

OFFER SHEET		Date:		Neg:	
Property: 47 St Lukes Court			Tenanted / Empty / Seller Residing?		
Offer	Date	Letter Sent	Response		
225,000					

FINANCIAL SERVICES		SOLICITORS		HOMESALE		SURVEYORS	
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Sale Agreed £		Suggested Completion Date		Fee	
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Vendor:	Mrs Bertha & Mr Peter Mlingwa		
Tel:	07960 713825	berthamwens0@gmail	
Related purchase?			

Vendor Sol:	Salisbury Law		
Sol Name:	Najib Khan		
Address:	23 Fiddlebridge Lane, AL10 0SP		
Tel:	01707 244710	Najib nabib @salisburylaw.co.uk	

Buyer:	Gjergji & Erinda Naksi		
Address:	1 Lister gardens, N18 1JA		
Tel:	07310 089060	gjergjinaksi@gmail.com	
Future use of property			
Buyer position:	FTB	F/Advisor	Ahsanul Siddique
Lender:		Tel No	01908 850488

Buyer Sol:	Taylor Rose LTD		
Sol Name:	Anna Jones		
Address:	Worldwide House, Thorpe wood, Peterborough,		
	PE3 6SB		
Tel:	020 35406666	anna.jones@taylor-rose.co.uk	

INDIVIDUALS RISK ASSESSMENT ONE

Is the buyer an individual resident in the UK?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	Unknown U/K	<input type="checkbox"/>
Has the buyer viewed the property?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>
Is the buyer a politically exposed person?	NO	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	U/K	<input type="checkbox"/>
Is this a complex or unusually large transaction?	NO	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	U/K	<input type="checkbox"/>
In general, does this situation appear to be low risk?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>

Where all answers a GREEN the client is LOW RISK and CDD can be carried out accordingly.

Where any answer is BLUE move to the next individuals Risk Assessment

INDIVIDUALS RISK ASSESSMENT TWO

Is the property valued at over £1 million?	NO	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	Unknown U/K	<input type="checkbox"/>
Is the buyer a politically exposed person?	NO	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	U/K	<input type="checkbox"/>
Is the buyer resident outside the EU?	NO	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	U/K	<input type="checkbox"/>
In General, does this situation appear low risk?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>

Where all answers a GREEN the client is LOW RISK and CDD can be carried out accordingly.

Where any answer is BLUE move to the next individuals Risk Assessment

BUSINESS RISK ASSESSMENT ONE

Is the buyer A Publicly owned body or Public Authority?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	Unknown U/K	<input type="checkbox"/>
Is the buyer Regulated under Money Laundering Regulations?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>
Is the buyer listed on the London Stock Exchange?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>
Is the buyer a European Community Institution?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>
Is the buyer a pensions scheme?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>
In general, does this situation appear low risk?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>

Where all answers a GREEN the client is LOW RISK and CDD can be carried out accordingly.

Where any answer is BLUE move to the next individuals Risk Assessment


BUSINESS RISK ASSESSMENT TWO

Is the business based in the UK?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	Unknown U/K	<input type="checkbox"/>
Does the business solely operate within the UK?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>
Is the business a company with nominee shareholders?	NO	<input type="checkbox"/>	YES	<input type="checkbox"/>	U/K	<input type="checkbox"/>
Does the business have an unusually complex structure?	NO	<input type="checkbox"/>	YES	<input type="checkbox"/>	U/K	<input type="checkbox"/>
In general, does this situation appear low risk?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	U/K	<input type="checkbox"/>

Where all answers a GREEN the client is LOW RISK and CDD can be carried out accordingly.

Where any answer is BLUE move to the next individuals Risk Assessment

Expression of interest

Address of property	47 ST LUKES COURT, HATFIELD AL10 0FD			
Buyer(s) Name(s)	1: GJERGSI NAKSI		2: ERINDA NAKSI	
Contact Details	Tel: 07310089060.		Tel: 07898 337 225	
	Email: GJERGSI.NAKSI@gmail.com		Email: erindanaksi@gmail.com	
Correspondence Address	1 LISTER GARDENS N18 1JA.			
Offer Amount	£225,000			
Will you be buying with cash or a mortgage?	MORTGAGE AND CASH.			
Cash / Mortgage Amount	£70K CASH AND £155,000 MORTGAGE			
Deposit Amount?	£70K.			
Your Position:	<input checked="" type="checkbox"/> <u>FTB</u> <input type="checkbox"/> UNDER OFFER <input type="checkbox"/> NOTHING TO SELL			
I / We confirm that the above information is correct. I / We grant consent to convey the above information to the Vendor of the property for them to consider my / our offer:				
Signed 				
Dated 27/11/25				

THIRD PARTY COSENT FORM

If you would like us to forward your information to selected third parties, please tick the appropriate boxes.

