**PROPERTY RESERVATION AGREEMENT**

**Date Reservation Fee Received:** ……..……………………………………….

**Prospective Buyer:** Moshe Rajczyk

**Vendor:** Papapetrou Filitsa

**Property Details:** A plot with title deed registration number 0/9029, Plot No. 326, Sheet/Plan 54/45. Section 0, situated in Mouttayiaka, Limassol, Cyprus

**Reservation Fee:** €10,000 (In words ten thousand euro only)

**Purchase Price:** €435,000 (In words four hundred and thirty-five thousand euro only)

The prospective buyer agrees that the reservation fee to the amount €10,000 will be held by the Estate Agent (as defined herein below into this Property Reservation Agreement) as the escrow agent and which will be held under its custody in order to guarantee that the above property is taken off the market, and be reserved exclusively for the Prospective buyer, for a period of 40 days from the date reservation fee received (hereinafter referred to as the "**Reservation Period**"). The Reservation Fee must be released by the Escrow Agent pursuant to the terms and provisions of this Property Reservation Agreement. In the event that the purchase fails to materialize, due to the Vendor's fault, and/or the property does not have clean land registry search (i.e. mortgages etc.) and/or is not free of any encumbrances and/or legal charges whatsoever, and/or the prospective sale of the property to the prospective buyer is subject to VAT following a decision of the competent authorities of the Republic of Cyprus and/or the Tax Commissioner, then the Reservation fee will be returned in full to the Prospective buyer without any deductions whatsoever within 4 (four) calendar days from the termination of expiry of the reservation period and the Vendor and/or the Estate Agent shall not have any claim whatsoever against the Prospective Buyer in relation to this Agreement. (this is a nice example when the property is subject to vat and usually the buyers would not want to proceed)

The amount of the reservation fee will be considered as part of the fixed purchase price and a legally binding Contract of Sale must be signed within 40 days from the date of the reservation fee received, subject to the provisions hereof.

If the purchase fails to materialize due to the Prospective buyer’s exclusive fault, then the reservation fee is not refundable and it will be provided 50% to the Vendor and the remaining 50% will be held by the estate agent to cover the administration costs. (we can have this as standard and if agents ask you to change the % ok..)

With regard to the subject reservation agreement, the estate agent is the mutually agreed party responsible for determining who is at fault if the transaction does not proceed.

Details of the Estate Agent:

Name: Charalambos Pitros

On behalf of **CSC ZYPRUS PROPERTY GROUP LTD**

CREA Reg. No. 742 & Lic. No. 378/E (called the “**Estate Agent**”)

Bank details of the Estate Agent, as escrow agent, where the Reservation Fee must be transferred/paid by the Prospective Buyer:

Banking Details Name: CSC ZYPRUS PROPERTY GROUP LTD

Account No: 502-10-734364-01

IBAN: CY08 0050 0502 0005 0210 7343 6401

BIC: HEBACY2N

For the entire duration of the Reservation Period, the Vendor and the Estate Agent shall not, directly and/or indirectly, advertise, negotiate, solicit and/or accept any offers and/or otherwise from any third party in relation to the Property.

**Dated on this 28th day of July, 2025**

**The Pospective Buyer:** **WITNESSES**

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Moshe Rajczyk Name and I.D.:

**The Vendor:**

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Papapetrou Filitsa Name and I.D.:

**The Estate Agent:**

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Charalambos Pitros

For and on behalf of CSC ZYPRUS PROPERTY GROUP LTD