MASTER AGREEMENT

Republic of Indonesia
Bali Island **«09 » February 2024**

PT.INDUSTRI VERTIKAL INDONESIA, a legal entity registered under the laws of the Republic of Indonesia, at JL Raya Sanggingan No 88 Kedewatan, Ubud, Gianyar, Kab 80571, represented by **Aron Geller** (Director), acting on the basis of its constituent documents, hereinafter referred to as **"Developer"** on the one hand, and , passport of person and citizen of Russian Federation **Aleksei Ognev** № 75 9839809, issued by 11.01.2019 (see Appendix I, copy of Investor's passport), on the other hand, hereinafter referred to as **"Investor"**, and together referred to as the "**Parties**", have entered into this **Master Agreement** as follows:

1. SUBJECT OF AGREEMENT

1.1 The Developer shall develop and construct on a thirty (30) hectare plot of land in Melasti, Ungasan, Badung, Bali, Indonesia (hereinafter referred to as the "Land").

1.1.1 The Land Plot consists of:

- Plot located at Bali Province, Badung District, South Kuta Subdistrict, Ungasan Village, with an area of 1,008 square meters, No. 12381, owned by Mr. I MADE LUPER, an Inonesian citizen according to Hak Milik No. 11886;

- Plot located at the address: Bali Province, Badung District, South Kuta Subdistrict, Ungasan Village, with an area of 1008 sq.m., No. 12379, belonging to Mr. I MADE LAPUR, a citizen of Inonesia according to Hak Milik No. 11884;

- A plot of land located at Bali Province, Badung District, South Kuta Subdistrict, Ungasan Village, with an area of 1008 square meters, No. 12380, belonging to Mr. I WAYAN JOLOK, a citizen of Inonesia according to Hak Milik No. 11885.

1.1.2 The land plot is leased to Mr. Aron Geller and Mr. Alexander Chernikov on a long-term basis in accordance with the respective agreements submitted by the Developer prior to signing and constituting Annex II of this Agreement. The land plot is leased for a period of thirty (30) years, until the first August two thousand fifty-three (01-08-2053).

1.1.3 Mr. Aron Geller and Mr. Alexander Chernikov undertake to assign the right to lease the Land plot to the Developer not later than 31.12.2024 on the same terms and conditions.

1.1.4 The detailed coordinates of the Land plot are specified in Appendix III to the Contract.

1.2 The Developer notifies the Investor that, as of the moment of conclusion of this Agreement, it is carrying out works on construction of a closed complex of apartments (hereinafter referred to as "Just Residence") on the territory of the land plot specified in p. 1.1.

1.3. In accordance with the terms and conditions of the Agreement, the Investor undertakes to provide investments to ensure the construction of the complex of apartments specified in clause 1.2. of the Agreement, and the Developer undertakes to provide investments to ensure the construction of the complex of apartments. Agreement, and the Developer undertakes to transfer to the Investor the right of long-term possession and use for a period of 28 years, for a certain residential object (hereinafter referred to as "apartment") on the territory of "Just Residence".

The Developer undertakes to transfer a certain residential unit at "Just Residence" to the Investor based on the signing of a notarial agreement to be signed by the Parties in the presence of a licensed Indonesian notary public. A copy of this Master Agreement shall be attached and included in the Notarial Agreement.

1.4 The Investor intends to obtain long-term temporary possession of an apartment having the identification number 4/2-1 (fourth module, second floor, left apartment) and an area of 35 m2, within the "**Just Residence" complex**. (see Annex III, Master Plan of the plot with identification numbers).

1.5 This Master Agreement records the fact that the investment amount under clause 2.1. already includes finishing works furnishing. The Investor has the right to choose any variant of finishing and interior solutions offered by the Developer. The decision can be made by Investor until the 01.01.2025.

1.6 The Investor gets the right of ownership, the right to use the apartment on the territory of the complex "Just Residence" with the right to sublease, having previously notified the Developer of the transfer process, the right to receive monetary remuneration in the form of net profit from renting out the apartment, which will be provided by the Management Company. The Developer offers management through the hotel operator Ribas Hotels Group, which will assume responsibility for the complex management of the object, as well as conclude a management agreement with the Investor.

According to the contract between Ribas Hotels Group and PT. INDUSTRI VERTIKAL INDONESIA, management fee is 20% from profit plus 5% from revenue. The investor has the right to live in apartment by himself within 1 month a year.

