni broj spisa St-431/2026

PRIJAVA TRAŽBINE VJEROVNIKA U PREDSTEČAJNOM POSTUPKU

PODACI O VJEROVNIKU:

Ime i prezime / tvrtka ili naziv
IRENA BILAS

OIB **04669050635**

Adresa / sjedište
KIKIĆEVA 22, 10000 ZAGREB

PODACI O DUŽNIKU:

Ime i prezime / tvrtka ili naziv
STUDENAC D.O.O.

OIB **02023029348**

Adresa / sjedište
ČETVRT RIBNJAK 17, 21310 OMIŠ

PODACI O TRAŽBINI:

Pravna osnova tražbine (npr. ugovor, odluka suda ili drugog tijela, ako je u tijeku sudski postupak oznaku spisa i naznaku suda kod kojeg se postupak vodi)
UGOVOR O NAJMU, RAČUNI ZA NAJAMNINU od 01/07/2026 do 29/09/2026

Iznos dospjele tražbine **6.052,82** (EUR)

Glavnica **6.052,82** (EUR)

Kamate **0** (EUR)

Iznos tražbine koja dospijeva nakon otvaranja predstečajnog postupka
_____ (EUR)

Dokaz o postojanju tražbine (npr. račun, izvadak iz poslovnih knjiga)
Računi za najamninu od 01/07/2026 do 29/09/2026, izvod otvorenih stavki

Vjerovnik raspolaže ovršnom ispravom DA ☐ NE ☒ za iznos_____ (EUR)

Naziv ovršne isprave

_____

PODACI O RAZLUČNOM PRAVU:

Pravna osnova razlučnog prava

_____

_____

Dio imovine na koji se odnosi razlučno pravo

_____

_____

Iznos tražbine_____ (EUR)

Razlučni vjerovnik odriče se prava na odvojeno namirenje
ODRIČEM ☐ NE ODRIČEM ☐

Razlučni vjerovnik pristaje da se odgodi namirenje iz predmeta na koji se odnosi njegovo razlučno pravo radi provedbe plana restrukturiranja PRISTAJEM ☐ NE PRISTAJEM ☐

PODACI O IZLUČNOM PRAVU:

Pravna osnova izlučnog prava

_____

_____

Dio imovine na koji se odnosi izlučno pravo

_____

_____

Izlučni vjerovnik pristaje da se izdvoji predmet na koji se odnosi njegovo izlučno pravo radi provedbe plana restrukturiranja PRISTAJEM ☐ NE PRISTAJEM ☐

Mjesto i datum

_____

Potpis vjerovnika

_____

IRENA BILAS,
KIKIĆEVA 22, ZAGREB
OIB: 04669050635
IBAN: HR4723400093207575595

I.RA neplaćeni računi

Datum knjiženja do: 29.09.2026

R.b.	Račun		Naziv kupca	Iznos rn.	Prol.st.	0%	5%		13%		25%		Oslobođeno
	Datum	Broj					Osn.	PDV	Osn.	PDV	Osn.	PDV	
1	12.10.2026	13/2/1	STUDENAC	2.040,28	0,00	0,00	0,00	0,00	0,00	0,00	1.632,22	408,06	0,00
2	12.10.2026	12/2/1	STUDENAC	2.040,28	0,00	0,00	0,00	0,00	0,00	0,00	1.632,22	408,06	0,00
3	12.10.2026	11/2/1	STUDENAC	2.040,28	0,00	0,00	0,00	0,00	0,00	0,00	1.632,22	408,06	0,00
4	23.10.2026	16/2/1	STUDENAC	1.972,26	0,00	0,00	0,00	0,00	0,00	0,00	1.577,81	394,45	0,00
5	23.10.2026	15/2/1	STUDENAC	-2.040,28	0,00	0,00	0,00	0,00	0,00	0,00	-1.632,22	-408,06	0,00
				6.052,82	**0,00**	**0,00**	**0,00**	**0,00**	**0,00**	**0,00**	**4.842,25**	**1.210,57**	**0,00**

Licenca za Agencija Radoš vl. Nikica Radoš

Dokument broj: 16/2/1

Šifra vrste računa: Komercijalni račun
Vrsta poslovnog procesa: P1 (Izdavanje računa za isporuke robe i usluga prema narudžbenicama, na temelju ugovora)
Identifikator specifikacije: urn:cen.eu:en16931:2017#compliant#urn:mfin.gov.hr:cius-2025:1.0#conformant#urn:mfin.gov.hr:ext-2025:1.0

Izdavatelj

KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS

Identifikator Prodavatelja: 9934:04669050635
Identifikator pravne registracije Prodavatelja: 04669050635
Porezni identifikator Prodavatelja: HR04669050635 (tip identifikatora: VAT)
Dodatne pravne informacije o Prodavatelju: KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS
Elektronička adresa Prodavatelja: 04669050635 (tip identifikatora: OIB)
Oznaka operatera: IRENA BILAS
OIB operatera: 04669050635
Adresa Prodavatelja
KIKIĆEVA 22, ZAGREB, 10000, HR
Kontakt točka Prodavatelja: IRENA BILAS
Telefonski broj kontakta Prodavatelja: +385915972187
Email adresa kontakta Prodavatelja: irena.bilas@yahoo.com

Kupac

STUDENAC d.o.o.

Identifikator Kupca: 9934:02023029348
Identifikator pravne registracije Kupca: 02023029348
Porezni identifikator Kupca: HR02023029348 (tip identifikatora: VAT)
PDV identifikator Kupca: VAT
Elektronička adresa Kupca: 02023029348 (tip identifikatora: OIB)
Adresa Kupca
Četvrt Ribnjak 17, Omiš, 21310, HR

Šifra valute računa: EUR
Datum izdavanja dokumenta: 23.10.2026.
Vrijeme izdavanja dokumenta: 15:02:41
Datum dospijeća: 31.10.2026.

Upute za plaćanje

Šifra načina plaćanja: 30 (Kreditni transfer)
Opis plaćanja: Plaćanje računa
Informacije o doznaci: HR00 16-2-1

Kreditni transfer

Identifikator računa plaćanja: HR4723400093207575595

Reference

Informacije o isporuci

Datum isporuke: 29.09.2026.

Dostavna adresa

Napomene

Mjesto izdavanja računa: ZAGREB

Stavke računa

Rbr.	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA od 01/09/2026 do 29/09/2026	1.577,81 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.577,81

Raspodjela PDV-a

Osnovica	Stopa PDV-a	Iznos PDV-a	Šifra kategorije PDV-a	Razlog oslobođenja PDV-a
1.577,81 EUR	25,0	394,45 EUR	S (Standardna/reducirana stopa)	

Detaljna specifikacija stavke redni broj: 1

Rbr	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA od 01/09/2026 do 29/09/2026	1.577,81 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.577,81

Neto cijena artikla: 1.577,81 EUR
Jedinična količina cijene artikla: 1 (Šifra jedinice mjere jedinične količine artikla: mjesec)
Šifra kategorije PDV-a obračunate stavke: S (Standardna/reducirana stopa)
Oznaka kategorije PDV-a: HR:PDV25

Identifikator klasifikacije artikla: 68.20.02 (list ID: CG)

Ekstenzija Fiskalizacija 2.0

HR raspodjela PDV-a

Obračun PDV-a: Obračun prema naplaćenoj naknadi

HR oznaka kat. PDV-a	HR kod kat. PDV-a	Stopa (%)	Porezna shema	Kod osl.	Razlog osl.	Osnovica	Iznos poreza
S	HR:PDV25	25,0	VAT			1.577,81 EUR	394,45 EUR
Total:							394,45 EUR

HR ukupni iznosi

HR iznos osnovice za PDV: 1.577,81 EUR
HR neoporezivi iznos: 0,00 EUR
Ukupan iznos PDV-a: 394,45 EUR

Ukupni iznosi

Zbroj neto stavki: 1.577,81 EUR
Ukupan iznos bez PDV-a: 1.577,81 EUR

Ukupan iznos PDV-a: 394,45 EUR
Ukupan iznos računa sa PDV-om: 1.972,26 EUR
Plaćen iznos: 0,00 EUR

Iznos za platiti: 1.972,26 EUR

Barkod za plaćanje

PDF417 (HUB-3)



QR kod za plaćanje (SEPA)



* Ovaj prikaz je nastao kao vizualizacija eDokumenta. Pondi d.o.o. ne snosi odgovornost za eventualne pogreške.

