

(First-Name) _____

(Surname) _____

(Father's-Name) _____

(Mother's-Name Before Marriage) _____

born in (Country) _____ on _____ residing in (Address)

_____ holder of Passport number _____

issued on _____ and expiring on _____ by Israeli Authorities,

(Profession) _____

The above requested the drafting of the present, by which he stated that he appoints the people below as his special proxies, representatives and procedural representatives:

1) **Anthimos Bokos**, father's name Nikolaos, mother's name Evangelia, lawyer and resident of Athens at 72A Fokionos Negri st, Athens Bar Association Member Number 27794, Identity card number Π 850243/96, issued by the Arta Police Department, (EL) VAT number 134334122, Athens 13th Tax Office, and

2) **Aikaterini Makri**, father's name Athanasios, mother's name Styliani, born in Athens on 16/2/1978, resident of Athens, lawyer, Athens Bar Association Member Number 25740, residing at 72A Fokionos Negri st, identity card number AK 041761, issued by Chalandri Police Department on 23/5/2011, (EL) VAT number 124697503, Athens 13th Tax Office , to whom he grants the special mandate, power of attorney and right, jointly or individually:

To buy from any natural or legal person, at any price determined, at the discretion of the assignees, at the expense of the assignor and under any terms or agreements the assignees may approve at their sole discretion , **any property or real estate**, anywhere in Greece, within or outside town planning, or parcels or plots of land, or residences or whole buildings with their parcels or plots of land, horizontal or vertical properties (apartments, maisonettes, stores, warehouses, parking places etc.) in accordance with the provisions of L.3741/1929, as amended by L.D. 1024/1971 and articles 1002 and 1117 of the Civil Code, either by full ownership, possession and occupation, bare ownership, or by small ownership, or by usufruct and by any ideal share of any real estate or property.

For this purpose, **to agree on the price at their sole discretion and to pay it, by order of the assignor, either in cash, or by bank check or by bank transfer or otherwise, or to request the credit of all or part of the price and to promise its payment in instalments**, always acting at their discretion. In case of credit of part or all of the price, to accept bills of exchange issued by any seller for the balance or the whole price, to provide any seller with the right to secure the payment of the credited part or the entire price in any insuring manner, indicatively by mortgaging the properties to be purchased, **either by annulling clause or by condition precedent** and to agree and accept all special terms set on a per case basis to secure any seller. Also, to declare, before a Notary Public, that part of the price or the whole price was paid before the signing of the purchase contract, at the expense of the buyer and assignor of theirs herein.

To sign the **purchase contract or contracts** in accordance with the above, as well as deeds of correction or repetition of these and any other private agreement, via which they agree, at their discretion, with all conditions required for the completion of the purchases. To sign any preliminary agreements or annulment of such, to pay engagements and promise the payment of penalties. In the case of credit of part or all of the price, to sign **deeds of full payment and cancellation of mortgages and/or the alleviation of an annulling clause**, possibly contracting a deed poll in accordance with article 235 of the Civil Code.

To **receive** the property or real estate bought on behalf of their assignor in his full ownership, possession and occupation. To accept and adhere unreservedly to any **deeds of establishment of horizontal property and regulations of apartment buildings** or to sign acts of establishment of horizontal properties and Regulations, as well as deeds of amendment or correction of those deeds or deeds of amendment or correction of the purchase contracts and waive the assignor's right to breach contracts signed for any reason and cause, formal or substantive, and for reasons stated in articles 178, 179 and 388 of the Civil Code.

To appear and represent him before any **Public Financial Service** or before any Municipality or Community or any legal entity under public law or other authority with respect to purchases made. To sign and submit, either to the Tax Office, or before a Notary Public or other authority, the **relevant real estate transfer tax or V.A.T. statements** or any other tax statement, as well as corrective or additional or revocation statements, stating, if required, the value of the real estate to be transferred and accepting the Tax Office's estimation of its value, and to apply for potential exemption of the assignor from paying transfer tax due to the acquisition of a first residence or any other reason as provided for by law, receiving a copy of these statements or the debt ID and the proof of payment of the tax via the taxis system or any other document, and submitting and signing formal statements of L. 1599/1986, of any content, as required for any exemption of the assignor from paying

transfer tax based on any Law provision (such as L. 1078/1980 as in effect today etc.). To pay **taxes**, request tax returns and receive these from the Greek State in the case of a cancellation of a purchase or in the case where these were unduly paid, and sign for this purpose any deed, request or statement and receipt.

