



REPERTORY N. 100 N. 200 COLLECTION

SALE

Italian Republic

05/30/2015

May, 30<sup>th</sup>, Year Two thousand fifteen, , in my bureau, n.100, Piazza del Popolo, in Rome.

Before me, dr. Giuseppe Verdi, in the position of notary in Rome, ruled to the role of notarial Districts gathered in Rome, Velletri and Civitavecchia,

Here are:

1) Mario Rossi, born in Rome (RM) on February 2<sup>nd</sup>, 1943, living in Rome (RM), Via del Corso. 100, tax code ABC DEF 50G50 H12L;

2) Bianchi Luca, born in Rome on January 30<sup>th</sup>, 1963, living in Rome, n.100, Via Flaminia, tax code MNO PQR 50S50 T12V;

Appearing, whose personal identity I am certain about, stipulate as below.

Art. 1

Mario Rossi, sells to Bianchi Luca, who purchases the following property in the City of Rome, n.100, Piazza di Spagna:

- flat on the third floor, nearby Via della Croce, Agnelli's property and Montezemolo's property, or their successors, except other ones, reported in the Land Register of the Buildings, sheet 24, parcel no. 63 sub. 5, 3rd floor, sole census area, category A / 2, class 6, annuity: Euro 1,614.19.

After viewing and approval of the contractors, a copy of the plans filed in the Land Registry, related to what in object, under the "B", is attached.

The transferring part, pursuant to art. 29 paragraph 1 bis of Law 52/1985, declares conformity to the state of fact of Registry data and floor plan above, on the basis of the provisions in force in Land Registry matter.

Art. 2

The above came to ROSSI MARIO with notary deed Aldo Talenti in Rome on 07/02/1960, rep. 5503, recorded in Rome on 7/18/1960 at no. 40 and transcribed in Rome, on 7/26/1960 at no. 28658 of formality.

For legitimate succession after ALFONSO ROSSI's death, died 30 January 2000 (declaration of succession n. 14 vol. 32 dated 07/30/2000 - Registry Office in Rome), the subject matter has been donated for rights equal to the total.

### Art. 3

The price has been agreed by the parties in € (Euro) 300,000.00 (three hundred thousand).

The transferring part declares that the price has fully been paid so he/she gives releasing receipt of final balance and gives up to the legal mortgage.

### Art. 3 bis

After summarizing the sanctions seen by article. 76 of P. D. 445/2000, Mario Rossi, and Bianchi Luca report having exercised the Estate agent Enei Giuseppe, born in Palermo on July 26, 1969, headquartered in Anzio, Piazza Garibaldi n. 24, tax code NEEGPP69L26G273X, VAT N. 12657701004 and registration number in the Register of Companies of Rome REA 1391936, as a mediator for the conclusion of this sale, in this regard:

- The selling part states that he/she paid the sum of € (Euro) 9,000.00 (Nine thousand) excluding VAT, through a not transferable bank draft n.123456789 issued by Unicredit Bank Agency # 1 in Rome;

- The buyer claims to have paid the sum of € (Euro) 9,000.00 (Nine thousand) excluding VAT, through a not transferable bank draft n.123456789 issued by Unicredit Banca agency # 1 of Rome;

b) They indicate, as follows, the method of payment of the consideration:

€ (Euro) 300,000.00 (three hundred thousand) through bank draft UniCredit n. 123456789 dated 05.20.2015;

### Art. 4

The sale takes place in the state in which the property in question is currently found, with all the trimmings, customs, rights, actions and reasons, dependencies, appurtenances and accessions.

The buyer part claims he/she has visited the subject matter and has no exceptions to raise, having determined at the present contract and at the fixation about the price , also considering its current state and the building which it belongs to.

The transferring part, while ensuring the good working of the plants, does not ensure the compliance of them with the applicable legislation in safety matter. The buyer part declares to assume the burden of providing for their eventual adaptation, with exemption from any costs, charges and responsibility for the transferring part.

The buyer declares to accept the regulation condominium law undertaking to respect it and to have it respected by the other ones.

Art. 4 bis

The buyer acknowledges that he/she has received the information and the documentation in the field of energy performance of the buildings seen from by the current legislation; in particular he/she claims to have received the certificate of performance Energy issued on 03.02.2015 by the surveyor Marco Tasso, which is attached to this, under the letter "C".

Art. 5

All receivable and payable notes shall commence from the entry into possession it occurs with the current one.

Art. 6

The transferring part assures that the subject matter is free from weights, constraints, charges, privileges, including tax, registration and prejudicial transcripts.

Art. 7

A) The parties report that there is no relationship between their spouses or kinship in a straight line, or that relationship could be so considered for tax successions and donations.

B) For the purposes of Art. 16a, Paragraph 8 of P. D. no. 917/1986 the parties agree that, by this Act, no possible tax deduction on expenses incurred for work carried out on the subject matter is entitled to be transferred.

Art. 8

After summarizing the sanctions seen by article.76 of P. D. 445/2000, the transferring part declares that the subject matter has begun before 1st September 1967.

The transferring part also states that the subject matter is not yet provided of viability; the part promises to get it at his/her own expenses, as soon as possible; as far as it he/she is concerned, he/she claims to have presented the relative application, together with the documents required by law, to the City of Rome on 03/25/2015 prot. n. 11004. The transferring part still guarantees the urban regularity of what transferred.

Art. 9

Mario Rossi states being married and being in regime of property separation.

Luca Bianchi states being married and being in regime of property separation.



Art. 10

Service charges, taxes and fees, related and consequential to this Act, shall be in charge of the buyer.

The appearing exempt me from reading attachments.

As requested in the position of notary, I received this Act, read from me, to the appearing who, respondents, approve it as consistent with their wishes.

It consists of five pages, partly written by a mechanical mean and partly handwritten by a person I trust, completed in my own handwriting and signed by law.

It is signed at 17:00

