

Notary tax according the law of the notary and the notary activities	Registration according the Property Law / Statutes of Registration		
Verification of material interest:	Registration Agency		
344 193 lv	Entrance registration No 23122 / 12.09.2006		
Proportional tax: 622,19 lv	Act No 31 volume LXXIV file 18525		
General tax: 9 lv	Lot register: volume	page	
Additional tax: lv	Tax for registration according the Law for Taxes and Fees: 390 lv		
Total: 665,19 lv	Receipt No	from 01.08.2008	year
Account No	from	year	
Receipt No 53023	from	year	Registration judge:

Round stamp:
Registration Agency Varna
Registration Department
Signature: /illegible/

NOTARY DEED
sale-trade of an immovable real estate property

No 20 Volume No III Registration No 7122 File No 397 / 2006

Today, 07.09.2006 (seventh September two thousand and six year), before me, Yancho Nestorov – a Notary with district – District Court Varna, registered with No 11 (eleven) at the register of the Notary Chamber of Republic of Bulgaria, at my office in Varna appeared in person: VELIMIRA SLAVCHEVA VASSILEVA, ID UCN:7911198037, identity card No: 112358033, issued on 14.06.2002 by the Ministry of Interior – Varna, place of residence Varna, 96 Patriarh Evtimiy Street, apartment 5, acting as a Managing Director of "**GRI GROUP**" AD, registered under enterprise case No 3888/2005 of District Court Varna, at the trade enterprise register with lot No 16, volume 383, page 62, with head office and management address Varna town, residential housing Briz 2, 281 A, BULSTAT No 103909001 acting as a **SELLER** as one of the parties, and as the other side acting as a **BUYER** TSVETELINA GEORGIEVA GEORGIEVA, ID UCN:7706074570, identity card No 146339966, issued on 29.01.2002 by the Ministry of Interior – Plovdiv, place of residence Plovdiv, 19 Treti Mart Street, Entrance Б /C/, floor 5, apartment 54, acting as a manager of "**TSVETELINA**" Ltd, registered with enterprise case No 3388/2006 of District Court Varna at the trade enterprise register with lot No 20, volume 605, page 78, register 1, with head office and management address Varna town, 18 Hristo Samsarov Street, BULSTAT No 148049816 and after I assured of their identity, efficiency and power of representative, the same declared that they conclude the following contract:

I "GRI GROUP" AD via VELIMIRA SLAVCHEVA VASSILEVA acting as a Managing Director SELLS to "**TSVETELINA**" Ltd via the manager TSVETELINA GEORGIEVA GEORGIEVA the following private and acquired with a sale-trade real estate properties, namely:

1. LANDED PROPERTY (LP), situated in the lands of "General Kantardzievo", Aksakovo Municipal, Varna District, countryside Yaldaz Baa, plan No 147005 (one, four, seven, zero, zero, five) according the plan of the lands of General Kantardzhievo village, the whole property with area of 6 000 square meters (six thousand square meters) and type of long term usage – Residential Territory based on an approved and implemented Detailed Regulation Plan with Order No 420/07.07.2005 of the Mayor of Aksakovo Municipal, borders of the land: LP No147006 – residential territory; LP No 000685 – town road of Akakovo Municipal; LP No 147004 – a field; LP No147010 – residential territory, for the amount of 187 760 lv (one hundred and eighty-seven thousand seven hundred and sixty leva) and from this sell price the the amount 18776 lv (eighteen

thousand seven hundred and seventy-six leva) the Seller received as a deposit according a Preliminary contract for sell trade for a real estate property from 01.09.2006 at the following bank account: BG78 RZBB 9155 1064177617 at Reffeisenbank (Bulgaria) AD, BZBBBGSF. The rest of the sell price of the above described real estate property, to the amount of 168 984 lv (one hundred and sixty-eight thousand nine hundred and eighty-four leva) the Seller agrees that is paid by the Buyer today, at the signing of the present notary deed at the above described bank account of "**Gri Group**" AD.

2. LANDED PROPERTY (LP), situated in the lands of "General Kantardzhievo" Municipal Aksakovo, Varna District, countryside "Yaldaz Baa", with plan No 147006 (one, four, seven, zero, zero, six) according the plan of the lands of General Kantardzhievo village, the whole property with area of 4 999 sq. m. (four thousand nine hundred and ninety-nine square meters) and type of long term usage – Residential Territory based on an approved and implemented Detailed Regulation Plan with Order No 421/07.07.2005 of the Mayor of Aksakovo Municipal, borders of the land: LP No 147010 – residential territory; LP No 000389 – field road of Aksakovo Municipal; LP No 000685 – field road of Aksakovo Municipal; LP No 147005 – a field, for the amount of 156 435 lv (one hundred fifty-six thousand four hundred and thirty-five leva) and from this sell price the Seller received an amount as a deposit, according a Preliminary contract for sell trade for a real estate property from 01.09.2006 at the following bank account: BG78 RZBB 9155 1064177617 at Reffeisenbank (Bulgaria) AD, BZBBBGSF, the sum is to the amount of 15 643 lv (fifteen thousand six hundred and forty-three leva). The rest of the sell price of the described at this item real estate property the Seller agrees that is is paid as follows: the amount of 96597 lv (ninety-six thousand five hundred and ninety-seven leva) is paid by the Buyer today at the signing of the present notary deed, bank account of the Seller: BG78 RZBB 9155 1064177617 at Reffeisenbank (Bulgaria) AD, BZBBBGSF, and the amount of 44195 lv (forty-four thousand one hundred and ninety-five leva) is to be paid by the Buyer till **30.10.2006** (October, thirty, two thousand and six year) at the above described bank account, and for this payment the Seller registers a lawful mortgage on behalf of GRI GROUP AD for the described in details in item 2 (Arabian two) real estate property.