To sign, submit and deposit any kind of application and required statement regarding the above contracts, specifically of article 8 of L. 1599/1986 with respect to the permanent residence of the assignor, in accordance with L. 2242/94, article 17 of L. 1337/1983, article 5 of L. 1577/1986, as well as any other statement required or to be required at the time of signing the contracts and enforced by any provision of the law, as well as formal statements of L. 1599/1986 of any content, which will possibly be incorporated in the concluded contracts.

To appear and represent their assignor before any **Public Financial Service (D.O.Y.) in order to apply and issue Greek tax number on the assignor's name, to request and receive the passkey and password of the taxis system in the name of their assignor and appoint or recall as tax representative of the assignor any person they decide at their sole discretion**

To provide the Notary Public with relevant certificates required for the drafting of the contracts, including proof of the assignor's tax clearance, requesting the issue of these from the relevant Public Financial Service, or other public, municipal or community Authority, as well as any other certificate or attestation required by law for the conclusion of the contract.

To represent him before any Cadastral Office, and any Land Registry Office as well as other organizations by signing any document, receipt, application and declaration, and any other document, and **to lease** to anyone and on any terms they approve of at their discretion the real estate of the assignor located in Greece.

To submit before any competent Cadastral Office a request for the correction of incorrect entries.

To take part in the meetings of the owners of apartment building horizontal properties and to vote regarding any issue.

To do anything for the execution of the above orders, even if it is not explicitly mentioned here and as for any property of the assignor.

To appear and represent their assignor before any **Public Financial Service (D.O.Y.)**, before the **Athens Water Supply and Sewerage Company (E.YD.A.P.)** or other water company, before the **Public Power Company (D.E.I.)** or the Hellenic Electricity

Distribution Network Operator (DEDDIE) or the Independent Power Transmission Operator (ADMIE) or other power transmission provider, before the Hellenic Telecommunications Organisation (O.T.E), **or before any mobile or landline or internet or subscription TV company** , before Funds and Public Benefit Organisations, before the National Social Security Entity (E.F.K.A.), before any Office of the **Hellenic Land Registry Service**, before any **Town Planning Service** or **Building Service**, from which they will request a small-scale or large-scale building permit or any other licence for restoration, repair or construction in general of a property, before any Prefecture, Municipality or Community, any legal entity under public law or public enterprise, and before any authority in general. To sign and submit any application or statement or formal statement of L. 1599/1986, in the name of the assignor, or contracts, under any terms and guarantees, and perform any act necessary to represent the assignor before all Organisations and Authorities, receiving any certificate or attestation or document in general

To **lease and manage** the assignor's real estate in Greece. Also to modify and terminate the lease agreements and to draw up private agreements for the purchase and sale of real estate.

Do anything to execute the above mandates, even if it is not explicitly mentioned here.

To open bank account on his name in Piraeus Bank or any other bank stated in Greece, on their full discretion and for the above purpose to submit all the necessary documents and sign on his behalf every application, declaration or any other document needed. As well, to receive debit card under his name and pin code for debit card and internet access and for the above purpose to submit all the necessary documents and sign on his behalf every application, declaration or any other document needed. **To reissue pin codes for debit card under his name and pin codes for internet access, to receive the pin codes for debit card and internet access and for the above purpose to submit all the necessary documents and sign on his behalf every application, declaration or any other document needed.**

To update the details of the assignor in any bank stated in Greece and for this purpose to submit, indicatively and not restrictively, documents indicating the assignor's residential address and professional address, a copy of the passport or any other identification document of the assignor, tax statement, certificates of the assignor's employer, proof of change of tax residence, certified copies of utility bills, telephone and any other bills as well as any other document required to verify the assignor's personal details.

For the fulfilment of the above purpose, to sign and submit applications and formal statements under L.1599/1986, with any content, to produce any document required and, in general, to do anything for the execution of the above mandates, even if not expressly mentioned herein.

To sign the e-banking agreement under any terms and content in free judgement and at their discretion, and also receive the e-banking codes of the assignor and deliver them to the assignor, so that the latter can make use of them.

The assignor states that the telephone number to which the extra pin shall be sent for confirmation of the transactions is **(Phone-Number)** _____ and this number belongs to the assignor.