This XML file does not appear to have any style information associated with it. The document tree is shown below.


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xmlns:sac="urn:oasis:names:specification:ubl:schema:xsd:SignatureAggregateComponents-2"
xmlns:cac="urn:oasis:names:specification:ubl:schema:xsd:CommonAggregateComponents-2"
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    <cac:Contact>
      <cbc:Name>IRENA BILAS</cbc:Name>
      <cbc:Telephone>+385915972187</cbc:Telephone>
      <cbc:ElectronicMail>irena.bilas@yahoo.com</cbc:ElectronicMail>
    </cac:Contact>
  </cac:Party>
  <cac:SellerContact>
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    <cbc:Name>IRENA BILAS</cbc:Name>
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      <cbc:Name>STUDENAC d.o.o.</cbc:Name>
    </cac:PartyName>
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      <cbc:CityName>Omiš</cbc:CityName>
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Dokument broj: 15/2/1

Šifra vrste računa: Odobrenje
Vrsta poslovnog procesa: P9 (Odobrenja ili računi s negativnim iznosima, izdani zbog raznih razloga, uključujući i povrat prazne ambalaže)
Identifikator specifikacije: urn:cen.eu:en16931:2017#compliant#urn:mfin.gov.hr:cius-2025:1.0#conformant#urn:mfin.gov.hr:ext-2025:1.0

Izdavatelj

KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS

Identifikator Prodavatelja: 9934:04669050635
Identifikator pravne registracije Prodavatelja: 04669050635
Porezni identifikator Prodavatelja: HR04669050635 (tip identifikatora: VAT)
Dodatne pravne informacije o Prodavatelju: KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS
Elektronička adresa Prodavatelja: 04669050635 (tip identifikatora: OIB)
Oznaka operatera: IRENA BILAS
OIB operatera: 04669050635
Adresa Prodavatelja
KIKIĆEVA 22, ZAGREB, 10000, HR
Kontakt točka Prodavatelja: IRENA BILAS
Telefonski broj kontakta Prodavatelja: +385915972187
Email adresa kontakta Prodavatelja: irena.bilas@yahoo.com

Kupac

STUDENAC d.o.o.

Identifikator Kupca: 9934:02023029348
Identifikator pravne registracije Kupca: 02023029348
Porezni identifikator Kupca: HR02023029348 (tip identifikatora: VAT)
PDV identifikator Kupca: VAT
Elektronička adresa Kupca: 02023029348 (tip identifikatora: OIB)
Adresa Kupca
Četvrt Ribnjak 17, Omiš, 21310, HR

Šifra valute računa: EUR
Datum izdavanja dokumenta: 23.10.2026.
Vrijeme izdavanja dokumenta: 08:56:52

Upute za plaćanje

Šifra načina plaćanja: 30 (Kreditni transfer)
Opis plaćanja: Plaćanje računa

Kreditni transfer

Identifikator računa plaćanja: HR4723400093207575595

Reference

Referenca na prethodni račun: storno računa 13/2/1.
Datum izdavanja prethodnog računa: 12.10.2026.

Informacije o isporuci

Datum isporuke: 30.09.2026.

Dostavna adresa

Napomene

Mjesto izdavanja računa: ZAGREB

Stavke računa

Rbr.	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA ZA 09-2026	1.632,22 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.632,22

Raspodjela PDV-a

Osnovica	Stopa PDV-a	Iznos PDV-a	Šifra kategorije PDV-a	Razlog oslobođenja PDV-a
1.632,22 EUR	25,0	408,06 EUR	S (Standardna/reducirana stopa)	

Detaljna specifikacija stavke redni broj: 1

Rbr	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA ZA 09-2026	1.632,22 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.632,22

Neto cijena artikla: 1.632,22 EUR
Jedinična količina cijene artikla: 1 (Šifra jedinice mjere jedinične količine artikla: mjesec)
Šifra kategorije PDV-a obračunate stavke: S (Standardna/reducirana stopa)
Oznaka kategorije PDV-a: HR:PDV25

Identifikator klasifikacije artikla: 68.20.02 (list ID: CG)

Ekstenzija Fiskalizacija 2.0

HR raspodjela PDV-a

Obračun PDV-a: Obračun prema naplaćenoj naknadi

HR oznaka kat. PDV-a	HR kod kat. PDV-a	Stopa (%)	Porezna shema	Kod osl.	Razlog osl.	Osnovica	Iznos poreza
S	HR:PDV25	25,0	VAT			1.632,22 EUR	408,06 EUR
Total:							408,06 EUR

HR ukupni iznosi

HR iznos osnovice za PDV: 1.632,22 EUR
HR neoporezivi iznos: 0,00 EUR
Ukupan iznos PDV-a: 408,06 EUR

Ukupni iznosi

Zbroj neto stavki: 1.632,22 EUR
Ukupan iznos bez PDV-a: 1.632,22 EUR

Ukupan iznos PDV-a: 408,06 EUR
Ukupan iznos računa sa PDV-om: 2.040,28 EUR
Plaćen iznos: 0,00 EUR

Iznos za platiti: 2.040,28 EUR

* Ovaj prikaz je nastao kao vizualizacija eDokumenta. Pondi d.o.o. ne snosi odgovornost za eventualne pogreške.

This XML file does not appear to have any style information associated with it. The document tree is shown below.


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xmlns:sbc="urn:oasis:names:specification:ubl:schema:xsd:SignatureBasicComponents-2"
xmlns:cbc="urn:oasis:names:specification:ubl:schema:xsd:CommonBasicComponents-2"
xmlns:sac="urn:oasis:names:specification:ubl:schema:xsd:SignatureAggregateComponents-2"
xmlns:cac="urn:oasis:names:specification:ubl:schema:xsd:CommonAggregateComponents-2"
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    xmlns:ccts_cct="urn:un:unece:uncefact:data:specification:CoreComponentTypeSchemaModule:2"
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    xmlns:p3="urn:oasis:names:specification:ubl:schema:xsd:UnqualifiedDataTypes-2" xmlns:ccts-
    cct="urn:un:unece:uncefact:data:specification:CoreComponentTypeSchemaModule:2"
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    xmlns:cct="urn:un:unece:uncefact:data:specification:CoreComponentTypeSchemaModule:2" xmlns:xades="http://uri.etsi.org/01903/v1.3.2#"
    xmlns="http://www.unece.org/cefact/namespaces/StandardBusinessDocumentHeader"
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      <cbc:Name>IRENA BILAS</cbc:Name>
      <cbc:Telephone>+385915972187</cbc:Telephone>
      <cbc:ElectronicMail>irena.bilas@yahoo.com</cbc:ElectronicMail>
    </cac:Contact>
  </cac:Party>
  <cac:SellerContact>
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Dokument broj: 13/2/1

Šifra vrste računa: Komercijalni račun
Vrsta poslovnog procesa: P1 (Izdavanje računa za isporuke robe i usluga prema narudžbenicama, na temelju ugovora)
Identifikator specifikacije: urn:cen.eu:en16931:2017#compliant#urn:mfin.gov.hr:cius-2025:1.0#conformant#urn:mfin.gov.hr:ext-2025:1.0

Izdavatelj

KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS

Identifikator Prodavatelja: 9934:04669050635
Identifikator pravne registracije Prodavatelja: 04669050635
Porezni identifikator Prodavatelja: HR04669050635 (tip identifikatora: VAT)
Dodatne pravne informacije o Prodavatelju: KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS
Elektronička adresa Prodavatelja: 04669050635 (tip identifikatora: OIB)
Oznaka operatera: IRENA BILAS
OIB operatera: 04669050635
Adresa Prodavatelja
KIKIĆEVA 22, ZAGREB, 10000, HR
Kontakt točka Prodavatelja: IRENA BILAS
Telefonski broj kontakta Prodavatelja: +385915972187
Email adresa kontakta Prodavatelja: irena.bilas@yahoo.com

Kupac

STUDENAC d.o.o.