II. The buyer "**TSVETELINA**" Ltd via the manager TSVETELINA GEORGIEVA GEORGIEVA declared that she agrees and buys from "**GRI GROUP**" AD represented by VELIMIRA SLAVCHEVA VASSILEVA acting as a Managing Director, the described in details at item I (one Roman) real estate property, as follows: the described in details at item I (one Roman) item 1 (one Arabian) real estate property of the present notary deed for the amount of 187 760 lv (one hundred and eighty-seven thousand seven hundred and sixty leva) and from this sell price the amount of 18 776 lv (eighteen thousand seven hundred and seventy-six leva) the Buyer had paid as a deposit, according a Preliminary contract for sell trade for a real estate property from 01.09.2006 at the following bank account of the Seller: BG78 RZBB 9155 1064177617 at Reffeisenbank (Bulgaria) AD, BZBBBGSF, the rest of the price to the amount of 168 984 lv (one hundred and sixty-eight thousand nine hundred and eighty-four leva) will be paid to the Seller at the above described bank account today, at the signing of the present notary deed; the described in details at item I (one Roman), item 2 (two Arabian) at the present notary deed real estate property for the amount of 156 435 lv (one hundred fifty-six thousand four hundred and thirty-five leva) and from this sell price the amount of 15 643 lv (fifteen thousand six hundred and forty-three leva) the Buyer paid as a deposit according a Preliminary contract for sell trade for a real estate property from 01.09.2006 at the following bank account of the Seller: BG78 RZBB 9155 1064177617 at Reffeisenbank (Bulgaria) AD, BZBBBGSF the amount of 96 597 (ninety-six thousand five hundred and ninety-seven leva) will be paid today by the Buyer at the signing of the present notary deed at the described bank account of the Seller and the rest of the sell price to the amount of 44 195 lv (forty-four thousand one hundred and ninety-five leva) is to be paid by the Buyer till 30.10.2006 (October, thirty, two thousand and six year) and for this payment the Sellers registers a lawful mortgage on behalf of GRI GROUP AD for the described in details at item I (one Roman), item 2 (two Arabian) real estate property.

III. The tax assessment of the above described real estate properties is at a total amount of 7958 lv

(seven thousand nine hundred and fifty-eight leva), and from them for the property according item I (one Roman), item 1 (one Arabian) of the present notary deed – 4 780,80 lv /four thousand seven hundred and eighty leva and eighty stotinky/, for the property according item I (one Roman), item 2 (two Arabian) of the present notary deed – 3 187,20 lv /three thousand one hundred and eighty-seven leva and twenty stotinky/.

IV. "GRI GROUP" AD, represented by VELIMIRA SLAVCHEVA VASSILEVA acting as a Managing Director is obliged within 7-days /seven days/ period from paying all the due amounts of the present notary deed to provide a written agreement for closing of the lawful mortgage for the expense of the Buyer – **"TSVETELINA" Ltd**.

After I was assured that the Seller is the owner of the described at item I (one Roman) real estate properties, as well as that the special requirements of the law are fulfilled, I prepared the notary deed. The deed was read to the parties and after its approval it was signed by them and by me – the Notary.

During the preparation of the notary deed were provided the following documents that show the property rights and the fulfilment of the special requirements of the law: 1. Notary deed for sell-trade of a real estate property No 200, volume V, registration No 5672, No 864/2004 of Notary Diana Beilerin, registration No 12, district – District Court Varna, registered at the registration Department of the Registration Agency – Varna town with No 131, volume C III, case No 2340/2004; 2. Drawing plan No ф03027/03.10.2005 issued by the Municipal Authorities of Agriculture and Forests – Aksakovo, recertified on 10.05.2006; 3. Drawing plan No ф03026/03.10.2005 issued by the Municipal Authorities of Agriculture and Forests – Aksakovo, recertified on 10.05.2006; 4. Order No 421/07.07.2005 of the Mayor of Municipal Aksakovo; 5. Order No 420/07.07.2005 of the Mayor of Municipal Aksakovo; 6. Tax assessment certificate with outgoing No ФC31-1741/11.07.2006 issued by Aksakovo Municipal, Local taxes and fees; 7. Tax assessment certificate with outgoing No ФC31-1741/11.07.2006 issued by Aksakovo Municipal, Local taxes and fees; 8. A report of the conception of the board of directors of "GRI GROUP" AD; 9. Actual status certificate of "GRI GROUP" AD; 10. A conception of the sole owner of the funds of "TSVETELINA" Ltd; 11. Actual status of "TSVETELINA" Ltd; 12. Declaration according Article 264, Paragraph 1 of the tax insurance process code; 13. A certificate of absence of charges; 14. A request and a receipt for fees collected.

SELLER:

*/Velimira Vassileva – Managing
director of "GRI GROUP" AD/
Signature: /illegible/*

BUYER:

*/Tsvetelina Georgieva – Manager
of "TSVETELINA" LTD
Signature: /illegible/*

NOTARY:

Signature: /illegible/

I, the undersigned Katya Petrova Stepanova, hereby verify the veracity of the translation from Bulgarian into English language of the present document – Notary Deed. The translation consists of 4 pages.

Translator: