

## Purchase confirmation/reservation agreement

New building 2 duplex apartments "Aare Residenz" on Lilienweg, 5113 Holderbank

**Construction contractor, seller:** WINDOWSSWISS FENSTER AG, Ruessenstrasse 6, 6340 Baar

**Property owner:** Agnes Tardos, Lauestrasse 2, 5113 Wildegg

**between** (hereinafter referred to as **buyers**)

Personal details of buyer 1

Name: Ribeiro

First name: Marcio

Adress: Bachmannweg 47

Postal Code/City: 8046 Zürich

Phone P: +41 76 579 01 84

(Phone B):

Mail: [mribeiro@gmail.com](mailto:mribeiro@gmail.com)

Birth on: 12. March 1983

Profession:

Marital status:

Type of ownership: Co-owner

Personal details of buyer 2

Name: Ribeiro

First name: ~~Marcio~~ PRISCILA

Adress: Bachmannweg 47

Postal Code/City: 8046 Zürich

Phone P: +41 76 824 29 18

(Phone B):

Mail: [kitty.priscila@gmail.com](mailto:kitty.priscila@gmail.com)

Birth on: 04. January 1984

Profession:

Marital status:

Type of ownership: Co-owner

1. The seller intends to sell the building-approved "Aare Residenz" project and individual apartment units in co-ownership.
2. The buyer declares that they are in possession of sales documents (documentation with plans, building descriptions) and that they will purchase an apartment after an inspection by themselves and an expert from your bank.

3. Description:

- The upper duplex 7.5 room apartment
- Floors: entire 1st floor and entire 2nd floor (4 bedrooms, 1 office, 1 playroom, 1 living room, ca. 259 m<sup>2</sup> net living space)
- **Sales price including VAT of the duplex apartment: CHF 1'830'000.00**
- 2 parking spaces in the underground car park, per parking space: CHF 35'000.00
- **Total: CHF 1'900'000.00**

**There is currently also the possibility of reserving a smaller property with 6.5 room duplex apartment (4 bedrooms, 1 office, 1 living room) approx. 195m<sup>2</sup> of net living space on the first and second floors, which was estimated at CHF 1'510'000.00 incl. VAT (excluding parking spaces). If the 7.5 room apartment cannot be purchased by the buyer, then the reservation is valid with the same conditions for the second 6.5 room apartment (approx. 195 m<sup>2</sup> on the upper floors 1 and 2). The CHF 30,000 is included in the sales price for both the 259 m<sup>2</sup> and the 195 m<sup>2</sup> apartment.**

4. The buyers were made aware by the seller that there may be small deviations in floor plans or materials when implementing the buildings. The buyers also subsequently receive the revised building description in which the exact budgets for the kitchens, sanitary appliances and wall and floor panels (parquet) are provided. The budget amounts are based on the general guidelines for condominiums and are designed so that they are sufficient for installation without additional costs. The buyers receive detailed plans of the kitchens for the individual apartments from the seller. The buyers acknowledge that the seller specifies a specific entrepreneur for the choice of the respective division. A contract awarded to a third party called in at the request of the buyer will be compensated up to a maximum of 75% of the planned budget items. Corresponding additional costs are borne by the buyer.
5. To confirm the purchase intention, the buyer pays the amount of CHF 30,000.00 to the seller's account within ten days of signing this contract.

IBAN-Nummer: CH69 8080 8002 7348 4867 8

Account owner:

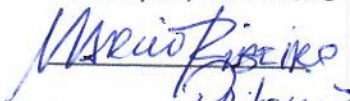
WINDOWSSWISS FENSTER AG, Ruessenstrasse 6, 6340 Baar

The amount consists of a deposit of CHF 20,000.00 and CHF 10,000.00. The latter as a flat-rate compensation for plan changes and financial advice that have already been made (work for the following services: plan changes, advice from architects, advice on

architectural change options, obtaining offers for photovoltaic systems, air conditioning, etc., personal mortgage advice from financial experts)

