

SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY is given today on the ____th of _____ 2025, (hereinafter the “**Special Power of Attorney**”)

I the undersigned, [NAME], holder of Passport No. [NUMBER] and Israel ID No. _____ by the present document irrevocably nominate, make, constitute and appoint **Mrs Ronit Amir Yaniv (Israeli ID number 0-5956547-3 and Passport 35212557) and/or Mrs Idit Shema (ID 1399930) and/or Yogev Mondry (Israeli ID number 201055332 and Passport 39031038)** as my true and lawful attorneys for me and in my name to do and execute, without limitation, all or any of the following acts, deeds and things with regard to the Property described below:

- (i) To sign and/or execute on my behalf any contract and/or agreement and/or deed and/or document for the purchase for any amount and under any terms and under the encumbrance of any mortgage under any terms and/or lease and/or delivery of the Property and/or execute any amendments and/or addendums and/or appendices thereto and perform all relevant actions on my behalf, pertaining to the purchase and/or lease and/or sale of the Property and the subsequent delivery of the Property and/or submission of the contract of sale to the Land Registry for specific performance.
- (ii) Appear before the Larnaca District Land Registry where the Sale Agreement (ΠΩΕ)____/____ is lodged in my benefit and proceed with any signing, declaration application and/or other action as the aforementioned District Land Registry Office may require for him to do so for the withdrawal and/or deletion of the aforementioned Sale from the records of the District Land Registry. Sign on our behalf every document and/or termination letter and/or cancellation agreement and proceed with any other action that is necessary and desired for the withdrawal and/or deletion and/or termination of the aforementioned Sale Agreement.
- (iii) Execute and sign on my behalf the TYPE A declaration which is issued by the bank in accordance with article 3A of the Immovable Property (Specific Performance) Law.
- (iv) To sign and/or execute on my behalf any contract and/or agreement and/or deed and/or document and/or amendment agreement and/or addendum and/or appendices thereto and perform all relevant actions on my behalf under any terms for the change and/or replacement and/or amendment and/or removal and/or correction and/or addition of the parking space and/or the storage room allocated to the Property.
- (v) To accept the delivery of the Property in my name and on my behalf and sign any relevant receipt and/or confirmation and/or document and/or letter for this purpose.
- (vi) To submit any contract of sale and/or agreement to the Land Registry for specific performance and sign and execute on my behalf any application, declaration, deed, document required for the submission.
- (vii) To select, purchase and take delivery of furniture on my behalf and to sign any documents necessary for the purchase of furniture including contracts, agreements and receipts for any

- amount and under any terms. To arrange for the delivery and installation of the purchased furniture.
- (viii) To negotiate, enter into, and sign any insurance agreements or contracts on my behalf. To make amendments or modifications to existing insurance policies, as deemed necessary. To submit claims, provide documentation, and communicate with the insurance company regarding any matters pertaining to insurance coverage. To pay insurance premiums using my funds and manage any related financial transactions.
 - (ix) Appear before any government, supreme or local authority, public body, land registry, district administration, government department, association, firm or company public or private or any person and sign or execute any application, declaration, deed, document or arrangement with any such authorities or persons, as aforesaid in order to effect and/or allow and/or permit the conveyance and/or transfer of the below described Property in my name for any amount and under any terms.
 - (x) Discharge all fees including stamp duty land tax and land registry transfer fees and any other fee to any government, supreme or local authority, public body, government department, association, firm or company public or private in order to effect the conveyance and/or transfer of the below described Property in my name for any amount and under any terms.
 - (xi) To appear before any tax department, district tax authority, government authority and sign or execute or submit any application, declaration, deed, document or arrangement with any tax authority or person in order to receive a tax identification number in Cyprus and/or V.A.T registration and/or an application for the reduced VAT rate (5%) on the purchase/construction of a new dwelling in the Republic and/or any other relevant tax/VAT related applications/letters and receive all the necessary confirmations, tax clearances, capital gains tax clearance.
 - (xii) Appear before any government, supreme or local authority, public body, government department, association, firm or company public or private or any person and sign or execute any application, declaration, deed, document or arrangement with any such authorities or persons, as aforesaid in order to effect the transfer and/or set up and/or reconnection of any of the utilities of the below described Property in my name.
 - (xiii) Pay any amount required by any government, supreme or local authority, public body, government department, association, firm or company public or private or any person in order to effect the set up and/or transfer and/or reconnection of the utilities of the of the below described Property in my name.
 - (xiv) Appear before the Electricity Authority of Cyprus and sign or execute any application, declaration, deed, document or arrangement with the Electricity Authority of Cyprus in order to effect the transfer to my name and/or change of address and/or set up and/or reconnect the provision of electricity supply to the below described Property.
 - (xv) Appear before the Water Board authorities and sign or execute any application, declaration, deed, document or arrangement with Water Board authorities in order to open an account or transfer an existing account to my name and/or change of address and/or set up and/or reconnect the provision of water supply to the below described Property.

- (xvi) Appear before the Cyprus Telecommunications Authority (CYTA) and/or any other telecommunication company and sign or execute any application, declaration, deed, document or arrangement in order to open an account or transfer an existing account to my name and/or change of address and/or set up and/or reconnect the provision of internet and/or telephone line to the below described Property.
- (xvii) Appear before any Municipality and/or bodies and sign or execute any application, declaration, deed, document or arrangement required in order to open an account or transfer an existing account to our name for the payment of the municipal fee and/or sewage fee on immovable property for the below described Property.

By the present I declare that I am obligated and undertake to recognise every action and signature of my Attorney taken and given under the present document as lawful and valid as if such action or signature was taken and given by myself personally.

We further declare that the present Special Power of Attorney remains in force until execution of the above actions and instructions.

Description of Property

[AP.____] on the ____nd floor together with parking space numbered ____/Ap.____ in Building ____constructed on Immovable property with registration number 0/2699, Sheet/Plan: 41/11, Block 0, Plot: 251, located at Pyla, Larnaca, Cyprus.

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[NAME]
Passport No. **[NUMBER]**