Investor has the right to refuse management company services if management fee or time of living by Investor without fees will be changed.

1.7 The Notarial Agreement shall be signed by the Parties after payment of the full purchase price (specified below) and acceptance of the Object by the Investor, as well as taking into account other obligations of the Investor and the Developer set forth in this Agreement.

1.8. The Developer undertakes to transfer and the Investor agrees to accept the apartment specified in clause 1.4. and use it for a period of 28 years in accordance with the terms and conditions of the Notarial Agreement that will have same clauses and information as it mentioned in current Master Agreement.

1.9 The construction of the object started in October 2023 and is planned to be completed on time, within 24 months from the start of construction. (The term specified in this paragraph may be unilaterally extended by the Developer by 6 (six months) without imposing penalties on the Developer).

1.10. The apartment having identification number _4/2-1 (fourth module, second floor, left apartment) and an area of 35 m2 belongs to the third stage of construction in accordance with the document "Construction Work Plan of the Complex".

In accordance with the aforementioned document, the construction of the third stage of construction shall commence **no later than September 15, 2024** and shall be completed **no later than March 15, 2025.**

1.11. The Parties have agreed that this Agreement is concluded under the laws of the Republic of Indonesia.

1.12. The Parties have agreed that the amount of the investment covers the rental value of the lease term specified in paragraph 1.8. of this Agreement.

2. PURCHASE PRICE. ADVANCE PAYMENT SCHEDULE. METHODS OF PAYMENT

2.1 The investment amount under this Agreement is _[redacted] (Indonesian Rupiah), based on the Agreed USD - IDR exchange rate taken from the official source - Indonesian Bank "OCBC NISP" - https://www.ocbcnisp.com/en/nilai-tukar-mata-uang-asing . The purchase price of the property in USD is [redacted] **(US Dollar).**

2.2 The exchange [redacted]determined in full compliance with the official exchange rate taken from the official source specified in clause 2.1 of this Agreement as of the date of each advance by the Investor.

2.3. Any amounts sent by the Investor to the Developer by international wire transfer or otherwise not converted into IDR shall be converted into Indonesian Rupiahs at the Adjusted exchange rate then in operation, taken from the official source specified in clause 2.1.

2.4 Any additional work or adjustments to the design or scope of construction of the Project shall be agreed by the parties and formalized by a supplemental agreement between the parties.

2.5 **The Schedule of Payments** for making advance payment is developed on the basis of the stages of construction works and establishes the following order of payment by the Investor:

2.5.1 Investor already made **booking payment 1%, namely** [redacted] 18.01.2024.

2.5.2. 24% of the investment amount, namely [redacted] after signing this Agreement, **but not later than February 10, 2024.**

2.5.3. 25% of the investment amount, namely [redacted]_, after signing this Agreement, **but not later than September 15, 2024**, provided that the construction of the third phase of the development in which the investment object under this Agreement is located is started.

2.5.4. 25% of the investment amount, namely [redacted], after signing this Agreement, **but not later than November 15, 2024**, provided that approximately 50% of the construction of the third phase of the development is completed, namely the pouring of the structure of the 3rd floor of the 4th building.

2.5.5. 15% of the investment amount, namely [redacted], after signing the contract, **but no later than January 15, 2025**, subject to the completion of about 70% of the construction of the third phase of the development, namely the casting of the structure of the entire fourth building and engineering communications.

2.5.6. 10% of the investment amount, namely [redacted] upon signing the apartment acceptance certificate on the day of notarization.

2.6 Methods of making payments:

2.6.1 Bank transfer to the local account of the Developer.

2.6.2. International transfer sent in US dollars for subsequent conversion into IDR, in accordance with the rate specified in clause 2.1. (see Annex IV, International Transfer Details);

2.6.3 Cryptocurrency transfer and other possible agreed payment methods.

2.6.4 In case of violation of the construction terms specified in clauses 1.8 and 1.9 of the present Agreement, the Investor has the right, in strict compliance with the violated terms, to change the "Payment Schedule" set forth in clause 2.5. of the present Agreement.

2.6.5 Amendments to clause 2.5. 2.6.5. Changes to the "Payment Schedule" by the Investor Party, in accordance with clause 2.6.4. of the present Agreement, are possible only in strict compliance with the changed terms of construction works and the recorded fact of violation by the Developer Party.