Pass my details onto your approved list of companies who provide Conveyancing Services ☐

Pass my details onto Relocation Agent Network agents to sell my existing home ☐

Pass my details onto your approved list of companies who provide Financial Services ☐

Please pass my details onto your approved list of companies who provide Removal Services ☐

Please pass my details onto your approved list of companies who provide Survey Services ☐

ONGOING SALE CONSENT

Should your offer be accepted we will need to inform the vendor's solicitor of your name, address and telephone number so they are able to start the conveyancing process.

Please confirm that you are happy for us to pass this information on ☒

All our partners have confirmed they comply with the General Data Protection Regulation when holding and handling your data. If you tick one of the third-party boxes above a member of our team will inform you of the name of the company that will be contacting you prior to your details being passed over.

Signed: 

Name: GJERGJI DAKSI Date: 27/11/25

Referrals

We recommend that our potential buyers use the services of several companies including removal companies, financial advisers, conveyancing companies, solicitors and surveyors. Should you decide to use the services of any one or more of these companies, you should know that we may receive a referral fee of between £0.00 and £200.00 from them for recommending yourself to them. (If you would like to know the exact amount that we may receive please ask a member of staff to furnish you with a Referral Disclosure Form). Although we may receive remuneration for these services, which we shall retain, this will have no bearing on the advice we give to our client regarding you as a prospective buyer.

Your information will not be passed to any third parties without firstly obtaining your consent.

Please note that should your offer be accepted, we will need to speak with your representatives that you have provided us with to ensure that your purchase proceeds smoothly and to keep the seller informed. Should we find it difficult to contact them then we will revert to you to provide updates.

MORTGAGE CERTIFICATE



Mr Gjergji Naksi & Mrs Erinda Naksi

1 Lister Gardens

N18 1JA

Current Date: 27-Nov-2025

We are delighted to present you with your mortgage certificate.

We wish you all the best in your search for your new home, and would be delighted to help you with your mortgage and protection arrangements when you have found a property to purchase. At this stage, please call us so we can ensure you are getting the best deal that meets your circumstances together with an excellent service; we may be able to save you money and stress at what can be a challenging time.

THIS IS TO CERTIFY THAT

Mr Gjergji Naksi & Mrs Erinda Naksi

of

1 Lister Gardens N18 1JA

at the loan to value amount of 68 %

The loan amount of £155,000 could be available subject to a satisfactory credit score

Certificate no. M261525

Ahsanul Siddique is available at 0203 260 1166

- The amount certified is based on the information given to Countrywide Mortgage Services and is subject to status, satisfactory proof of income, property valuation and Lender Criteria, as such should only be viewed as a guide to how much you could potentially borrow.
- Both Lender Criteria and the amount that they are willing to lend are subject to change and this Certificate should not be viewed as a guarantee of a mortgage, the mortgage products that are available can only be properly assessed at the time of a full mortgage application being made.
- If your circumstances change, you should contact us immediately as this may affect the certified amount.

THIS CERTIFICATE IS NOT A FORMAL OFFER OF MORTGAGE

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

A BROKER FEE MAY BE PAYABLE UPON MORTGAGE APPLICATION AS WELL AS AN ADMINISTRATION FEE. THE TOTAL FEE PAYABLE WILL DEPEND ON YOUR CIRCUMSTANCES. YOUR MORTGAGE CONSULTANT WILL EXPLAIN ANY FEES APPLICABLE IN YOUR INITIAL APPOINTMENT.

Mortgages are subject to status, valuation and lender criteria and are not available to persons under the age of 18.

Countrywide Mortgage Services is a trading name of Countrywide Principal Services Ltd which is authorised and regulated by the Financial Conduct Authority (Firm Registration Number 301684). Registered Office: Countrywide House, 6 Caldecotte Lake Business Park, Caldecotte Lake Drive, Milton Keynes, MK7 8JT. Registered in England no. 01707341.

Mortgage Certificate Valid until 27/01/2026

UK DRIVING LICENCE



07.09.2030

SEP30

1. NAKSI
2. MR GJERGJI
3. 01.05.1973 ALBANIA
- 4a. 10.04.2023 4c. DVLA
- 4b. 07.09.2030
5. NAKSI705013G99PG 15
- 7.
8. 1 LISTER GARDENS, LONDON, N18 1JA
9. AM/A/B1/B/BE/f/k/p/q





13.

12.

	9.	10.	11.	12.
AM		08.09.20	30.04.43	
A1				
A2				
A		19.01.13	30.04.43	79(3)
B1		02.10.08	30.04.43	
B		02.10.08	30.04.43	70GR
C1				
C				
D1				
D				
BE		16.12.21	30.04.43	
C1E				
CE				
D1E				
DE				
<i>fkpg</i>		02.10.08	30.04.43	118

1. Name 2. First name 3. Date and place of birth
4a. Date of issue 4b. Date of expiry 4c. Issued by
5. Licence number 10. Valid from 11. Valid to 12. Codes

FB72847236

PROVISIONAL

PROVISIONAL DRIVING LICENCE



L




05.10.2033

OCT33

1. NAKSI
2. MRS ERINDA
3. 29.10.1980 ALBANIA
- 4a. 06.10.2023 4c. DVLA
- 4b. 05.10.2033
5. NAKSI860290E99WD 58
7. *Satir*
8. 1 LISTER GARDENS, LONDON, N18 1JA
9. AM/A/B/f/k/q



13.



