

Patrick Troy & Co.

Solicitors

4 Lombard Street East,
Dublin 2
D02VY96
DX 229 DUBLIN
Tel: 6715459. Fax: 6775923
Email: patricktroy@ptroy.com

PATRICK TROY B.A.

Your Ref: [REDACTED]
Our Ref: 28th September 2021
Date:

Dylan Macauley,
Solicitors,
30 Upper Pembroke Street,
Dublin 2

RE: YOUR CLIENT : [REDACTED]
OUR CLIENT : [REDACTED]
PREMISES: [REDACTED] SC, DUB 1

Dear [REDACTED]

Please find enclosed the closing documents as set out below to be held in the trust by you pending receipt by us of the balance of the purchase monies of **€549,000** together with **€1,264.49** in respect of apportioned LPT and Service charge for 2021.

Please find enclosed the following:

1. Contract or Sale.
2. Closing Requirements.
3. Transfer Deed.
4. Section 72 Declaration.
5. Family Law Declaration of the vendor.
6. Certified Copy [REDACTED] County Dublin and File Plan.
7. Original Lease dated the 30th of March 1999 Chesterbridge Developments Limited (1), Custom House Square Management Limited (2) and Eric Colhuon (3).
8. Declaration of vendor re: covenants and conditions of the Lease.
9. BER Certificate and Report.
10. Architect's Opinion on Compliance with Planning Permission of Anthony Reddy dated 25th of March 1999.
11. Copy Section 25 Certificate Ref: [REDACTED].
12. Copy Section 25 Certificate Ref: [REDACTED].

13. Letter from Dublin City Council dated 26th of March 1999 and 9th of June 2021 re: financial conditions of planning permission.
14. Architect's Opinion on Compliance with Building Regulations of Anthony Reddy dated the 25th of March 1999 together with Confirmations.
15. Copy Fire Safety Certificate 98/1369
16. Certificate of Exemption for NPPR 2009-2013 inclusive.
17. LPT Property History Details and receipts 2013 to 2021 inclusive and Household charge 2012.
18. Management company documents.(already furnished)
19. Miscellaneous documents.
20. Our client's PPS Number:

[REDACTED]

21. Our Bank details are as follows:

**Address: Bank of Ireland, College Green,
Dublin 2**

Sort Code: 90 13 78 Account no. [REDACTED]

BIC: BOFIIIE2D

IBAN: [REDACTED]

We look forward to hearing from you

Yours faithfully,



PATRICK TROY & COMPANY.