2.6.6 The fact of violation of the construction work deadlines by the Developer Party shall be regulated in accordance with Chapter 11 "Responsibility of the Parties" of this Agreement.

2.7 The terms specified in clause 2.5. "Payment Schedule" may be moved up to 7 (seven) calendar days or more to complete the transfer of funds with prior notification of the Developer by the Investor.

3. LEASE TERM AND RENEWAL

3.1. The lease term shall start from the date of signing the Notarial Agreement, but not earlier than the construction completion date, and shall be 28 years (but not longer than the term of use or lease of the land plot specified in the General Land Lease Agreement between the Developer and the Indonesian Land Investor. The lease term shall be specified by the parties when signing the Notarial Agreement, which shall be subject to notarization).

3.2 At the initiative of the Investor, it is possible to extend the term. Extension beyond the period of the initial term shall be agreed by the parties and formalized by an additional agreement to the Notarial Agreement. The cost of the new rental period, in such case, is determined depending on the market prices for rent of similar real estate objects.

4. DEVELOPER OBLIGATIONS

4.1 The Developer undertakes and promises to fulfil the following:

4.1.1 Construction of a gated residential complex of Just Residence apartments

4.1.2 The construction of the complex shall be carried out in accordance with the design and specifications set out in Appendix V.

4.1.3 The Developer shall be responsible for ensuring that the construction of the Facility is completed in accordance with the terms and conditions set forth in this Master Agreement.

4.2 The Developer agrees (directly or through others) to do the following:

4.2.1 Obtain and maintain a leasehold interest in the land parcel of the Facility during the term of the Note Agreement.

4.2.2 Obtain all necessary construction permits and approvals for the Object and for the transfer of the Object to the Investor as provided for in this Agreement and in the Notarial Agreement.

4.2.3 Prepare the Object design, floor plan and other drawings/visualisations.

4.2.4 Prepare the site for any necessary earthworks, drainage, retaining walls, etc.

4.2.5. Provide the Facility with electricity (minimum 300 kW transformer, water, wastewater treatment systems).

4.2.6 Supervise the construction of the Facility based on the general specification and floor plans in Appendix V (as is or will be attached to this Agreement).

4.2.7 Inform the Investor about the progress of construction of the Facility.

4.2.8. Ensure construction of public infrastructure facilities: landscaping and landscaping for the Facility and for the common area, construction of a gym inside the courtyard of the complex, construction of a swimming pool for common use, construction of a co-working centre, a business hall in the buildings of the front building of the first stage of construction, construction of cafes/restaurants in the buildings of the front building of the first stage of construction on the ground floor.

4.2.9 Provide furniture for the Facility as specified in Annex VI.

4.2.10. Provide the Investor with several finishes, all of which are already included in the investment amount under this Agreement (ground concrete of different shades, facing bricks and tiles of different shades)

4.2.11. Provide a full warranty and 10-year structural warranty as specified in this Agreement.

4.2.12. Promptly inform the Investor of the completion of the construction of the Facility and its readiness for handover, and promptly enter into the Notarial Agreement as set forth below.

4.2.13. Properly fulfil other obligations stipulated by this Agreement.

5. NOTARIAL AGREEMENT

5.1 Upon payment by the Investor of the full Purchase Price (and any other amounts provided for or required under this Master Agreement, except for the amount specified in Clause 2.5.6 of the Agreement) and acceptance of the Property, the Developer undertakes to immediately take all steps necessary to complete and sign the Notarial Agreement in writing notarized by a licensed Indonesian notary public

6. WARRANTIES

6.1 The Developer undertakes to provide the Investor with the following guarantees:

6.1.1 Full Warranty: one year "worry-free" full warranty (including finishes, engineering systems, all furniture and appliances unless intentionally damaged) from the date of handover of the Property. Under the "Full Warranty", the Developer or its appointed agent shall repair or replace any structural defects during this period within 14 days from the day of finding a problem..

6.1.2 Structural Warranty: the Developer shall provide a 10-year structural warranty from the date of handover of the Property covering the structural foundation, walls and roof against any construction defects. In the absence of force majeure causing structural damage, the Developer or its appointed agent shall repair or replace any construction defects or other similar structural problems.

