

CONTRACT OF SALE

SELLER

1. IL (40 %)
2. AR (60 %)

Hereinafter referred to as the Seller, through the trustee, attorney Lars Ehrstedt, according to Attunda District Court's decision 2024-01-26 in case Å 11950-23

BUYER

NN

Hereinafter referred to as the Buyer

THE OBJECT OF TRANSFER

The property Sollentuna Eternellen 15, with address Frestavägen 48A, 192 48 Sollentuna, hereinafter referred to as the Property.

DECLARATION OF TRANSFER

The Seller transfers and sells the Property to the Buyer for an agreed purchase price of SEK XX and otherwise on the following terms and conditions.

1. Access

The Buyer will take possession of the Property on November 1, 2024. Another date of access can be agreed in consultation with the Seller.

The English version of this document is intended only to facilitate the understanding of the process. In case of ambiguity in the interpretation, the Swedish version of the document applies.

2. Scope of the transfer

The acquisition of the Property includes what belongs to the Property according to Chapter 2, Section 1 (Property Accessories) and Section 2 (Building Accessories) of the Land Code. No movable property is included unless a special agreement is made to this effect.

3. Condition of the property and disclaimer

The property is handed over in the condition it is in this day. Move-out cleaning is only carried out on residential areas. Other areas are roughly cleaned. Removal of movable property or cleaning of the property will not take place. The Buyer may pay for and arrange for the cleaning and any removal of movable property left behind by the Seller.

The buyer is presumed to have carefully fulfilled his or her duty to investigate the property before the auction. The duty to investigate is particularly emphasized since the sale takes place under the Co-ownership Act. The seller disclaims any faults or defects in the object of any kind.

For the seller's liability for so-called hidden defects, the seller has taken out a special so-called "hidden-defect insurance" with the OBM Group, which can be claimed on behalf of the buyer. The sellers disclaim any defects that fall outside the scope of the insurance.

4. Payment of the purchase price

A deposit of 10% of the purchase price is paid to the law firm and in the agreed manner and immediately upon signing the purchase contract. If the purchase becomes invalid and it is due to the Buyer's negligence or circumstances that the Buyer could have foreseen, the deposit will be forfeited. If the purchase is successful, the remaining purchase price must be paid on the date of access.

A bill of sale is issued when the full purchase price has been paid. The property is mortgaged but the loans are settled upon the day of access.

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5. Energy declaration

An energy declaration will be submitted to the Buyer in connection with the conclusion of this agreement.

6. The risk of the property

The Seller bears the risk of damage or deterioration of the Property before the date of access. The risk passes to the Buyer if the Property is not taken possession of in due time due to the Buyer's delay.

7. Interest, taxes, rents, etc.

Interest and current expenses for the Property shall be paid by the Seller to the extent that they amount to and relate to the period prior to the date of access and for the period thereafter by the Buyer. The buyer reimburses the sellers for the cost of real estate tax or real estate fee for the period after the date of the purchase contract. On the day of access, the Seller assigns his rights to the Buyer and the Buyer assumes the Seller's obligations regarding agreements entered into for the Property regarding the provision of water, electricity, chimney sweeping, sanitation, etc. On the day of access, the parties shall jointly ensure that the required meter reading is carried out.

8. Right of cancellation and damages

In the event that a party does not fulfill its obligations under this Contract of Sale, suspends payments, initiates composition negotiations or is declared bankrupt, the other party has the right to cancel the purchase with immediate effect. However, the right of cancellation does not exist if the party's liability is minor. Should any party fail to fulfil its obligations under this contract of sale, the other party is entitled to compensation for its damage due to the breach of contract.

9. Costs related to the purchase, etc.

Costs for entry into the land register/application for title deed, mortgage costs and other registration costs associated with the Buyer's acquisition of the Property shall be borne by the Buyer alone.

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10. Joint facilities, etc.

Information on communities and joint property units according to the property report in Appendix 1 to this contract.

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The above purchase contract has been drawn up in two identical copies, of which the parties have each taken one.

Stockholm

Stockholm

The seller through

The buyer

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Att. Lars Ehrstedt, trustee

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Name clarification

The above signatures are witnessed:

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Signature

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Signature

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Name clarification

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Name clarification

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