

# FORTKAJ

Handover proceedings



HER BLIVER DU DEL AF NOGET

Til købere og rådgivere  
i Projekt Fortkaj

Sagsnr. 5006-001  
3. september 2021

### **HANDOVER PROCEEDINGS, MONDAY 13. SEPTEMBER 2021**

Dear buyer

After the well-conducted pre-survey, we are happy to call for the handover of the condominiums on Monday 13 September 2021.

We point out that prior to the handover of the condominium, all buyers must; 1) have transferred registration fee to Gangsted Advokatfirma; 2) have signed the electronic deed and power of attorney – both to be signed on [www.tinglysning.dk](http://www.tinglysning.dk) – and 3) have made deposit of the purchase price.

The handover proceedings are planned according to the **attached** timetable indicating the exact time the buyer of the individual condominium is requested to be present at The Common Room at Dover Passage no. 1.

The seller is informed that approximately 20 buyers plan to move into their condominiums on the day for the handover, while other buyers will move in over the following period.

In order to minimize crowd in the stairwells and when parking of moving vans etc., the above-mentioned plan has been prepared so that the buyers who have announced their move-in on 13 September 2021 will be distributed as appropriately as possible throughout the day.

For practical reasons, 15 minutes are set aside per condominium and will proceed as follows:

- Signature of transfer document with attachments:
  - The list from the pre-survey with ticked rectified deficiencies and therein a residual deficiency list that lists any deficiencies from the pre-survey that have not been rectified by the handover or which have been rejected.

- Reading figures for consumption meters in the condominiums made by DEAS on Friday 10 September 2021.
- Handover of access cards for street doors as well as keys for entrance doors, mailboxes and padlocks for storage rooms (same key). 3 copies of card and key are handed out, and the buyers acknowledge receipt.
- Resident folder containing practical information and instructions for the care and maintenance of the apartment. The buyers acknowledge receipt.

Any objections to the residual shortage list and the reading figures must be received by the Seller no later than **Wednesday 15 September 2021, at 08:00 pm**. Such objections shall be sent by email to [pkn@nordkranen.dk](mailto:pkn@nordkranen.dk) and by cc. to [projektsalg@gangsted.dk](mailto:projektsalg@gangsted.dk). In case a buyer during the day should need to discuss specific matters in the apartment with the seller, an agreement can be made by contacting the seller's representative who will be present at the condominium, Dover Passage 5, ground floor. If possible, a time during the day is agreed, but due to the many condominiums, it may be necessary to set the appointment on Tuesday the 14 or Wednesday the 15 September. In such case, we hope for your understanding.

In this connection, it is pointed out that "*deficiencies that could or should have been discovered/called attention to during a pre-survey cannot be invoked by the Buyer at the handover proceedings on the Takeover Day*". (Purchase agreement clause 8.2).

#### **Practical information in connection to moving in, etc.:**

- All lifts are clad on the inside for protection against damage due to handling furniture etc. The new board of the Owners' Association decides when the protection is to be removed.
- Extra containers will be set up for "moving packaging" etc.
- A caretaker from DEAS will be present for help with handling any problems arose in connection with the move-in and - when required – furthermore show the way to the storage rooms, waste rooms etc.
- The seller will notify the utilities as per 13 September 2021 about the change of ownership.
  - The electricity supplier is Seas-nve. The buyer must as soon as possible after takeover of the condominium register as a customer but can – if wanted – change to another supplier at their own request. Electricity is settled directly to the individual owners.
  - Water and heat are provided by Hofo and are settled with the Owners' Association. The Owners Association will distribute and charge the individual condominium owners via the common costs.



- Nameplates have been erected on the front door and mailboxes stating the condominium address. On entrance doors, signs have also been erected with the condominium address, which can be replaced with a nameplate by the Buyer.

Please remind you that you as buyer(s) must identify yourself at the beginning of the handover proceedings. If you are represented by a representative, the representative as well must bring identification together with the power of attorney completed and duly signed by the buyer(s) listed in the purchase agreement. For the sake of good order, this power of attorney is **re-attached**.

Kontaktinfo:

Per Kell Nielsen, [pkn@nordkranen.dk](mailto:pkn@nordkranen.dk)

Gangsted Projektsalg, [projektsalg@gangsted.dk](mailto:projektsalg@gangsted.dk)