6.2 This Full Warranty and Structural Warranty shall not apply to damage caused by neglect, misuse by the Investor (or any third parties), earthquakes, floods, fires, hurricanes or other natural disasters/force majeure events or problems due to natural wear and tear or exposure to tropical environments. To avail of the Full Warranty or the Structural Warranty, the Investor or its representative must immediately notify the Developer (and its appointed property manager) if a problem is discovered or identified and take any reasonable steps. steps to limit any damage to the Property until repairs are made.

6.3 The Full Warranty and the Structural Warranty are separate and each warranty expires independently of the other..

7. INVESTOR OBLIGATIONS

7.1. The Investor undertakes and promises to do the following:

7.1.1. Pay the Developer the investment amount in full at the time of signing the Notarial Agreement.

7.1.2. Use the leased Object exclusively in accordance with the rights specified in clause 1.5. of this Agreement.

7.1.3. Use the object in accordance with the laws of the Republic of Indonesia. Not to use the Object for purposes contrary to the laws of the Republic of Indonesia, as well as any other illegal, immoral, offensive or dangerous purposes, as well as not to allow violation of the rights and legitimate interests of other owners of other apartments of the complex "Just Residence".

7.1.4 Promptly notify the Developer of any problems with the Project during the Full Warranty Period or during the 10-year Constructive Warranty Period, as well as during the term of the Notarial Agreement.

7.1.5 Participate in good faith, promptly and in a timely manner (remotely or, preferably, in person) in the inspection process at the handover of the Property upon completion, and sign and accept the Property in accordance with the terms of this Agreement

8. TRANSFER OF OWNERSHIP

8.1 The Investor has the right to assign its rights and obligations to a third party and fix his revenue before or after finishing the construction works

8.2 In case the Investor requests the Developer's assistance in selecting an assignee to assign the rights under this Agreement from the Investor, the Developer shall be entitled to a commission of 5% of the value of the cession agreement (assignment of the right of claim) for the performance of a number of legal, commercial and physical actions aimed at resale and re-registration of ownership rights. If investor finds new buyer by himself, The Developer has no intentions to pretend on any commission.

8.3 The Developer is not entitled to a commission if the assignment of the claim rights is made to an heir or the nearest family member because of the transfer of the Object by the Investor to the nearest relatives.

9. CONSTRUCTION COMPLETION DATE

9.1. The Target Completion Date shall be twenty-four (24) months from the commencement of construction work on the Just Residence Complex, but shall not include the 6-month "grace period" prior to the accrual of any late payment penalty.

9.2 There shall be a 6-month grace period from the Target Completion Date for the Developer to complete the Project without incurring any late penalty or termination provisions under this Agreement.

10. OBJECT ACCEPTANCE

10.1. Upon completion of the construction of the Object, the Developer will notify the Investor that the Object is ready for Transfer.

10.1.1 The Parties (or their respective representatives) shall meet at the Object to inspect the Object and prepare an inspection report.

10.1.2 The Investor has the right to inspect the Property and list any problems or concerns in the Inspection Report. If there is no material defect, the Investor shall accept the Transfer of the Property (with the obligation of the Developer to resolve any agreed and listed issues in the Inspection Report). The Investor and the Developer will sign the inspection report and after payment and signing of the Notarial Agreement at the Notary Public, the Investor will take possession of the Object. Upon handover of the Property, the Investor shall be responsible for securing (and paying for) any insurance for the Property or its contents desired by the Investor.

10.1.3 Any defects or problems discovered after the transfer of the Object shall be subject to the "Full Warranty" provision in Section 6.1.1 of this Agreement.

10.1.4. If the Investor refuses to receive the Object without a substantial and valid reason or unreasonably postpones or fails to appear for inspection of the Object, the Developer may declare the construction completed and demand full payment of the investment (if any amounts have not been paid in full) or attempt to lease or monetize the Object (at its own expense) until the matter is otherwise resolved and the Investor is willing and able to take possession of the Object in accordance with this Agreement and the Notarial Agreement.

11. LIABILITY OF THE PARTIES

11.1. In case of delay in payment by the Investor, the Investor undertakes to pay a penalty in the amount of 1 percent (1%) of such payment.

11.1.1 A payment is considered late if it is not paid within 14 calendar days after the due date (from the date of notification). Thereafter, an additional penalty of 1% of the amount due will be added to the investment amount at the beginning of each subsequent 30 day period (counted from the original due date) during which payment has not yet been made.

