

Certificate

TÜV Rheinland Ibérica Inspection, Certification & Testing S.A. certifies:

Compliance for Technical, Legal, and Urban Planning Requirements – (Step 2/3) for the Development through the assessment of documents listed on the reverse of this certificate:

**SEASCAPE – STAGE III: BUILDING OF 52 HOUSES,
PARKING BASEMENTS AND SWIMMING POOL, IN
COLOMBIA STREET, Nr 2, Finestrat (Alicante)**

Certificate Holder:
**URBANIZADORA E INMOBILIARIA
CARTAGENERA S.A (URBINCASA)**
**Juan Fernandez Street, 61 - BJ, Cartagena,
30204, Murcia (Spain)**

Number of certificate register: CA I.01-na.MUR.22-00021621

Verification Audit performed 2022-04-20

Validity: **This certificate is valid to the audit date**

SCOPE OF THE VERIFICATION FOR THE TECHNICAL, LEGAL & URBAN REQUIREMENTS

STEP 1: LEGALITY AND SITUATION OF REAL STATE COMPANY, OWNERSHIP BY PLOT, URBAN ADAPTATION OF THE DEVELOPMENT

- Accreditation through documentation existence of the Real State company, registration data, of administrators and/or legal representative, legal address, the NIF, as well as that there is no registration of bankruptcy procedure (Business Register)
- Financial Accreditation of Real State Company
- Plot ownership accreditation and concordance with Land Register (Property Register and Land Register official office)
- Accreditation urban adaptation of the project (Land Register official office and Planning permission)
- Existence of a reservation or purchase-sale contract model

STEP 2: DEVELOPMENT OF THE PROMOTION

- Existence of a Line of guarantees for guarantee coverage: subscription of a bank guarantee or caution insurance to guarantee the return of the amounts paid on account by the buyer
- Contracting of mandatory Decennial Damage Insurance according to Law 38/1999, of November 5, on Building Regulations, coverage against defects and hidden defects in construction.

STEP 3: ASSESSMENT AT THE END OF CONSTRUCTION

- Building Registration in Property Register (Property division)
- License of first occupation of the building, certificate of habitability or other administrative authorizations that fulfil the function of allowing, in accordance with current legal regulations, its use.
- Bulletins signed with suppliers of basic services (electricity, water, gas and telephone)
- Contract with an independent Entity for the inspection of completed individual property before Deed signature

