Bowling&Co SOLICITORS
65 Years as trusted advisors

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Ms M Erturk
Yildizlepe mah 491
Sok no 9 a bagcilar
Istanbul
Turkey
34200

Our ref: DB/DC/0843580001

Your ref:

Date: 31 May 2023

By email only

Dear Ms Erturk

Sale of Plot A1-13-03 Poplar Riverside (Porte House)

I am pleased to confirm that contracts are now exchanged for anticipated completion date July 2025-December 2025.

On the completion date, you will not need to attend this office, but you should contact the agents, or the seller direct, to make your own arrangements regarding the handing over of the keys. Please note that the seller will have been advised by their solicitor not to have over the keys to you until they have received the completion monies from us. In order for me to transfer the funds, I must have received in my account the mortgage funds and, if applicable, any balance due from you, including the sale proceeds of any connected sale. Whilst in theory this sounds like a simple process, in practice I am dependent upon our bankers and those of others involved in the transaction in processing and completing the funds transfers. Unfortunately, this means that I have no control over the time at which the purchase monies will be received by your seller's solicitor. As a result, I cannot give you a firm indication as to when the keys will be available on the completion day. Whilst I will deal with the matter as quickly as possible, you should not expect to receive the keys until at least lunch time.

If you have not already done so, please let me have telephone numbers, preferably mobile numbers, on which you can be contacted on the day of completion.

If you have not already done so, please let me have a copy of the buildings insurance schedule as your lender requires me to ensure that the property is insured. Alternatively, if your lender is insuring the property, please let me have written confirmation of this from your lender, if you have not already done so. **I cannot complete your purchase without this.**

Please note that any new endowment/life assurance policies must be placed on risk immediately.

At the point of exchange and completion, we always advise our clients to consider making a Will or mirrored Wills, and/or Lasting Powers of Attorneys. It is important to consider Estate Planning to protect your main assets and to make your estate as tax efficient as possible during your life time.

Please let me know if you need to consider any of these legal services so I may forward your details to our **Private Client Department**.

Dinesh Raja
Huseyin Huseyin
Huseyin Youssouf
Martin Real

Tony Chauhan
Manal Fouad
Rashida Zakir
Mohammed Moula

Jeremy Lewis*
Ayla Zengin*
Mohammed Akram*

Practice Director:
David Downham
Consultant*

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SRA Number: 70024
We do not accept service by fax or email

If you have any further queries, please do not hesitate to contact me.

Yours sincerely

Dhammika Baker

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