

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

To:

B2KAPITAL (CYPRUS) LTD

LAMDA TOWER, 1<sup>st</sup> FLOOR, 56 MAKARIOU & DIMOFONTOS, 1075 NICOSIA

**OFFER FOR PURCHASE OF PROPERTY**

**TENDERER'S INFORMATION**

FULL NAME / COMPANY NAME:	
ADDRESS:	
I.D.NUMBER/PASS.NO./ REGISTRATION NUMBER OF COMPANY	
CONTACT PHONE:	
FAX NUMBER:	
EMAIL ADDRESS:	
ARE YOU AN EMPLOYEE IN B2KAPITAL CYPRUS LTD?	<input type="checkbox"/> YES <input type="checkbox"/> NO
DO YOU HAVE ANY FAMILY TIES WITH ANY EMPLOYEE OR MEMBER OF THE BOARD OF DIRECTORS OF THE B2KAPITAL CYPRUS LTD?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SPECIFY THE PERSON WHICH HAS FAMILY TIES WITH YOU	IF YES, PLEASE DECLARE: DEGREE OF RELATIONSHIP _____
	FULL NAME _____
	_____

**OFFER FOR PURCHASE**

PROPERTY DETAILS	
Reference Number:	
REG. NUMBER	
SHEET / PLAN	
PLOT	
DISTRICT:	
OFFER	
AMOUNT	
WRITTEN IN FULL	

## **TERMS AND CONDITIONS**

1. The property will be sold to the highest bidder according to the provisions of the Law on Transfer and Mortgage of Immovable Property Law of 1965.
2. The highest bidder, is obliged to pay at the time of acceptance the bid, 20% of the accepted tender price or the amount suggested by B2Kapital Cyprus Ltd, accompanied by all the necessary documents, for the purpose of client verification (KYC) and for compliance with the anti-money laundering legislation (AML). The remaining amount (if any) is paid within 20 days from the date of the acceptance of the offer.
3. In case that the remaining amount (if any) is not paid by the successful bidder within 20 days from the date of the acceptance of the offer, the initial payment which was provided by the bidder is seized and the sale is cancelled.
4. In cases that V.A.T. may arise, this amount will be payable by the successful bidder, in addition to the purchase price.
5. Before any offer is submitted, the bidder should receive legal and/ or financial and/ or technical and/or other advice relating to the purchase of the property and/ or the property characteristics.
6. When a bidder submits an offer, it is **presumed** that the bidder has investigated the legal and/ or physical and/ or other characteristics of the property, and that the bidder has found the property of his/her **liking**.
7. The published information, as well as the physical condition of the property concerns the status of the property "in its current status". Furthermore, any urban/planning characteristics mentioned are for indicative purposes only and the Tenderers are advised to confirm their validity with the relevant authorities.
8. The submission of the tenders can be made either by completing the Tender Form for Property Purchase (the "Form") which can be downloaded from the webpage [ [auctions.b2kapital.com.cy](http://auctions.b2kapital.com.cy) (the "Webpage") or either by sending it in a sealed envelope to the Tender Box of B2KAPITAL CYPRUS LTD at the following address:

**OFFER FOR THE PURCHASE OF THE PROPERTY WITH REFERENCE NUMBER:**

**TENDER BOX  
B2KAPITAL CYPRUS LTD**

LAMDA TOWER, 56 MAKARIOU & DIMOFONTOS, 1075 NICOSIA

either by sending it to the secure email address [properties-offers@b2kapital.com.cy](mailto:properties-offers@b2kapital.com.cy)

Depending on the method of submission of the Tender (as it has been described above), the Tenderer must state the Reference Number of each property as this is being advertised on the Webpage, on the submitted envelope or in the 'Subject' field of his/her email.

9. Omissions and/or incorrect completions of the information given on the Form may result in the cancellation the present Tender.