9.

AM		06.10.23	28.10.50	
A1				
A2				
A		06.10.23	28.10.50	
B1				
B		06.10.23	28.10.50	
C1				
C				
D1				
D				
BE				
C1E				
CE				
D1E				
DE				
fkq		06.10.23	28.10.50	

12.

GA03985624

1. Name

2. First name

3. Date and place of birth

4a. Date of issue

4b. Date of expiry

4c. Issued by

5. Licence number

10. Valid from

11. Valid to

12. Codes



B A 5 4 2 6 2 1 5

***** σελίδα προορίζεται για τις Αρχές που είναι αρμόδιες για την έκδοση του διαβατηρίου -
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putnih listova - Učienis para organų, zodpovinės za vydanį pasu - Ämliche Vermerke - Forbeholdt De
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competentes para emitir o passaporte - Página rezervata Autoritajtoj emitente - Myndighetsnoteringar -
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(11) ΥΠΟΓΡΑΦΗ ΚΑΤΟΧΟΥ - SIGNATURE OF BEARER - SIGNATURE DU TITULAIRE

ΔΙΑΒΑΤΗΡΙΟ
PASSPORT



Τύπος / Type

Xəbə / Country

Αρ. Διαβιβασίου / Passport No.

P

GRC

BA5426215

1. Erişim / Surname

$$NA \equiv H$$

2. Όνομα / Name

ГКЕРГКІ

3. Improving Nationality

ΕΛΛΗΝΙΚΗ / HELLENIC

4. Φύλο / Sex:

F

10. Υψος / Height: 1.67

5. Ну, Глобальне

01 MAY 1973

6. Τόπος Γέννησης:

ΚΟΥΤΣΙΟΒΑ

Place of Birth:

KLUČOVÉ

7 Ημ. Έκδοσης / Iss. Date:

18 DEC 2024

8. Hu. Adfios

17 DEC 2034

9. Εξδ. Απορ.

17 DEC 2034
A F A / A A F A

For Authority

H P H / P S D D

[illegible]



Personal Current Account Statement

Your deposit is classed as an eligible deposit for the purposes of the Financial Services Compensation Scheme (FSCS)



One Southampton Row
London WC1B 5HA
T: 0345 08 08 500
metrobankonline.co.uk

MR G NAKSI
FLAT B, 1 LISTER GARDENS
EDMONTON
LONDON
N18 1JA

ACCOUNT SUMMARY

BIC:	MYMBGB2L	
IBAN:		9
Account No:		
Sort Code:		
Statement No:	62	
Current Statement Period: 01 OCT 2025 - 31 OCT 2025		
Opening Balance:		£87,413.58
Total Money In:		£0.00
Total Money Out:		£0.00
Closing Balance:		£87,413.58

OVERDRAFT INTEREST & CHARGES*

Arranged Overdraft Limit:	£0.00
Overdraft Rate of Interest**:	29.63% (per annum)
Arranged Overdraft Interest:	£0.00
Unarranged Overdraft Interest:	£0.00
Unarranged Overdraft Charges:	£0.00
Total Interest & Charges:	£0.00
Unarranged Overdraft Interest Waived:	(£0.00)
Total Interest & Charges Payable***:	£0.00

ACCOUNT NAME: MR G NAKSI

Your transactions

DATE	TRANSACTION	MONEY OUT	MONEY IN	BALANCE
	Balance brought forward			87,413.58
	Closing Balance			87,413.58

*Does not include charges for additional account services, please see the "Important Information Summary" for a full list.

**The rate of interest that applies to arranged and unarranged overdraft balances. The Overdraft Rate of Interest may vary from time to time giving you not less than two months written notice. Please refer to "Our Service Relationship with Personal Customers" for more information.

***Interest and charges will normally be deducted from your account on the 28th day of the following month. If the 28th is not a banking weekday, the deduction will occur on the next banking weekday. A 'Banking Weekday' is Monday to Friday, excluding bank or public holidays. The monthly cap on unarranged overdraft charges for your current account is £60. Further details can be found overleaf.

The UK Sanctions List

The UK sanctions list search enables users to find information relating to all designated persons under sanctions regimes implemented in the UK. Use of the search function does not remove an individual or entity's obligation to undertake appropriate due diligence in respect of designated persons. Reliance on, or use of, the information contained in the search results does not limit any criminal or civil liability for any act undertaken by an individual or entity.

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Sort by

Order

Unique Id

Ascending

[Download results](#)

Unique ID	OFSI Group ID	Name	Regime Name	Type	Designation source	Date Designated	Sanctions Imposed	Details
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