11.1.2 If a payment is more than one month past due from its due date, Developer, at its sole discretion, may terminate this Agreement in accordance with Section 12 below.

11.2 If the Developer delays the Project, absent force majeure as described in Section 12 below, or other delay due to the fault of the Investor, the Developer has not completed the Project more than 6 months after the Target Completion Date, the end of the Grace Period, and has not offered to transfer the Project, the date of inspection to the Investor (within the next 30 days), the following penalty shall apply. At the end of the Grace Period, the Developer shall reduce the Investor's Purchase Price by 1% for each full subsequent 30-day period during which the Object is not completed and ready for handover of the Object.

11.3 In case Mr. Aron Geller, being at the same time a Director of the Developer, or Mr. Alexander Chernikov fails to make the assignment of rights under clause 1.1.3. of the Agreement, the Developer shall, upon the Investor's request, within 10 (ten) banking days return the paid amount of the Investments for the whole time, as well as pay a one-time penalty in the amount of 10% of such amount of Investments.

11.4 The Developer represents that:

(a) It has the authority to enter into and execute the Agreement, including the authority of the person signing the Agreement on behalf of the Developer;

b) at the time of signing the Contract there are no agreements between the Developer and third parties for transfer of possession and/or use of the Land plot or apartments specified in clause 1.10, as well as agreements obliging the parties to enter into the above agreements in the future;

c) at the time of signing the Agreement the Land plot and apartments specified in clause 1.10 will not be encumbered (except for the conditions expressly specified in the Agreement) and will not be subject to a dispute of third parties.

d) Within 5 (five) working days the Developer will notify the Investor about the occurrence of the event specified in clause 1.1.3. of the Agreement.

In case the Developer violates one or more of the assurances mentioned above, the Investor shall have the right to: a) withdraw from the Agreement, and/or b) demand a refund of the paid amount of the Investments for the whole time, as well as c) demand the Developer to pay a one-time penalty of 10% of such amount of the Investments.

12. TERMINATION OF THIS AGREEMENT

12.1. If 6 months after the Target Completion Date (24 months + 6 months grace period) the Property is still not substantially completed and ready for handover, the Investor may give the Developer 90 days written notice of termination. A late payment penalty shall continue to accrue to the Developer during this period. If the Property is not substantially completed and ready for Transfer by the date of termination, Investor shall have the right to terminate this Agreement and receive a full refund of any down-payments paid by Investor pursuant to this Agreement and any other amounts paid to Developer pursuant to this Agreement. In particular, the Investor shall be credited/paid. the amount of any Delinquency Penalty provided for under Section 11 of this Agreement.

In case of full repayment of funds to the Investor, in case the Developer fails to complete the project, after the penalty-free period the compensation is applied: 1% for each month of delay by the Developer in delivering the project.

12.1.1 The indemnity shall be paid by the Developer to the Investor (within 30 days from the date of termination).

12.2 If the Investor violates the terms and conditions of the Agreement and delays payment in accordance with Section 11 of this Agreement, and the Investor has been repeatedly notified in writing by e-mail or by contact number about the need to make the payment, the Developer shall be entitled to terminate the Agreement unilaterally and return the amount previously paid by the Investor less a compensation of 10% of the total purchase price specified in Section 2 of this Agreement, as well as taxes actually paid.

12.2.1 The previously paid amount of the total purchase price shall be returned after the conclusion of the General Agreement with the new third party Investor, but not later than in 6 (six) months.

12.2.2 In case the Investor is unable to pay the full purchase price, he/she undertakes to send a written notice to the Developer, after which the Developer shall offer the apartments for sale. The refund to the Investor is made in the order specified in clause 12.2.1. after the sale of the apartments to a new Investor.

12.3 The Developer and the Owner agree to waive the provisions of Article 1266 and Article 1267 of the Civil Code (KUHPerdata).

13. EXEMPTION FROM LIABILITY (FORCE MAJEURE)

13.1. The Parties shall be exempted from liability for partial or full non-fulfillment of obligations under this Agreement if such non-fulfillment was caused by force majeure, i.e. extraordinary and insurmountable circumstances, in particular, flood, earthquake, other natural disasters or any other natural phenomena, epidemic, terrorist acts, military actions, as well as changes in the current legislation.