Identifikator Kupca: 9934:02023029348
Identifikator pravne registracije Kupca: 02023029348
Porezni identifikator Kupca: HR02023029348 (tip identifikatora: VAT)
PDV identifikator Kupca: VAT
Elektronička adresa Kupca: 02023029348 (tip identifikatora: OIB)
Adresa Kupca
Četvrt Ribnjak 17, Omiš, 21310, HR

Šifra valute računa: EUR
Datum izdavanja dokumenta: 12.10.2026.
Vrijeme izdavanja dokumenta: 15:02:41
Datum dospijeća: 16.10.2026.

Upute za plaćanje

Šifra načina plaćanja: 30 (Kreditni transfer)
Opis plaćanja: Plaćanje računa
Informacije o doznaci: HR00 13-2-1

Kreditni transfer

Identifikator računa plaćanja: HR4723400093207575595

Reference

Informacije o isporuci

Datum isporuke: 30.09.2026.

Dostavna adresa

Napomene

Mjesto izdavanja računa: ZAGREB

Stavke računa

Rbr.	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA ZA 09-2026	1.632,22 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.632,22

Raspodjela PDV-a

Osnovica	Stopa PDV-a	Iznos PDV-a	Šifra kategorije PDV-a	Razlog oslobođenja PDV-a
1.632,22 EUR	25,0	408,06 EUR	S (Standardna/reducirana stopa)	

Detaljna specifikacija stavke redni broj: 1

Rbr	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA ZA 09-2026	1.632,22 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.632,22

Neto cijena artikla: 1.632,22 EUR
Jedinična količina cijene artikla: 1 (Šifra jedinice mjere jedinične količine artikla: mjesec)
Šifra kategorije PDV-a obračunate stavke: S (Standardna/reducirana stopa)
Oznaka kategorije PDV-a: HR:PDV25

Identifikator klasifikacije artikla: 68.20.02 (list ID: CG)

Ekstenzija Fiskalizacija 2.0

HR raspodjela PDV-a

Obračun PDV-a: Obračun prema naplaćenoj naknadi

HR oznaka kat. PDV-a	HR kod kat. PDV-a	Stopa (%)	Porezna shema	Kod osl.	Razlog osl.	Osnovica	Iznos poreza
S	HR:PDV25	25,0	VAT			1.632,22 EUR	408,06 EUR
Total:							408,06 EUR

HR ukupni iznosi

HR iznos osnovice za PDV: 1.632,22 EUR
HR neoporeziv iznos: 0,00 EUR
Ukupan iznos PDV-a: 408,06 EUR

Ukupni iznosi

Zbroj neto stavki: 1.632,22 EUR
Ukupan iznos bez PDV-a: 1.632,22 EUR

Ukupan iznos PDV-a: 408,06 EUR
Ukupan iznos računa sa PDV-om: 2.040,28 EUR
Plaćen iznos: 0,00 EUR

Iznos za platiti: 2.040,28 EUR

Barkod za plaćanje

PDF417 (HUB-3)



QR kod za plaćanje (SEPA)



* Ovaj prikaz je nastao kao vizualizacija eDokumenta. Pondi d.o.o. ne snosi odgovornost za eventualne pogreške.

This XML file does not appear to have any style information associated with it. The document tree is shown below.


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xmlns:cbc="urn:oasis:names:specification:ubl:schema:xsd:CommonBasicComponents-2"
xmlns:sac="urn:oasis:names:specification:ubl:schema:xsd:SignatureAggregateComponents-2"
xmlns:cac="urn:oasis:names:specification:ubl:schema:xsd:CommonAggregateComponents-2"
xmlns:hrextac="urn:mfin.gov.hr:schema:xsd:HRExtensionAggregateComponents-1"
xmlns:sig="urn:oasis:names:specification:ubl:schema:xsd:CommonSignatureComponents-2"
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    xmlns:ccts_cct="urn:un:unece:uncefact:data:specification:CoreComponentTypeSchemaModule:2"
    xmlns:n6="urn:oasis:names:specification:ubl:schema:xsd:CreditNote-2"
    xmlns:n7="urn:oasis:names:specification:ubl:schema:xsd:SignatureAggregateComponents-2"
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    xmlns:p3="urn:oasis:names:specification:ubl:schema:xsd:UnqualifiedDataTypes-2" xmlns:ccts-
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    </cac:PartyLegalEntity>
    <cac:Contact>
      <cbc:Name>IRENA BILAS</cbc:Name>
      <cbc:Telephone>+385915972187</cbc:Telephone>
      <cbc:ElectronicMail>irena.bilas@yahoo.com</cbc:ElectronicMail>
    </cac:Contact>
  </cac:Party>
  <cac:SellerContact>
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  listSchemeURI="urn:un:unece:uncefact:codelist:standard:UNECE:PaymentMeansCode:D10B">30</cbc:PaymentMeansCode>
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Dokument broj: 12/2/1

Šifra vrste računa: Komercijalni račun
Vrsta poslovnog procesa: P1 (Izdavanje računa za isporuke robe i usluga prema narudžbenicama, na temelju ugovora)
Identifikator specifikacije: urn:cen.eu:en16931:2017#compliant#urn:mfin.gov.hr:cius-2025:1.0#conformant#urn:mfin.gov.hr:ext-2025:1.0

Izdavatelj

KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS

Identifikator Prodavatelja: 9934:04669050635
Identifikator pravne registracije Prodavatelja: 04669050635
Porezni identifikator Prodavatelja: HR04669050635 (tip identifikatora: VAT)
Dodatne pravne informacije o Prodavatelju: KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS
Elektronička adresa Prodavatelja: 04669050635 (tip identifikatora: OIB)
Oznaka operatera: IRENA BILAS
OIB operatera: 04669050635
Adresa Prodavatelja
KIKIĆEVA 22, ZAGREB, 10000, HR
Kontakt točka Prodavatelja: IRENA BILAS
Telefonski broj kontakta Prodavatelja: +385915972187
Email adresa kontakta Prodavatelja: irena.bilas@yahoo.com

Kupac

STUDENAC d.o.o.

Identifikator Kupca: 9934:02023029348
Identifikator pravne registracije Kupca: 02023029348
Porezni identifikator Kupca: HR02023029348 (tip identifikatora: VAT)
PDV identifikator Kupca: VAT
Elektronička adresa Kupca: 02023029348 (tip identifikatora: OIB)
Adresa Kupca
Četvrt Ribnjak 17, Omiš, 21310, HR

Šifra valute računa: EUR
Datum izdavanja dokumenta: 12.10.2026.
Vrijeme izdavanja dokumenta: 15:02:41
Datum dospijeća: 16.10.2026.

Upute za plaćanje

Šifra načina plaćanja: 30 (Kreditni transfer)
Opis plaćanja: Plaćanje računa
Informacije o doznaci: HR00 12-2-1

Kreditni transfer

Identifikator računa plaćanja: HR4723400093207575595

Reference

Informacije o isporuci

Datum isporuke: 31.08.2026.