6. The reservation payment made as well as the amount for the work already carried out will be credited as a down payment towards the purchase price. The deposit does not bear interest. Further payments will be made in accordance with the information in the notarized purchase contract. (Payment plan in accordance with the construction progress of the project created by the project's architects, or in accordance with the payment plan by a seller's bank for construction financing.)
7. The buyer instructs the seller to commission the notary to issue the sales contract.
8. The parties will each cover half of the notary and change of ownership costs.
9. If the purchase contract is not concluded due to the fault of the buyer or if the buyer withdraws from the contract, the reservation amount of CHF 20,000.00 will be refunded.
10. If the contract is not concluded due to the fault of the seller, the seller will transfer the entire amount of the reservation payment without interest back to the buyer within 10 days. No additional compensation can be claimed from the buyer if the seller withdraws.
11. This agreement will only become valid once it has been signed by all parties and the full amount has been paid. If the reservation payment is not made within 10 days of signing, the seller can freely dispose of the property again. The buyer must also provide confirmation of financing within 30 days.
12. The purchase contract is scheduled to be signed as soon as the financing has been arranged by the buyer and the entire remaining purchase price (purchase price less reservation payment + order "changes to plans and financial advice") is guaranteed by an irrevocable payment obligation from a Swiss bank, at the latest within 60 days of signing this agreement Reservation agreement.

The buyer /Mr. Ribeiro

  
City, date Zürich, 27.10.23

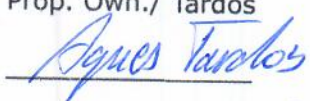
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The Seller/ Mr. Molnar

  
**WINDOWS  
SWISS**  
City, date 26.10.23  
**FENSTER AG**  
**Ruessenstrasse 6**  
**6340 Baar**

[windowsswiss.ch](http://windowsswiss.ch) | [info@windowsswiss.ch](mailto:info@windowsswiss.ch)  
Ruessenstrasse 6, 6340 Baar

Prop. Own./ Tardos

  
City, date 26.10.23

[info@windowsswiss.ch](mailto:info@windowsswiss.ch)

# KURZBAUBESCHRIEB

## BASICS

### **Our standard - high quality and sustainable construction quality**

Whenever possible, the short building description adheres to the standards of the SIA and professional associations as well as to the building law and the requirements of individual authorities. A main focus is on soundproofing and thermal insulation. If the approval does not contain any special comments on the standards, the standards that are valid with the approval procedure apply. All designs and designs comply with the regulations and approvals of the authorities, the requirements of the trade associations and the calculations and information provided by the engineer. The high quality of construction guarantees minimal energy consumption and long-term durability of the building fabric. The building will be built according to Minergie.

## SCELETAL STRUCTURE

### **Construction Works**

Foundation slabs, walls, columns, stairs and ceilings in reinforced concrete, earthquake proof. Basements and parts of the building in the ground (basement rooms and stairwells/elevator) designed in tightness class 1. The underground car park is designed in tightness class 2. Concrete walls according to the civil engineer's specifications in the stairwell, lift shaft, apartment partitions and where necessary for structural reasons. Interior walls in the basement in sand-lime brick, exterior walls in the residential floors in single-shell concrete or brick, to accommodate external thermal insulation. All load-bearing and non-load-bearing interior walls on the residential floors are made of brick or drywall or Concrete.

## Roofing Work

Flat roof construction Main roof: primer, vapor barrier fully welded to the substrate, thermal insulation in accordance with thermal insulation certificate and building physics requirements, 2-layer bitumen waterproofing membrane, root-resistant, separating fleece, vegetation, filter and drainage layer (seeding). Necessary roof water drains.

## Outside thermal insulation

The building shell is insulated according to official regulations and thermal insulation verification. Façade thermal insulation made of hard foam panels (insulation strength according to thermal insulation certificate) glued to façade masonry and provided with grooved plaster.

## BASIC CONSTRUCTION

### **Aluminum-PVC Windows**

Triple insulating glazing, soundproofing according to the building physicist's specifications, including the necessary frame extensions. Partially fixed glazed parts. Lift and slide doors according to the plan. One sash with one-hand tilt and turn fitting per room. Handles according to standard supplier. External metal parts stove-enamelled according to the architect's color scheme.

## Garage Door

Garage door automatic. Execution according to Swiss guidelines (1 hand-held transmitter per parking space).

## Main House door Aluminum

Insulated front doors.

## Sheet Metal Work

Sheet metal work in CNS or Uginox. Connection of roof water inlet to roof water pipes. Flue pipe surroundings including all ancillary work. Sufficient emergency overflows for flat roofs, terraces and balconies.

## Vertical Blinds

Vertical blinds/roller shutters with an electric motor drive. Colors according to standard colors contractors. Arrangement according to the facade plans of the client/architect.