13.2 Certificates issued by the competent authorities will be the proper proof of the existence and duration of the above-mentioned force majeure circumstances. This provision is regulated by Articles 1244 and 1245 of the Civil Code of the Republic of Indonesia.

13.3 In case of changes in legislative and normative acts, which worsen the situation of the Parties in comparison with their condition on the date of conclusion of this Agreement and lead to additional time and money expenses, the agreed terms of work execution shall be increased commensurately with this time. The terms and cost of the Agreement in this case shall be specified in an additional agreement

13.4 The term of fulfillment of obligations under this Agreement shall be increased commensurately with the time during which the force majeure circumstances and their consequences were in effect.

13.5. Due to the circumstances specified in clause 13.1 of this Agreement, any of the Parties shall have the right to refuse to fulfill its obligations under this Agreement. In this case, neither of the Parties shall be entitled to claim compensation of losses.

14. TAXATION AND REIMBURSEMENT

14.1. The Developer shall pay any final transfer/lease tax and notarial fee arising from the transfer of the Object from the Developer to the Investor, as well as all taxes related to the construction of the Object and stamp duty.

14.2. Investor agrees to hold Developer harmless and indemnify Developer directly or indirectly from all costs, debts, liabilities, obligations, actions, proceedings, expenses, loss of income and/or lost profits, damages, claims and demands of any nature arising directly or indirectly from the breach or noncompliance by Investor or any third party appointed by or representing Investor for any act or omission of Investor under this Agreement and/or any act committed by family members

14.3 The Developer agrees to release and hold the Investor harmless from and against all costs, debts, liabilities, obligations, suits, proceedings, expenses, loss of income and/or lost profits, damages, claims and demands of whatever nature arising directly or indirectly from the breach or non-compliance by the Developer or any third party appointed by or representing the Developer of any acts or omissions of the Developer under this Agreement and/or any actions taken by affiliates.

15. AGREEMENT STATUS

15.1. In performing its obligations under this Agreement, each Party agrees to act in good faith and with integrity. This Agreement (and any attached Appendices) contains the full understanding of the Parties. This Agreement may not be modified or amended except in writing signed by all Parties. This Agreement may be signed in separate counterparts, each of which shall be deemed genuine and together shall constitute a single contract. This Agreement shall be binding upon and inure to the benefit of the successors, authorized assigns, heirs, executors and administrators of the Parties.

16. LANGUAGE CONTROL

16.1 This Master Agreement shall be in English (and shall also be translated into Russian for the benefit of one or more of the Parties). As noted above, to the fullest extent permitted by Indonesian law or regulation, in the event of any discrepancy between the versions, it is the intention and desire of the Parties to select the English version as the predominant language of the Agreement.

17. CONFIDENTIALITY

17.1. The Investor agrees (and shall ensure that any of its advisors or service providers also agree) and undertakes to maintain the confidentiality of this Agreement and all information provided to the Developer regarding the Investor's proposed acquisition of rights and interests in the Properties and the Developer's business generally, including financial and operational activities or plans. Similarly, Developer agrees to keep confidential any non-public financial or personal information of Investor, except as may be required by a Party in the performance of the terms of this Agreement or disclosure by a Party in litigation, administrative proceedings or otherwise in accordance with applicable law or regulation. Any Party receiving a request for such disclosure or providing any such disclosure shall promptly inform the other Party, unless such action is prohibited by applicable law or regulation.

18. FINAL PROVISIONS

18.1. The Parties agree to seek resolution of disputes that may arise through discussion for consensus outside of court or internal mediation.

18.2 In case the Parties could not settle the arisen claims in pre-trial order, by mutual agreement they have the right to apply to the District Court of Denpasar, Bali Province, Republic of Indonesia to settle the arisen disputes.

18.3 All amendments and additions to this Agreement shall be formalized by signing additional agreements, the terms of which are agreed upon by the Parties.

18.4 This Master Agreement signed in electronic format shall have the same legal effect as if signed on paper.

18.5 Notices and documents transmitted under this Agreement may be sent to the e-mail accounts specified in Section 19, as well as directly using messengers or in the course of personal communication.

18.6 In case of change of addresses specified in Section 19 and other details of one of the Parties, it shall notify the other Party thereof within 10 (ten) calendar days. Otherwise, fulfillment of obligations by the Party under the previous details shall be deemed a proper fulfillment of obligations under this Agreement.