Dostavna adresa

Napomene

Mjesto izdavanja računa: ZAGREB

Stavke računa

Rbr.	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA ZA 08-2026	1.632,22 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.632,22

Raspodjela PDV-a

Osnovica	Stopa PDV-a	Iznos PDV-a	Šifra kategorije PDV-a	Razlog oslobođenja PDV-a
1.632,22 EUR	25,0	408,06 EUR	S (Standardna/reducirana stopa)	

Detaljna specifikacija stavke redni broj: 1

Rbr	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA ZA 08-2026	1.632,22 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.632,22

Neto cijena artikla: 1.632,22 EUR
Jedinična količina cijene artikla: 1 (Šifra jedinice mjere jedinične količine artikla: mjesec)
Šifra kategorije PDV-a obračunate stavke: S (Standardna/reducirana stopa)
Oznaka kategorije PDV-a: HR:PDV25

Identifikator klasifikacije artikla: 68.20.02 (list ID: CG)

Ekstenzija Fiskalizacija 2.0

HR raspodjela PDV-a

Obračun PDV-a: Obračun prema naplaćenoj naknadi

HR oznaka kat. PDV-a	HR kod kat. PDV-a	Stopa (%)	Porezna shema	Kod osl.	Razlog osl.	Osnovica	Iznos poreza
S	HR:PDV25	25,0	VAT			1.632,22 EUR	408,06 EUR
Total:							408,06 EUR

HR ukupni iznosi

HR iznos osnovice za PDV: 1.632,22 EUR
HR neoporezivi iznos: 0,00 EUR
Ukupan iznos PDV-a: 408,06 EUR

Ukupni iznosi

Zbroj neto stavki: 1.632,22 EUR
Ukupan iznos bez PDV-a: 1.632,22 EUR

Ukupan iznos PDV-a: 408,06 EUR
Ukupan iznos računa sa PDV-om: 2.040,28 EUR
Plaćen iznos: 0,00 EUR

Iznos za platiti: 2.040,28 EUR

Barkod za plaćanje

PDF417 (HUB-3)



QR kod za plaćanje (SEPA)



* Ovaj prikaz je nastao kao vizualizacija eDokumenta. Pondi d.o.o. ne snosi odgovornost za eventualne pogreške.

This XML file does not appear to have any style information associated with it. The document tree is shown below.


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    </cac:AccountingCustomerParty>
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    </cac:PaymentMeans>
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        <cbc:TaxAmount currencyID="EUR">408.06</cbc:TaxAmount>
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          <cac:TaxScheme>
            <cbc:ID>VAT</cbc:ID>
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Dokument broj: 11/2/1

Šifra vrste računa: Komercijalni račun
Vrsta poslovnog procesa: P1 (Izdavanje računa za isporuke robe i usluga prema narudžbenicama, na temelju ugovora)
Identifikator specifikacije: urn:cen.eu:en16931:2017#compliant#urn:mfin.gov.hr:cius-2025:1.0#conformant#urn:mfin.gov.hr:ext-2025:1.0

Izdavatelj

KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS

Identifikator Prodavatelja: 9934:04669050635
Identifikator pravne registracije Prodavatelja: 04669050635
Porezni identifikator Prodavatelja: HR04669050635 (tip identifikatora: VAT)
Dodatne pravne informacije o Prodavatelju: KOD IRENE, OBRT ZA UGOSTITELJSTVO, VL. IRENA BILAS
Elektronička adresa Prodavatelja: 04669050635 (tip identifikatora: OIB)
Oznaka operatera: IRENA BILAS
OIB operatera: 04669050635
Adresa Prodavatelja
KIKIĆEVA 22, ZAGREB, 10000, HR
Kontakt točka Prodavatelja: IRENA BILAS
Telefonski broj kontakta Prodavatelja: +385915972187
Email adresa kontakta Prodavatelja: irena.bilas@yahoo.com

Kupac

STUDENAC d.o.o.

Identifikator Kupca: 9934:02023029348
Identifikator pravne registracije Kupca: 02023029348
Porezni identifikator Kupca: HR02023029348 (tip identifikatora: VAT)
PDV identifikator Kupca: VAT
Elektronička adresa Kupca: 02023029348 (tip identifikatora: OIB)
Adresa Kupca
Četvrt Ribnjak 17, Omiš, 21310, HR

Šifra valute računa: EUR
Datum izdavanja dokumenta: 12.10.2026.
Vrijeme izdavanja dokumenta: 15:02:41
Datum dospijeća: 16.10.2026.

Upute za plaćanje

Šifra načina plaćanja: 30 (Kreditni transfer)
Opis plaćanja: Plaćanje računa
Informacije o doznaci: HR00 11-2-1

Kreditni transfer

Identifikator računa plaćanja: HR4723400093207575595

Reference

Informacije o isporuci

Datum isporuke: 31.07.2026.

Dostavna adresa

Napomene

Mjesto izdavanja računa: ZAGREB

Stavke računa

Rbr.	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA ZA 07-2026	1.632,22 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.632,22

Raspodjela PDV-a

Osnovica	Stopa PDV-a	Iznos PDV-a	Šifra kategorije PDV-a	Razlog oslobođenja PDV-a
1.632,22 EUR	25,0	408,06 EUR	S (Standardna/reducirana stopa)	

Detaljna specifikacija stavke redni broj: 1

Rbr	Naziv artikla	Neto cijena	Količina	Jedinica mjere	Šifra kategorije PDV-a	Stopa PDV-a	Neto iznos
1	NAJAMNINA ZA 07-2026	1.632,22 EUR	1,00	mjesec	S (Standardna/reducirana stopa) **Porezna shema:** VAT	25,0	1.632,22

Neto cijena artikla: 1.632,22 EUR
Jedinična količina cijene artikla: 1 (Šifra jedinice mjere jedinične količine artikla: mjesec)
Šifra kategorije PDV-a obračunate stavke: S (Standardna/reducirana stopa)
Oznaka kategorije PDV-a: HR:PDV25

Identifikator klasifikacije artikla: 68.20.02 (list ID: CG)

Ekstenzija Fiskalizacija 2.0

HR raspodjela PDV-a

Obračun PDV-a: Obračun prema naplaćenoj naknadi

HR oznaka kat. PDV-a	HR kod kat. PDV-a	Stopa (%)	Porezna shema	Kod osl.	Razlog osl.	Osnovica	Iznos poreza
S	HR:PDV25	25,0	VAT			1.632,22 EUR	408,06 EUR
Total:							408,06 EUR

HR ukupni iznosi

HR iznos osnovice za PDV: 1.632,22 EUR
HR neoporezivi iznos: 0,00 EUR
Ukupan iznos PDV-a: 408,06 EUR

Ukupni iznosi

Zbroj neto stavki: 1.632,22 EUR
Ukupan iznos bez PDV-a: 1.632,22 EUR

Ukupan iznos PDV-a: 408,06 EUR
Ukupan iznos računa sa PDV-om: 2.040,28 EUR
Plaćen iznos: 0,00 EUR

Iznos za platiti: 2.040,28 EUR

Barkod za plaćanje

PDF417 (HUB-3)



QR kod za plaćanje (SEPA)



* Ovaj prikaz je nastao kao vizualizacija eDokumenta. Pondi d.o.o. ne snosi odgovornost za eventualne pogreške.

This XML file does not appear to have any style information associated with it. The document tree is shown below.


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IRENA BILAS 04669050635, 10000 Zagreb, Kikićeva 22. as usus fructus (the "**Landlord**")	**IRENA BILAS** 04669050635, 10000 Zagreb, Kikićeva 22 kao plodoužívateljica ("**Zakupodavac**")
and	i
STUDENAC d.o.o., with registered seat in Omiš, Četvrt Ribnjak 17, registered in the Commercial Court Registry in Split, Company Registration Number /MBS/: 081168181, Personal Identification Number /OIB/: 02023029348 represented by Michał Wojciech Sęńczuk as the President of the Management Board and Filip Bilanović as a Board Member (the "**Tenant**"),	**STUDENAC d.o.o.**, sa sjedištem u Omišu, Četvrt Ribnjak 17, upisan u sudski registar Trgovačkog suda u Splitu pod brojem (MBS): 081168181, OIB: 02023029348, koje zastupa Michał Wojciech Sęńczuk kao Predsjednik Uprave i Filip Bilanović kao član Uprave, ("**Zakupnik**")
(The Landlord and the Tenant, hereinafter collectively referred to as the "**Parties**" and individually referred to as the "**Party**")	(Zakupodavac i Zakupnik dalje u tekstu zajedno oslovljeni kao "**Ugovorne strane**", te pojedinačno kao "**Ugovorna strana**")
on 01.04.2024. concluded the following	sklopili su dana 01.04. 2024. godine sljedeći
AGREEMENT ON BUSINESS PREMISES LEASE (the "**Agreement**")	**UGOVOR O ZAKUPU POSLOVNOG PROSTORA** ("**Ugovor**")
Lease subject matter	**Predmet zakupa**
Article 1	**Članak 1.**
1.1 Pursuant to this Agreement, the Landlord leases to the Tenant, and the Tenant takes into lease business premises in Gradac, Obala 31, of 127,5 square meters, located in the real property registered in the Land Registry Folio no. 1877, land plot no. 924/3, Cadastral Municipality Gradac 312916 and all in accordance with the floor plan attached to this contract. (the "**Premises**").	1.1 Temeljem ovog Ugovora Zakupodavac predaje u zakup Zakupniku, te Zakupnik uzima u zakup poslovni prostor u Gradacu, na adresi Obala 31, površine 127,5 četvornih metara, koji se nalazi na nekretnini upisanoj u zemljišnoknjižni uložak br. 1877, zemljišnoknjižne čestice br. 924/3, katastarska općina Gradac 312916, a sve u skladu s tlocrtom koji je prilog ovom ugovoru.("**Prostor**").
1.2 The Landlord claims that the owner of the Premises is **ANDRIJAŠEVIĆ MILENA**, OIB: 33639732544, OBALA 31, GRADAC 21330, while the Lessor is the	1.2 Zakupodavac izjavljuje izjavljuje da je vlasnik prostora **ANDRIJAŠEVIĆ MILENA,** OIB: 33639732544,