## Sun Blinds

Façade/balcony soffits mounted. Operation electric. Colors according to the company's standard colors (according to the architect's color concept).

## HOUSE TECHNIC

### **Electrical Systems**

The basic construction is carried out to a high standard. Apartment installations according to project plans.

General: The apartments are plumbed with plumbing. Luminaire delivery according to the electrical engineer's project plans for the surroundings, seating areas, terraces, stairwell, corridors, underground car park, general rooms in the basement and basement. Recessed ceiling spotlights in kitchens and entrances according to project plans. Luminaires are supplied and installed for the generally accessible rooms. Multimedia sockets connected in a star shape from the media box, one connection per room. All fully developed,

# KURZBAUBESCHRIEB

This means TV and radio connection, telephone and connection for cable modem or DAT receiver, without end devices (provider's end devices, switch and patch cable are the property of the owner). A Sonnerie button is installed in front of each apartment door. Intercom system with an external intercom at the entrance (incl. connection of electric door openers) and an internal intercom at the entrances to the apartments.

## Heating System

The apartments are heated by means of a heat pump. According to the Energy Act, each heating distributor in the apartments has a heat meter. The floor insulation for all floors will be delivered and laid according to the Energy Act. Living and wet rooms can be controlled via a thermostat.

## Measurement:

Measuring devices with electronic counters, central measurement per apartment (or radio reading) outside the apartment. The basement is outside the thermal insulation perimeter.

## INTERIOR CONSTRUCTION

### Sanitary facilities

Delivery and installation of the devices in bathrooms, showers and toilets, including the associated sound insulation sets and accessories for installation. The exact devices are sampled by the buyer.

### Budget Apparate brutto inkl. MwSt. Etage Whg.

Duplex 1	28'000.-
Duplex 2 Attika	28'000.-

Delivery and assembly of a washing tower per apartment.

### Kitchen Equipment

Kitchen including furniture, cover, standing shelf or back wall, appliances, under-cabinet lights and assembly.

### Budget Küche brutto inkl. MwSt. Etage Whg.

Duplex 1	45'000.-
Duplex 2 Attika	56'000.-

### Elevator

Passenger elevator wheelchair accessible for residential buildings with push button control or key switch. Interior according to separate sampling from seller.

### Plaster Work

Walls:

In the wet rooms, base plaster for mounting panels, remaining areas outside of the splash water area, abrasion 1 mm. Living rooms also with abrasion 1 mm  
Ceilings: In corridors, wet rooms and living rooms in white plaster.

### Carpentry Work

Apartment Entrance Doors,

Steel frames for painting, room height, with threshold iron, all-round rubber seals. Solid door leaf, blunt-folding, min. 55 mm, covered with synthetic resin (insulation strengths and dB values according to building physicist specifications). Fittings: Lock with Kaba cutout, security rosette, handle, shield, spy, 3-point lock (e.g. Treplane 3 R)

Room doors:

Steel frames for flush-fitting door leaves for painting room-high. Door leaves in tubular chipboard construction, smooth on both sides for painting or finished coated in white. Fittings: Mortise lock with number key, handle, shield.

Closet/Dressing:

Wall cupboards/dressing rooms, resin-coated white, 1 unit per apartment.

Wall cupboards/dressing rooms with clothes rail and adjustable shelves. Doors with hidden hinges.

### Budget Wandschränke/Ankleiden br. inkl. MwSt. Etage Whg. Wandschränke Ankleide

Duplex 1	18'000.-
Duplex 2 Att.	18'000.-

# KURZBAUBESCHRIEB

## Floor Coverings in Common Areas

Artificial stone in the stairwell. Corridors made of artificial stone, partly covered with ceramic tiles. Basement and drying covered with ceramic tiles. Adjoining rooms made of hard concrete, partly painted.

- all walls and ceilings with white plaster
- Drying room, corridors with wear
- Drying room, corridors with wear
- Floors with special color gray.
- Heating, ventilation, technical room

installed including all preparatory and additional work, including wooden base and VAT. The budget prices for sanitary appliances are gross prices including VAT. No refunds will be paid for floor and wall coverings if the budget amounts are not used up.

## Budget wall/floor coverings in the apartments

Floor coverings:

Delivery and installation of floor coverings according to the buyer's samples for all rooms, living/dining, kitchen, wet rooms, hallways and ancillary rooms in the apartments.