18.7 The terms and conditions of this Agreement shall be binding on the legal successors of the Parties.

19. ADDRESSES AND DETAILS OF THE PARTIES

Contacts:
Aron Geller: +62 813 3869 8582 pt.vertikalindonesia@gmail.com
Aleksei Ognev: +7 906 908-09-08

Developer	**Investor**
__ **Aron Geller** /_______________	_**Aleksei Ognev**_/_______________
10000 METERAI TEMPEL 7A5ALX0544	10000 METERAI TEMPEL FA2ALX054415762

Appendix 3 III

Master-plan of the land:

Land coordinates:
1 115.14892589578099 -8.830902698662072
2 115.149508195589 -8.831038432462709
3 115.14948665246801 -8.831176093467182
4 115.14947268555102 -8.831314130709272
5 115.14946557664462 -8.83143884876615
6 115.14916636665859 -8.831370990338227
7 115.148859827982 -8.831287447402978
8 115.14892589578099 -8.830902698662072

Appendix IV

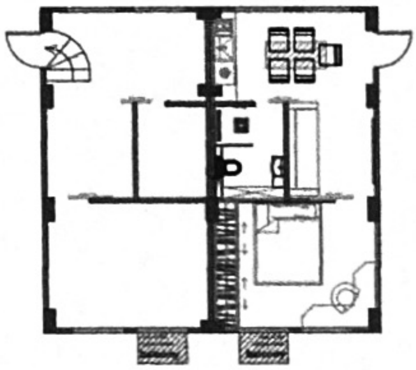
Bank Requisites:

PT. INDUSTRI VERTIKAL INDONESIA
Account name: PT INDUSTRI VERTIKAL INDONESIA
Legal Address JL Raya Sanggingan No 88 Kedewatan, Ubud, Gianyar, Kab 80571
Account number: 162800000745
Swift Code: NISPIDJA
Bank: PT BANK OCBC NISP Tbk
Branch: 07162 KANTOR Ubud
Address Bank: Jalan Cokorda Gede Rai No 41 Peliatan Ubud Gianyar

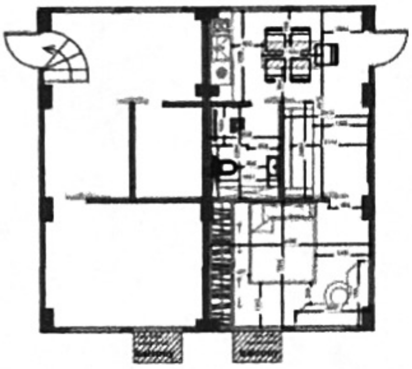
Appendix V

Specification of the apartment:

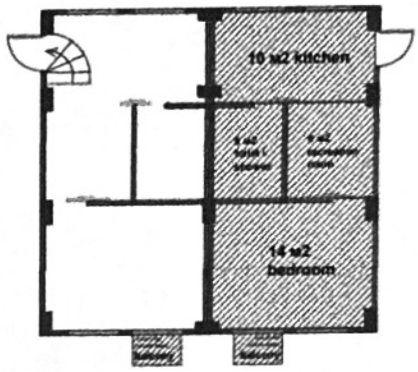
variant 4



variant 4



variant 4



Спецификация мебели

пом.	Наименование	Кол-во, шт.
кухня	Стол	1
	Стулья	5
	Кухонные шкафы	1
спальня + зона отдыха	Кровать	1
	стул	1
	Шкаф	1
	рабочий стол	1
	Диван	1
санузел 4м2	Туалетная полка для аксессуаров	1

Спецификация дверей

пом.	Наименование	Кол-во, шт.
кухня	Дверь входная	1
спальня+ зона отдыха	Светопрозрачная ролл перегродка	1
санузел 4м2	Дверь ролл с зеркалом	1

Спецификация техники

пом.	Наименование	Кол-во, шт.
кухня	Варочная панель	1
	Холодильник	1
	Кондиционер	1
	Стиральная машина	1
спальня + зона отдыха	Кондиционер	1
	Телевизор	1

Спецификация сантехнических приборов

пом.	Наименование	Кол-во, шт.
кухня	Раковина	1
санузел	Раковина	1
	Туалет	1
	Душевая	1