holder of the right for life usufruct based on the Agreement on establishing the right of life usufruct of 01.04.2024. is **IRENA BILAS** 04669050635, 10000 Zagreb, Kikićeva 22a which is attached to this contract.	OBALA 31, GRADAC 21330, dok je Zakupodavac nositelj prava doživotnog plodouživanja temeljeno na Ugovoru o osnivanju prava doživotnog plodуživanja od 01.04.2024. **IRENA BILAS** 04669050635, 10000 Zagreb, Kikićeva 22 a koji Ugovor je prilog ovom Ugovoru.
1.3 Landlord guarantees with his signature on this contract that the contract will be continued under the same conditions in case the contract from Irena Bilas with the right of usufruct expires and in which case an Annex will be signed with the owner **ANDRIJAŠEVIĆ MILENA.** The Landlord guarantees the Tenant free access to the building in which the Premises are located and to the mere Premises, among other things for delivery of goods by trucks / lorries, with undisturbed and free right to use the Premises, as well as the common parts and devices of the building, all in accordance with the provisions of this Agreement.	1.3 Vlasnik svojim potpisom na ovom ugovoru potvrđuje kako se ugovor nastavlja pod istim uvjetima i ako prestane pravo produživanja Ireni Bilas Aneksom ugovora će se za novog Zakupodavca odrediti vlasnica **ANDRIJAŠEVIĆ MILENA.** Zakupodavac izjavljuje i jamči Zakupniku slobodan pristup zgradi u kojoj je smješten Prostor i samom Prostoru, između ostalog za potrebe isporuke robe dostavnim vozilima, sa nesmetanim i slobodnim pravom korištenja Prostora, kao i zajedničkih dijelova i uređaja zgrade, a sve u skladu sa odredbama ovog Ugovora.
The purpose of the lease **Article 2**	**Svrha zakupa** **Članak 2.**
2.1 The Parties hereto agree that the Premises shall be used exclusively for the performing the Tenant's registered business activity. 2.2 The Landlord claims that the Premises are in a condition required for such a purpose. 2.3 The Tenant is obliged to use the Premises considerably, with due care.	2.1 Stranke ovim suglasno utvrđuju da se Prostor koristi isključivo u svrhu obavljanja registrirane poslovne djelatnosti Zakupnika. 2.2 Zakupodavac izjavljuje da je Prostor u stanju potrebnom za takvu svrhu. 2.3 Zakupnik je obvezatan koristiti Prostor kao dobar gospodarstvenik, sa dužnom pažnjom.
Lease Term and Hand-over of the Premises **Article 3**	**Trajanje zakupa i primopredaja Prostora** **Članak 3.**

3.1	This Agreement is concluded for a definite period of 8 (eight) years starting from the hand-over of the Premises. The Premises shall be handed-over to the Tenant 02.05.2024.	3.1	Ovaj Ugovor se sklapa na određeno vrijeme od 8 (osam) godina, a koje počinje trenutkom primopredaje Prostora. Prostor će se predati Zakupniku 02.05.2024.
3.2	The Tenant has the right to terminate this Agreement at any time with a notice period of 12 months.	3.2	Zakupnik ima pravo otkazati ovaj Ugovor u bilo koje doba nakon isteka druge godine zakupa otkazni rok od 12 mjeseci.
3.3	After the expiry of 8 years referred to in paragraph 3.1. above the Landlord has the obligation to offer first to the Tenant to lease the Premises for further period of time, under the same conditions under which the Landlord would lease the Premises to a third party and on a then prevailing market price. Otherwise, the Landlord shall be obliged to pay to the Tenant the contractual penalty of EUR 1,000.00.	3.3	Nakon isteka 8 godina iz stavka 3.1., Zakupodavac ima obvezu prvo ponuditi Zakupniku zakup Prostora za sljedeće ugovoreno vremensko razdoblje, pod istim uvjetima pod kojima bi Zakupodavac dao u zakup Prostor trećoj osobi i po tadašnjoj tržišnoj cijeni. U suprotnom, Zakupodavac je dužan platiti Zakupniku ugovornu kaznu u iznosu (1.000,00 EUR).
3.4	The Landlord undertakes to hand over the Premises in the condition specified in this Agreement. To confirm the hand-over, the Parties will sign the Handover Record.	3.4	Zakupodavac se obvezuje predati Prostor u točno onakvom stanju kako je opisano u ovom Ugovoru. Kao potvrdu primopredaje, Ugovorne strane će potpisati Zapisnik o primopredaji.
3.5	The Parties agree to terminate this Agreement if it is not possible to obtain minimum technical requirements for the Premises, irrespective of who the applicant is and independently of the reason for impossibility. In this case, the Tenant has no financial claims against the Landlord.		Stranke suglasno utvrđuju da se ovaj Ugovor raskida u slučaju da za predmet zakupa nije moguće ishoditi minimalno-tehničke uvjete, neovisno o tome tko je podnositelj zahtjeva i neovisno koji je razlog nemogućnost U navedenom slučaju Zakupnik nema nikakvih financijskih potraživanja prema Zakupodavcu.
Rent		**Zakupnina**	
	Article 4		**Članak 4.**
4.1	The Parties agree that the total monthly rent for the Premises is EUR 1.530,00. The Tenant shall pay the rent to the account 4723400093207575595. Payment obligation starts with handover day of the Premises.	4.1	Ugovorne strane utvrđuju da ukupna mjesečna zakupnina za Prostor iznosi 1.530,00 eura. Zakupnik će uplatiti zakupninu na račun Zakupodavca HR4723400093207575595. Obveza plaćanja zakupnine počinje teći s danom primopredaje prostora.