To declare that the assignors tax residency is in **(Country)** _____

To receive certificates of the assignor's transactions in his bank account from every bank stated in Greece. To receive cash from every bank account the assignor holds / will hold in Greece. To issue bank cheques from every bank account the assignor holds / will hold in Greece. To endorse cheques as his proxies, and deliver these to the relevant salesperson, as present or represented. To be informed about the movements of the bank account and receive statements of transactions and balance available. To request the issue of bank cheques by order of third parties (indicatively, the Greek State, the Mortgage Office, Land Registry etc.) To sign and submit any document, application or statement related to the issuing of cheques, and in general sign and submit any document or certificate, application or statement, even formal statement, of any content related to the above purpose.

To transfer money from every bank account that the assignor holds / will hold in Greece to any third person or legal entity.

To appear and represent the assignor before any phone company or mobile communications company stated in Greece in order to receive SIM card on behalf of the assignor. Do anything to execute the above mandate, even if it is not explicitly mentioned here.

To replace the telephone number of the assignor that has been declared before any bank. For this purpose, to sign applications, to submit supporting documents and act anything legal, even if it is not explicitly mentioned here.

To **sign insurance contracts** for the assignor's real estate in Greece, under any terms or agreements the assignees may approve at their sole discretion. To do anything for the execution of the above order, even if it is not explicitly mentioned here.

To sell, concede, transfer and deliver to anyone, at any price and any terms and agreements they approve, any property or percentage of an indivisible property, or horizontal ownership, owned by the assignor, anywhere within Greece.

To collect the price or credit the buyers with that, with any security (indicatively by mortgage or annulling clause, with the issuing of bills of exchange etc.). To transfer to the buyers all the rights of the assignor (personal or in rem) and the relative actions and objections, as well as actions for the restitution of the property.

To collect the price in cash or by receiving bank cheques and deposit cash or cheques to any bank account the assignor holds in Greece, and counter-sign cheques.

To guarantee and promise the property free of any encumbrance, debt, mortgage, prenotation, conservative or coercive seizure, judgement awarded to a third party or claim, inheritance right, any kind of bondage (except those stated in L. 3741/1929, as amended by P.D. 1024/1971, and in articles 1002 and 1117 of the Civil Code), taxes and fees of any kind, public and municipal, use or lease, road construction, partition, expropriation, rectangulation and compensation from these causes, quarrel, conflict, dispute, and in general free from any legal defect. To waive his rights from breaching the purchase for any reason and cause, substantive or formal, as well as the reasons stated in articles 178, 179 and 388 of the Civil Code and any relevant action.

To sign the final contracts and any pre-agreements, collect engagements and enter into criminal clauses. To cancel pre-agreements or extend their validity. To issue the buyers of the pre-agreements with the right of self-contracting for the drafting of the final contracts.

In the case of a credit of the price and an agreement of an annulling clause or mortgage registration, to sign the act of full payment and cancelling of the annulling clause or act to cancel the mortgage that may have been registered, and issue the buyers with the irrevocable order, power of attorney and right in effect for the cases of articles 223 and 726 of the Civil Code, to sign the act of full payment and cancelling of the annulling clause or cancelling the mortgage with self-contracting, in accordance with article 235 of the Civil Code.

To sign real estate transfer tax statements, pay any taxes, request tax returns in the case of cancelling of the sale or if they were unduly paid and collect these from any Tax Office, signing any receipt and full payment. To assign before the Tax Office tax representatives and replace them at her absolute discretion.

They may appoint others, lawyers or not, to execute the above mandates, except the mandates concerning the actions of the assignees with regard to the bank, and to revoke them legally.

In general, to act and do, within the frame of the above orders, anything else legal and necessary required for completion, even if this is not explicitly stated in the present power of attorney. The assignor stated that he approves of and recognises from this date on all actions of the above proxy, with respect to the above orders, carried out or to be carried out in the future, as legal, valid, strong and inviolable, as if they were performed by himself. I, the Notary Public, noted to the assignor, that this power of attorney ceases to be valid if it is revoked legally by him.

I read this power of attorney clearly and out loud, for the assignor to hear, and he affirmed the whole content and the document was signed by him and me, the Notary Public, as defined by law.

THE ASSIGNOR

THE NOTARY