PROOF OF MEANS OF FINANCIAL SUPPORT

Ashkan Madihibidgoli STUDENT VISA APPLICANT

Ashkan Madihibidgoli

Ashkanmadihi1982@gmail.com

Unit C6-2-1, Rojan Complex, Rojan St., Ayandeh St.,

Ardestani Blvd, W Hakim Expy, 1497934981, Tehran Iran

The Canadian Embassy

Visa Section

Istanbul, Turkey

Attn.: Visa officer

Subject: APPLYING FOR STUDY PERMIT (Canada)

Dear Visa Officer,

My name is Ashkan Madihibidgoli and I have been admitted to the Master of Mechanical Engineering Program at Concordia University of Canada, starting this winter. In this regard, I am applying for a Study Permit and I would appreciate it if you could kindly approve my request.

In the present file, I have included documents related to my financial status, like my bank statement and tangible properties.

In case you had any questions, please do not hesitate to contact me and I promise to enlighten all ambiguities.

Thank you in advance for your time.

Ashkan Madihibidgoli, Study Permit Applicant

Table of Contents

1.	Expenses and Available Funds:	3
1.1.	Expenses:	3
1.2.	Available Funds:	3
2.	My Father's Documents:	4
2.1.	My Father's Birth Certificate (official translation):	4
2.2.	My Father's Birth Certificate (original):	5
2.3.	Notarized Letter of Financial Undertaking (official translation):	7
2.4.	Notarized Letter of Financial Undertaking (original):	9
2.5.	Certificate of Inauguration of Dior Noavaran Khodro (official translation):	10
2.6.	Certificate of Inauguration of Dior Noavaran Khodro (original):	12
2.7.	Job Offer from Dior Noavaran Khodro:	13
2.8.	My Father's Bank Statement:	14
3.	My Bank Statement:	15
4.	My Title Deeds:	18
5.1.	My Land in Mazandaran (official translation):	18
5.2.	My land in Mazandaran (original):	20
5.3.	My Home in Tehran (official translation):	21
5.4.	My home in Tehran (original):	23
5.5.	My Vehicle Deed (official translation):	25
5.6.	My Vehicle Deed (original):	27

1. Expenses and Available Funds:

1.1. Expenses:

Based on the estimation provided by Concordia University, the annual tuition fee and the cost of living of an international student for a year in Quebec is the following:

Row	Description	Cost
1	Annual Tuition fees for studying at BCIT	24,600 CAD
2	Cost of Living for a Single Year in Quebec	20,000 CAD
	Total	44,600 CAD

Therefore, I estimate that around 90,000 CAD is required to handle myself financially during my studies in Canada.

1.2. Available Funds:

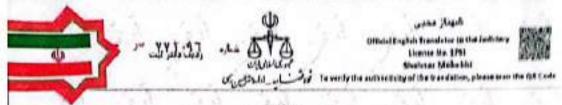
I believe I have saved enough money to cover my expenses during my studies in Canada. In this regard, I have about 43,000 USD in my personal account at Saderat Bank of Iran, which I intend to consider as my primary source of funds for both my tuition fee and living expenses.

In addition to that, my father has accepted to sponsor my studies by saving around 50,000 USD for me in his <u>business account</u> in return to helping him with an efficient design of hybrid/electric vehicles for his company. He has also expressed his interest to have me in his company upon my graduation in an official letter that you can find <u>here</u>.

Moreover, I own some properties in Iran, generating some rental income on a monthly basis, which could be used for covering some extra costs and contingencies (uploaded here).

2. My Father's Documents:

2.1. My Father's Birth Certificate (official translation):



Rubbers. Islamic Republic of Irea Ministry of Interior Personal Statuse Registration Organization

Birth certificate

	Name & Summe	REZA MADIRI BIDGOLI
	Birth Cenfflente Serial No.	N 409798
V 12	National ID No.	0491020104
Holder's Particulars	Birth Certificate No.	51)
	Place of Dirth & Dist.	Shahre rey
	Date of Dirth	10.02,1949
	Date of Issue	21.02.1949

6 Sat 186	Nave	Hirth Certificate No.	Place of Issuance & Dist.	Aren
Parents	All Molammed	721	National	Kushahk
	Harretorn	4513	Shabre rey	4

-	Nome & Surname	Homnstossadat Rastin
	Birth Certificate+ National ID No.	623
1 8 KL	Date of Birtis	25.08.1956
Spouse	Place of Issue & Dist.	Teluns
10000	Date of Marriage	24.05.1975
	Marriage Registration No.	3148
	Notary Public Office for Marriage	Tehran 24

107	Name	National ID No	Date of Birth	Place of Issuance	Area
San a Self-	Farhood	1240	02.05.1978	Tehran	1
Children	Ashkan	10499	19.11.1982	Tehran	2
3 2.3	Samon	10500	19.11.1982	Tehran	2

Name and Surrame of the Head of the Department for Registration of Chill Status: Name and Sumaine of Civil Status Registration Officer. Abbasi Date: 21.02.1949

Remarks; Nil. Dentht Nil.