4.2	The Parties agree that, if the Landlord is not a VAT payer at the time of signing the Contract, but during the term of the Contract, the rent does not increase for the corresponding amount of VAT, but the same VAT is calculated at the existing rental price.	4.2	Stranke suglasno utvrđuju da se, u slučaju da Zakupodavac u trenutku potpisa ovog Ugovora nije obveznik PDV-a, ali tijekom trajanja Ugovora to naknadno postane, zakupnina povećava za pripadajući iznos PDV-a.
4.3	The rent shall be paid until the last day of a month for previous month.	4.3	Zakupnina treba biti plaćena do zadnjeg dana u mjesecu za tekući mjesec.
4.4	The contracting parties expressly agree that after the end of the first year of the lease, the amount of rent will be indexed based on the annual Harmonized Index of Consumer Prices (HICP), which is published in the Statistical Report of the European Union.	4.4	Ugovorne strane izričito ugovaraju da će se nakon isteka prve godine trajanja zakupa iznos zakupnine indeksirat na temelju godišnjeg harmoniziranog indeksa potrošačkih cijena (HICP) koji se objavljuje u Statističkom izvješću Europske unije.
Expenses		**Troškovi**	
	Article 5		**Članak 5.**
5.1	The Tenant shall pay the utility costs related to the Premises; from the day the Premises are handed over. If the Landlord does not settle the expenses until the hand-over day the Tenant is entitled to pay those expenses and make offsetting with the rent.	5.1	Zakupnik snosi režijske troškove vezano za Prostor, od dana primopredaje posjeda nad Prostorom. Ukoliko Zakupodavac ne podmiri sve režijske troškove do dana primopredaje prostora Zakupniku, Zakupnik je ovlašten podmiriti te troškove i napraviti prijeboj sa zakupninom.
5.2	The Tenant shall pay the expenses related to the regular maintenance (Cro. tekuće održavanje) of the Premises (i.e., cleaning, painting) and the Landlord shall pay all the other expenses related to the maintenance of the Premises in a condition necessary for performing the Tenant's activities. The Landlord shall pay all the expenses (Cro. pričuva) related to the use of common parts and devices of the building in which the Premises are located.	5.2	Zakupnik snosi troškove tekućeg održavanja Prostora (npr. čišćenje, soboslikarski radovi) a Zakupodavac snosi sve ostale troškove potrebne za održavanje Prostora u stanju potrebnom za obavljanje Zakupnikovih djelatnosti. Zakupodavac je dužan plaćati sve troškove vezano za korištenje zajedničkih dijelova i uređaja i obavljanja zajedničkih usluga u zgradi u kojoj je smješten Prostor.
5.3	The contracting parties agree that the current connection power is sufficient for the performance of the Tenant's activities. If there is a need for additional connection power, the Landlord undertakes to submit	5.3	Ugovorne strane su suglasne da je trenutna priključna snaga dovoljna za obavljanje djelatnosti Zakupnika. Ukoliko bude potrebe za dodatnom priključnom snagom Zakupodavac se

a request to HEP, while the Lessee bears the burden of additional power.	obvezuje kod HEP-a uputiti zahtijev dok tošak dokupa snosi Zakupnik.
Fit out works **Article 6**	**Radovi na opremanju** **Članak 6.**
6.1 The Parties agree that during the Lease Term the Tenant shall be free to perform any fit-out works on the Premises considered necessary for improvement of the Tenant's business activities. Such works do not require Landlord's consent. In case of the need to carry out works that would encroach on the statics or structural parts of the premises, the Tenant is obliged to obtain the written consent of the Landlord.	6.1 Ugovorne strane su suglasne da će Zakupnik imati pravo izvesti bilo kakve zahvate na opremanju Prostora koje bude smatrao potrebnima radi unaprjeđenja svojeg poslovanja pri čemu za takve radove nije potrebna suglasnost Zakupodavca. U slučaju potrebe izvođenja radova kojima bi se zadiralo u statiku ili konstruktivne dijelove prostora Zakupnik je obvezan pribaviti pisanu suglasnost Zakupodavca.
6.2 The Tenant is entitled to submit a request directly to the competent authorities and all the necessary documents required for obtaining construction permit, minimum technical requirements, or other necessary permits for the Premises and for performing trade activities. The Landlord is obliged to give all the necessary documents, plans, permits etc. to the Tenant to enable the Tenant to obtain all the necessary permits.	6.2 Zakupnik ima pravo, izravno, nadležnim vlastima podnijeti zahtjev i sve potrebne dokumente neophodne za ishođenje građevinske dozvole, minimalnih tehničkih uvjeta ili druge potrebne dozvole za Prostor te za obavljanje trgovačke djelatnosti. Zakupodavac je dužan Zakupniku dati svu potrebnu dokumentaciju s kojom raspolaže, planove, dozvole itd. kako bi Zakupnik mogao pribaviti potrebne dozvole.
6.3 If the Landlord terminates this Agreement prior to its expiration, due to the reasons not attributable to the Tenant, the Landlord is obliged to fully compensate the Tenant for all the investments and fit out works on the Premises.	6.3 Ako Zakupodavac otkaže ovaj Ugovor prije isteka trajanja, zbog razloga koji ne potpadaju pod krivnju Zakupnika, , dužan je Zakupniku nadoknaditi neamortizirani iznos ulaganja i zahvate na opremanju Prostora.
Sublease **Article 7**	**Podzakup** **Članak 7.**
7.1 The Tenant is not entitled to sublease the Premises or their part without prior Landlord's written consent.	7.1 Zakupnik nije ovlašten dati u podzakup Prostor ili dio Prostora bez prethodne pisane suglasnosti Zakupodavca.

Signs, billboards, advertisements and technical devices		**Natpisi, panoi, reklame i tehnički uređaji**	
	Article 8		**Članak 8.**
8.1	The Landlord gives approval to the Tenant to place signs, billboards, or advertisements on the Premises and on the building in which the Premises are located for marketing purposes according to the previously agreed positions, in such a way that when placing the mentioned marketing material, the stones of the slabs will not be drilled, but the joint space between them.	8.1	Zakupodavac daje odobrenje Zakupniku za postavljanje natpisa, plakata i reklama na Prostoru i na zgradi u kojoj je smješten Prostor u marketinške svrhe. prema prethodno dogovorenim pozicijama na način da se prilikom postavljanja navedenog marketinškog materijala neće bušiti kamenje ploeče već prostor fuga između njih.
8.2	The Landlord gives approval to the Tenant to place technical devices in/on the Premises and on the building in which the Premises are located (e.g., air conditioning units) according to previously agreed positions.	8.2	Zakupodavac daje odobrenje Zakupniku za postavljanje tehničkih uređaja u/na Prostoru i na zgradi u kojoj je smješten Prostor (npr. klima uređaji) prema prethodno dogovrenim pozicijama.
8.3	The Landlord allows the Tenant to install Studenac mandatory marketing and visual elements - illuminated advertising above the door at the entrance, display windows, installation of awnings, signposts, totems and signaling, and other marketing signs as required by the Studenac.	8.3	Zakupodavac dozvoljava Zakupniku postavljanje Studenac obveznih marketinško-vizualnih elemenata - svjetleća reklama iznad vrata na ulazu, uređenje izloga, postavljanje tendi, putokaza, totema i signalizacije, te ostalih marketinških oznaka po potrebi Studenca.
8.4	The Landlord may keep their existing marketing materials and visual markings, in which case they must remove the abovementioned at their own expense and within the deadline set by the Tenant. If the Lessor fails to do so, the Tenant is authorized to remove those materials, which in that case will be taken to the landfill (discarded).	8.4	Marketinški materijali i vizualne oznake uključuju npr. svjetleće reklame, izloge, toteme, bannere, putokaze, zastavice, naljepnice, tende i sve ostale marketinške i vizualne materijale na kojima se spominje vizualni i tekstualni identitet branda.
8.5	The Tenant undertakes not to use as an exhibition space the associated part of the public area or private area in front of the subject of the lease without the express written consent of the Lessor.	8.5	Zakupnik se obvezuje da neć koristiti kao izložbeni prostor pripadajući dio javne površine ili privatne površine ispred samog predmeta zakupa bez izričite pisane suglasnosti Zakupodavca.