10. In the case of a legal entity the Form must be signed by a duly authorized representative and sealed with the official seal of the legal entity which must comply with its Constitution and Articles of Association. Also, a written authorization of the representative of the legal entity (see attached) must be attached to the present Form, together with the following documents:
  - a. Certificate of entity's formation
  - b. Certificate of address of Registered Office
  - c. Certificate of the Company's Director and Secretary
  - d. Certificate of Registered Shareholders
11. The validity of the submitted Tenders will expire after the sale and transfer of the property. During this period the final decision for the disposal of the asset will be taken and the Tenderers will be notified in writing whether their Tender has been accepted.
12. The information or data contained in the announcement/advertisement of **B2KAPITAL CYPRUS LTD** as well as any other information/data given to the Tenderers during their contact with the authorized departments of the **B2KAPITAL CYPRUS LTD**, is provided to them without prejudice in relation to the accuracy and/or validity of that information/data and cannot be considered that they fall under the provisions of Law 112(I)2021 or any other law.
13. **B2KAPITAL CYPRUS LTD** takes no liability in relation to the validity and/or accuracy of this information/data to the interested Tenderers. The Tenderers have the responsibility to examine the validity of the information/data which is related to their Tender and where they discover that the details of the said property differ from those found in the Webpage publication, they must inform **B2KAPITAL CYPRUS LTD** immediately.
14. The Tenderers may submit their Tenders within the deadline provided in the announcement of B2KAPITAL CYPRUS LTD for the property. In the case where it is decided that the the deadline provided not sufficient, the period may be extended by **B2KAPITAL CYPRUS LTD** through an announcement to that effect in its Webpage. Tenders submitted on the date of the sale of the property will be considered overdue and will not be examined.
15. Following the expiration of the submission period, if no Tender has been submitted, the property will remain on the Webpage **auctions.b2kapital.com.cy**. Otherwise, in the case where a Tender has been received, the property will be removed from the Webpage.
16. In the case where a Tender for the purchase of a property is successful, the procedure will be concluded by the full settlement of the purchase amount and the transfer of the ownership of the property to the successful Tenderer. This procedure must be concluded within one (1) month from the date of notification of the acceptance of the Tender or within such deadline B2KAPITAL CYPRUS LTD may stipulate.
17. The VAT and/or the transfer fees for the transfer of the property as well as any stamp costs or duties in relation to transfer of the property in the name of the Tenderer are solely paid by the successful Tenderer and/or the Buyer of the property.
18. All the pages of the present document must be initialed by the Tenderer and sealed with the official seal of its company (whereas the Tenderer is a Company).

**RESPONSIBILITY STATEMENT**

I, \_\_\_\_\_ (the "Tenderer") with the present statement declare that the above data/details/information are true and that I fully and unconditionally accept the Terms of the present Tender Form.

Signature of Tenderer or Representative: .....

Submission Date of Offer: .....

Identity Card/Passport/Registration number of signatory: .....

Type of signatory  INDIVIDUAL  
 COMPANY  
 OTHER \_\_\_\_\_

**Attached:**

- |   |   |
|---|---|
| <input type="checkbox"/> Identity Card / Passport                         | <input type="checkbox"/> Registration certificate of Real Estate Agent                      |
| <input type="checkbox"/> Entity's Formation Documents                     | <input type="checkbox"/> Annual Professional License  |
| <input type="checkbox"/> Representative's Authorization from legal entity | <input type="checkbox"/> Statement of the buyer for representation by the Real Estate Agent |
| <input type="checkbox"/> Other _____                                      | <input type="checkbox"/> Statement of the Estate Agent regarding the requested commission   |

**COMPANY NAME..... (Reg. No. ....)**  
**(‘the Company’)**

**MINUTES OF THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMPANY DATED**  
**...../...../20....**

Present: 1. ...., 2. ...., 3. ....  
Mr ..... (ID No.....) assumed Presidency. It was ascertained that the meeting was called in accordance with the Articles of Association of the Company and that there was a quorum.

**It is unanimously resolved that:**

1. The Company shall sign the Tender Form for submission of Tender for the purchase of the below property, for the amount of €..... (..... Euro), plus VAT (if applicable) and/or transfer fees of title and other associated costs (stamp fees etc).

**Description of the Property:**

Reg. No.	District	Municipality /Parish/ Location	Sheet/ Plan	Plot No.	Share	Description

2. With the present resolution the Company authorizes Mr/Mrs ..... with I.D. No..... to sign on behalf of the Company the Form for Submission of Tender for the above property and the form of Commitment of non-withdrawal of its Tender.
3. With the present resolution the Company authorizes any director of the Company to negotiate and agree on behalf of the Company, the final terms of the purchase of the property, and to sign all the documents which have to be signed by the Company in relation to the purchase and transfer of title of the property in the name of the Company.
4. Mr/Mrs ..... with I.D. No..... is appointed as the authorized representative of the Company in order to sign any document or documents, statements of acceptance of assignment of rights towards the attainment of the purpose which is described above.

Signature.....

Signature.....

Name.....

Name.....

**COMPANY PRESIDENT**

**COMPANY SECRETARY**

**DATE: .....**