Wall coverings:

Delivery and laying of wall panels in the wet rooms according to the buyer's samples. Plates in the area of the apparatus walls, shower and splash water area of the washbasin and bathtub.

Ceramic Plates:

Budgetbetrag inkl. MwSt. pro m<sup>2</sup> von brutto CHF 150.- fertig verlegt inkl. MwSt.

Parquet:

Budget amount incl. VAT per m<sup>2</sup> of gross CHF 160.- completely laid incl. VAT.

The coverings for seats, balconies and terraces are sampled as a unit by the client and the architect.

## Interior painting work

Each coat of paint to full coverage. Synthetic resin coatings on primed wood and metal parts such as:

- Steel frames
- Sleeper iron
- Room doors
- White dispersion paint

## Cleaning

Complete apartment cleaning including windows, slatted blinds and balconies.

## EXTERIOR WORKS Vicinity

Environment according to the area map.

## Proviso

We expressly reserve the right to make changes to this service description and to plans due to technical and architectural circumstances or the approval process, which do not impair the building in any way. We also expressly reserve the right to make official decisions relating to the structural or technical structure (e.g. building permit, sewage system requirements, etc.) and the granting of the building permit. The conditions of the permit must be complied with.

As a buyer, you determine and design the interior design of your condominium.

## Spezifikation Budgetpreise

Suppliers and entrepreneurs are determined by the work creator. The budget prices for the kitchen are gross prices including VAT, delivered and assembled, including cover plate and under-cabinet lights. The budget price for the ceramic floor coverings and wall panels as well as for parquet is the gross price per m<sup>2</sup> finished

## Special Wishes

The respective buyers are welcome to make individual changes in their apartment. Provided that this is statically and structurally possible. All changes are set out in the additional/reduced cost calculation and must be approved in writing by the buyer in advance. In the case of additional costs, the work creator can pay 50% of the amount on account

request before starting work. A fee of 15% excl. VAT will be charged on the additional costs

## Interior Work Done by Yourself

The execution of in-house work, structural changes and buyer expansions (including outsourcing by buyers) can only take place after approval from the work creator. In this case, the corresponding type of work will be reimbursed in accordance with the detailed construction description.

No claims can be derived from the plans, illustrations and information contained in this brochure. The detailed building description is decisive. Implementation-related changes, adjustments and/or dimensional deviations remain expressly reserved at any time. (*Changes and deviations from the published information and the building description are expressly reserved.*)

# KURZBAUBESCHRIEB

## **Additions for fam. Ribeiro for Attikawohnung 03.09.2023:**

- Heat pump with cooling function
- Electric Alarm system for Windows and Doors
- Charger in the basement for electric car

## **Additions for fam. Ribeiro for Attikawohnung 03.09.2023:**

- Purchase price: 1'900'000 CHF
- 2. Flat size in m2: ca. ~259 m2
- 3. Rooms: 5 (4 bedrooms + 1 office) + 1 living room
- 4. Bathrooms: 2 Bathrooms
- 5. Toilets: 1 Toilet
- 6. Parking spaces underground: 2
- 2 modifications will only be prepared [but not fully provided]. These modifications are: (a) photovoltaic modules and; (b) active air conditioning - all pipes, electrical cables and necessary structural preparations will be built, but the system will not be fully functional as the main devices (motors) and photovoltaic panels, consoles are not included. It is possible to conclude a second contract for the purchase and installation of the two main devices, although this is a separate contract.

- **More detailed descriptions of the construction can be found in the detailed building description. The detailed description of the property is created for the purchase contract.**

### Empfangsschein

Konto / Zahlbar an  
CH69 8080 8002 7348 4867 8  
WINDOWSSWISS FENSTER AG  
Ruessenstrasse 6  
6340 Baar

Zahlbar durch (Name/Adresse)

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Währung Betrag  
CHF 30 000.00

Annahmestelle

### Zahlteil



Währung Betrag  
CHF 30 000.00

Konto / Zahlbar an  
CH69 8080 8002 7348 4867 8  
WINDOWSSWISS FENSTER AG  
Ruessenstrasse 6  
6340 Baar

Zusätzliche Informationen  
Reservationsbetrag für die Duplex Wohnung in  
Holderbank Aare Residenz OG1-OG2

Zahlbar durch (Name/Adresse)

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