Return of the Premises	**Povrat predmeta zakupa**
Article 9	**Članak 9.**
9.1 Upon Lease termination for whatever reason, the Premises shall be returned to the Landlord free of persons and items, clean and in good condition.	9.1 Nakon prestanka zakupa iz bilo kojeg razloga, Prostor će biti vraćen Zakupodavcu, slobodan od svih osoba i stvari, očišćen i u urednom stanju.
9.2 The Tenant shall not be liable for deterioration of the Premises, devices and equipment due to standard usage.	9.2 Zakupnik ne odgovara za pogoršanje stanja Prostora, uređaja i opreme koje je nastalo zbog redovitog korištenja.
Final provisions	**Završne odredbe**
Article 10	**Članak 10.**
10.1 Croatian Act on Leasing and Sale of Business Premises shall apply to all the issues not regulated by this Agreement, as well as the relevant provisions of the Croatian Obligations Act.	10.1 Na sva pitanja koja nisu regulirana ovim Ugovorom primjenjivat će se hrvatski Zakon o zakupu i kupoprodaji poslovnog prostora, kao i relevantne odredbe hrvatskog Zakona o obveznim odnosima.
10.2 The Parties agree that they shall settle disputes related to this Agreement amicably, and if they fail to do so, they agree on the competence of the Commercial or Municipal Court in Split.	10.2 Ugovorne strane su suglasne da će eventualne sporove proizašle iz ovog Ugovora rješavati sporazumno, a ukoliko u tom ne uspiju, nadležan je Trgovački ili Općinski sud u Splitu.
10.3 The Contracting Parties hereto agree that Croatian text of this Agreement is prevailing and binding.	10.3 Ugovorne strane su suglasne da je hrvatska verzija tekst ovog Ugovora mjerodavna i obvezujuća.
Article 11	**Članak 11.**
11.1 The Parties mutually agree that this Agreement forms the entire understanding between them and overcomes all prior arrangements, understandings or agreements among the Parties related to the matters from this Agreement.	11.1 Ugovorne strane suglasno utvrđuju da ovaj Ugovor predstavlja cjelokupni ugovor između Ugovornih strana koji zamjenjuje sve prethodne sporazume, dogovore ili ugovore među njima, a u svezi predmeta ovog Ugovora.

11.2	The Parties mutually agree that in case of any change of Landlord's or Tenant's legal subjectivity all rights and obligations under this Agreement shall be transferred to their successors.	11.2	Ugovorne strane suglasne da u slučaju promjene pravnog subjektiviteta, bilo na strani Zakupodavca ili Zakupnika, da sva prava i obveze prelaze na njihove nasljednike.
11.3	The Landlord is obliged to inform the Tenant in writing on any change, including the company name, address, authorized representative, IBAN or other status changes, and if the Tenant suffers damages and/or liabilities to third parties due to the Landlord's negligence the Tenant is authorized to claim the damages and/or liabilities (even upon termination of the Agreement if the damage and/or obligation arose during the Agreement term).	11.3	Zakupodavac se obvezuje izvijestiti pisanim putem Zakupnika o svakoj promjeni, bilo imena društva, adrese, ovlaštenih osoba za zastupanje, IBAN ili drugih statusnih promjena Zakupodavca, te u slučaju da zbog takvog propusta Zakupodavca, Zakupniku nastane šteta i/ili novčana obveza prema trećim osobama, istu štetu i/ili obvezu je Zakupnik ovlašten regresno potraživati od Zakupodavca (i po prestanku Ugovora ukoliko je šteta i/ili novčana obveza nastala za vrijeme trajanja Ugovora).
11.4	The Parties mutually agree not to use or disclose to third parties (unless this is required for leasing), without a written agreement with the other party, any provision of this Agreement or any other information deemed secret to any of the Contracting Parties unless the law requires so. The provisions of this paragraph will be valid even after the expiration or termination of this Agreement.	11.4	Obje ugovorne strane su suglasne da neće iskoristiti niti otkriti trećim osobama (osim ukoliko se to traži u svrhu izvršenja zakupa), bez pisanog dogovora s drugom stranom, bilo koje odredbe ovog Ugovora ili bilo koje druge podatke koji se smatraju tajnim za bilo koju od Ugovornih strana, osim ako Zakon to zahtijeva. Odredbe ovog stavka bit će na snazi i nakon isteka ili raskida ovog Ugovora.
11.5	The Landlord at this moment authorizes the Tenant that without any further participation and approval may request and obtain the record of the existence of this Contract, for the premise described in article 1.1., in a deadline determined in article 3.1., with a right of extension form the article 3.3., in the Land Registry of the Municipal Court in Makarska.	11.5	Zakupodavac ovim Ugovorom ovlašćuje Zakupnika da bez svakog njegovog daljnjeg sudjelovanja i odobrenja, a na temelju ovog Ugovora može zatražiti i ishoditi upis uknjižbe prava zakupa na nekretnini iz točke 1.1. ovog Ugovora uz zabilježbu roka zakupa iz točke 3.1. u zemljišnim knjigama Općinskog suda u Makarskoj.
11.6	Notices to be delivered pursuant to this Agreement are to be delivered by registered mail with a proof of delivery. It is deemed that a notice is given on the date the recipient receives such a notice. However, in case a notice is returned to sender for whatever reason, the sender	11.6	Obavijesti koje trebaju biti dostavljene prema ovom Ugovoru će biti dostavljene putem preporučene pošte sa dokazom o dostavi, a obavijest se smatra danom na datum kada primatelj zaista primi takvu obavijest. Međutim, u slučaju da je obavijest iz bilo kojeg

shall send the second notice to the other party by registered mail with a proof of delivery. It shall be deemed that the notice is given on the date when the second notice is submitted to the post office.	razloga vraćena pošiljatelju, pošiljatelj će poslati preporučenom poštom drugu obavijest drugoj ugovornoj strani sa dokazom o dostavi, a obavijest se smatra danom na datum kada je druga obavijest predana poštanskom uredu.
11.7 The contracting parties expressly state that this Agreement enters into force on the date of mutual signature of the parties.	11.7 Ugovorne strane izričito utvrđuju da ovaj Ugovor stupa na snagu danom obostranog potpisa stranaka.
In Omiš, 01.04.2024. The Landlord _____ **STUDENAC d.o.o.** The Tenant _____ Michał Wojciech Seńczuk _____ Filip Bilanović	U Omišu, 01.04.2024. Zakupodavac _____ **STUDENAC d.o.o.** Zakupnik _____ Michał Wojciech Seńczuk _____ Filip Bilanović

Prilog

1. **Suzbijanje podmićivanja i korupcije.** Podmićivanje uključuje plaćanje, ponudu ili obećanje plaćanja ili autoriziranje plaćanja novca ili bilo čega vrijednog, izravno ili neizravno, bilo kome, s koruptivnom namjerom u svrhu utjecanja na nečije odluke kako bi se stekla određena prednost ili bilo koja druga korist. Svaki oblik mita i korupcije je strogo zabranjen prema pravilima Društva. Ugovorne strane izjavljuju i jamče da se pridržavaju odredbi propisa o suzbijanju mita i korupcije.

2. **Sprečavanje pranja novca.** Pranje novca općenito označava uključivanje nezakonito stečenog novca ili imovine u redovne novčane tokove, s ciljem da se prikrije pravi izvor novca, odnosno imovine ili prava priskrbljena novcem za koji se zna da je pribavljen na nezakonit način u zemlji ili inozemstvu. Zakupodavac izjavljuje i jamči da usluge pruža samostalno u svoje ime te da nije pod istragom od strane bilo kojeg državnog tijela za pranje novca ili je bilo optuženo ili osuđeno za kazneno djelo koje bi se smatralo pranjem novca ili je povezano s povredom propisa o sprječavanju pranja novca.

3. **Ljudska prava.** Ugovorne strane izjavljuju i jamče da se pridržavaju i da će se nastaviti pridržavati svih međunarodno priznatih ljudskih prava (uključujući bez ograničenja Opću deklaraciju o ljudskim pravima i Deklaraciju o temeljnim načelima i pravima na rad Međunarodne organizacije rada), te da osiguravaju i da će ubuduće osiguravati nemiješanje u/i bilo kakvu izravnu ili neizravnu zlouporabu bilo kojeg i /ili svih ljudskih prava, bez obzira da li se provodi od strane države ili trećeg, bez obzira da li je ugovorna strana znala ili mogla znati za svoj doprinos u takvom kršenju. Svaka ugovorna strana će poduzeti potrebne mjere kako bi osigurala izravno i neizravno postupanje u skladu s navedenim.

Od poslovnih partnera očekuje se da postupaju u skladu sa odredbama Etičkog kodeksa, Politike sprječavanja pranja novca i financiranja terorizma i Politike suzbijanja mita i korupcije. U skladu sa time, ugovorne strane upućuju se na se na web stranicu: www.studenac.hr/etika_i_usklađenost na kojoj se nalaze navedeni dokumenti.

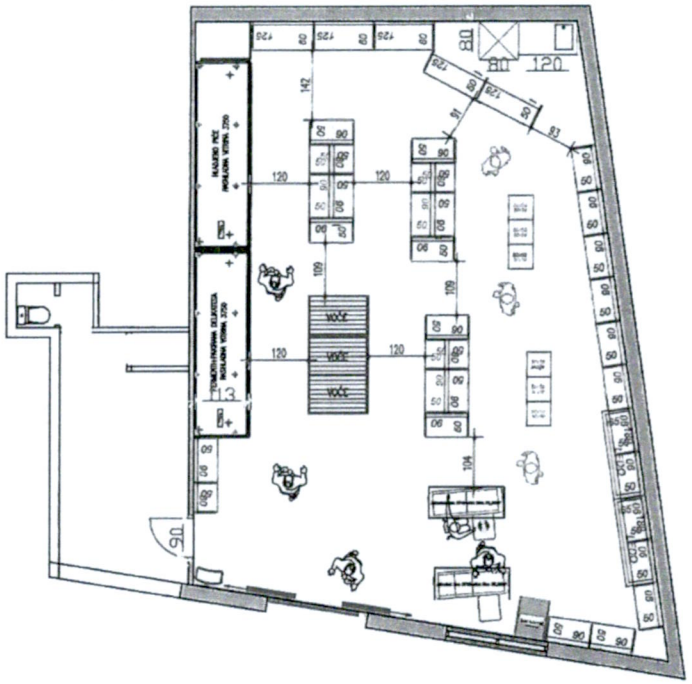
Attachment

1. **Suppression of bribery and corruption.** Bribery includes paying, offering, or promising to pay or authorizing the payment of money or anything of value, directly or indirectly, to anyone, with corrupt intent for the purpose of influencing someone's decisions in order to obtain a particular advantage or any other benefit. Any form of bribery and corruption is strictly prohibited according to the rules of the Company. The contracting parties declare and guarantee that they comply with the provisions of the regulations on suppression bribery and corruption.

2. **Money laundering prevention**. Money laundering generally means the inclusion of illegally acquired money or assets in regular cash flows, with the aim of concealing the true source of the money, i.e., assets or rights acquired with money that is known to have been obtained illegally in the country or abroad. The Supplier declares and guarantees that it provides the services independently on its own behalf and that it is not under investigation by any government authority for money laundering or has been charged or convicted of a criminal offense that would be considered money laundering or related to the violation of anti-money laundering regulations.

3. **Human rights.** The contracting parties declare and guarantee that they adhere to and will continue to adhere to all internationally recognized human rights (including without limitation the Universal Declaration of Human Rights and the Declaration on Fundamental Principles and Rights at Work of the International Labour Organization), and that they ensure and will in the future ensure non-interference in/and any direct or indirect abuse of any and/or all human rights, regardless of whether it is carried out by the state or a third party, regardless of whether the contracting party knew or could have known about its contribution to such a violation. Each contracting party will take the necessary measures to ensure direct and indirect action in accordance with the above.

Business partners are expected to act in accordance with the provisions of the Code of Ethics, the Anti-money laundering and terrorism financing policy, and the Anti-bribery and corruption policy. Accordingly, the parties to the contract are referred to the website: https://www.studenac.hr/en/ethics-and-compliance where the above documents are located.



Gradac P-7		MJERILO 1:100
PLANIRANO	PRODAJNI DIO: m2	LIST
		BROJ PROJEKTA

MILENA ANDRIJAŠEVIĆ iz GRADCA, OBALA 31,
OIB: 33639732544 kao davatelj plodouživanja (u daljnjem tekstu:Davatelj plodouživanja)

i

IRENA BLAS, ZAGREB, KILIĆEVA 22 OIB: 04669050635, MBS:_____, koje zastupa direktor_____ kao primatelj prava plodouživanja (u daljnjem tekstu: Plodoužitavelj)

zaključuju 29.03. 2024. u ZAGREBU sljedeći

UGOVOR O PRAVU PLODOUŽIVANJA

Članak 1.

Davatelj plodouživanja je vlasnik nekretnine k.č.br 924/3, poslovna zgrada OBALA 31, POSLOVNI PROSTOR u GRADCU, ukupne površine 446,34 m², upisano u zemljišnim knjigama KATASTARSKA OPĆINA GRADAC 2123 zemljišnoknjižni odijel _____, u zk.ul.br. 1877 (u daljnjem tekstu: Poslužna stvar)

Članak 2.

Davatelj plodouživanj daje Plodoužitavelju na besplatno uživanje, uporabu i iskorištavanje Poslužne stvari, odnosno poslovnih prostora. Ugovorne strane su suglasne da se na poslužnoj stvari osnuje osobna služnost prava plodouživanja u korist Plodoužitavelja.

Članak 3.

Osobna služnost osniva se na određeno vrijeme, i to na DOŽIVOTNO godina. Osobna služnost zasniva se bez naknade.

Članak 4.

Plodouživatelj stupa u posjed Poslužne stvari s danom sklapanja ovog ugovora. U skladu s odredbama

lanaka 203. - 211. Zakona o vlasništvu i drugim stvarnim pravima, Plodouživatelj je ovlašten poslužnu nekretninu koristiti za obavljanje poslovne djelatnosti, a može je i iznajmiti ili dati u zakup (u cjelini iii u dijelu) i tako ubirati njene civilne plodove (najamnina ili zakupnina).

Članak 5.

Vlasnik Poslužne stvari - nekretnine potpisom ovog Ugovora daje izričito dopuštenje da se, bez ikakve njegove daljnje privole iii suglasnosti, u zemljišnim knjigama upise pravo

produživanja na Poslužnoj stvari - nekretnini, sve na ime i za korist Plodouživatelja.

Članak 6.

Sve troškove i terete na poslužnoj stvari Plodouživatelj snosi u cijelosti od stupanja u posjed Poslužne stvari.

Članak 7.

Za odnose između ugovornih strana koji nisu uređeni ovim ugovorom primjenjuju se odredbe Zakona o vlasništvu i drugim stvarnim pravima.

Članak 8.

Ugovorne strane suglasne su da je ovaj Ugovor zaključen u dva istovjetna primjerka, te

ugovorne strane u znak suglasnosti izjavljenih volja potpisuju oba primjerka, dok

e Javni

bilježnik na zahtjev ugovornih strana izdati traženi broj preslika istovjetnih originalu.

Plodouživatelj prihvaća pravo plodouživanja sa zahvalnošću.

Davatelj plodouživanja:

Plodouživatelj:

Ja, javni bilježnik **Marina Markioli**, Zagreb, Nehajska 9,
potvrđujem da je stranka:

MILENA ANDRIJAŠEVIĆ, OIB 33639732544, GRADAC, OBALA 31, u mojoj nazočnosti vlastoručno potpisala pismeno. Potpis na pismenu je istinit. Istovjetnost podnositelja pismena utvrdila sam temeljem osobne iskaznice br. 114822888 PP MAKARSKA.

Javnobilježnička pristojba za ovjeru po tar. br. 11. st. 4. ZJP naplaćena u iznosu 1,33 eur.
Javnobilježnička nagrada po čl. 19. st. 1. PPJT zaračunata u iznosu od 3,99 eur uvećana za PDV u iznosu od 1,00 eur.

Broj: OV-4169/2024
Zagreb, 29.03.2024.

Za javnog bilježnika Marinu Markioli
Javnobilježnički prisjednik
Edisa Nasup

REPUBLIKA HRVATSKA
1
ZAGREB
MARINA MARKIOLI
JAVNI BILJEŽNIK



AR

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FINANCIJSKA AGENCIJA
REGIONALNI CENTAR SPLIT 1
Neposredno, poštom (obično - preporučeno)
Primljeno: 30 -10- 2026
Br.pošiljke _____ potpis _____

FINANCIJSKA AGENCIJA

MAŽURANIĆEVO ŠETALIŠTE 24B

21000 SPLIT

ŠALJE: IRENA BILAS
KIKIĆEVA 22
10000 ZAGREB

AR