Signed & Senled: Tehran Personal Status Registration Office

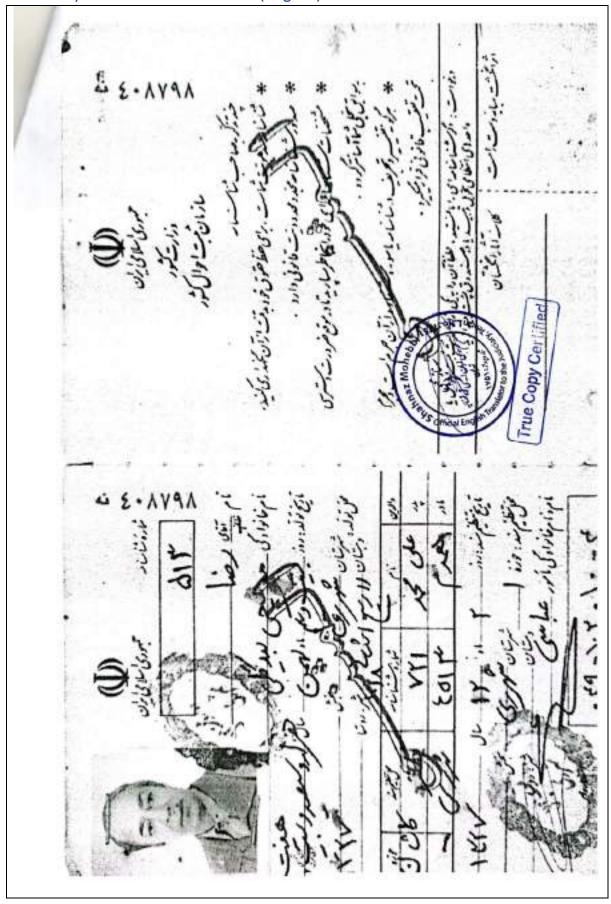
True translation from Persian is certified.

Tehran - 24/01/2024



آدر سرد ليطريد خيابان الإروال سين عارفيان و ميرزفور - يادى داد عا 1- ولميالة Number 425, between Exercise and Note space streets, sorrough Auerras, Gregorish Datrict event makehölishbas subbondingsudung Mehide (408)9126584216746 (419)8254461149

2.2. My Father's Birth Certificate (original):



1	Simpling	33.08.44	91	191	150 UEAR () 621	1.8. Gec			
1	יייייי	# 6	A in	17.	1.549	1.8-	100		1000
	17.55	2		; \(\sum_{\text{\tin}\text{\tetx{\text{\texi}\text{\text{\tetx{\text{\text{\text{\text{\text{\text{\text{\texi}\text{\text{\texi{\text{\texi}\text{\texi{\texi{\texi{\texi{\texi}\text{\texit}\text{\texitit{\texit{\texi{\texi\texi{\texi}\texit{\tet{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\ti	-				
	3	17		3	7	ئز	1000		
	Section in	2/5 <	7	3	00				
	130	3 38		1 14	4				
(11/2 ·	3	ر برد برد	1.5	X				100	
	かんだい	7/2 rt frex 82	iffic			1	7	Xi.	
	A. A.	The contract of	المارية	1	isti on	() () ()		Srtiffe .	7
	ジン () で () で	The same		÷ (:	2		101000	True Cory C	
دفات بخزق	1.2. 1.4.		- 3	1	-	Q.F			
		٤٠٨٧ نه.	نَدُ ٨٨	F	(•		

2.3. Notarized Letter of Financial Undertaking (official translation):



Official English Translator to the Judicia License No. 1751 Shahnaz Mohebbi



To varify the authenticity of the translation, please scan the QR Code

Authentication Code: 875036

Emblem The Judiciary

State Organization for Registration of Deeds and Real Estate Notary Public Office No. 1218 of Tehran

Address: Unit 1, No. 10, Parto Building, Hamila Ave, Pounak Crossroads, Pounak, Tehran Iran Tel: +9821 44927836

Non-Financial letter of Undertaking

Document ID: 140248754020305084

Having ascertained true identity of the undersigned, I, the notary certify that the whole matter took place before me. (Signed & Embossed by Notary Public Office No. 1218 of Tehran)

This deed is registered in the electronic record at Notary Public Office No. 1218 of Tehran under NO. 32597 on 07 Jan 2024.

The Undertaker:

National ID No.: 00491020104	Name: Reza	Surname: Madihi Bidgoli	Father's name: Ali Mohammad
Date of Birth: 10/02/1949	Birth Certificate No.: 513	8. C. Place of Issue: Shahre rey	Phone Number: -
Address: Until 7, No.6, Rozhan co Blvd., Karai, Ati., Tehran-Karai hi	omplex, Sarshad a		Zip Code: 14979:

The Undertakees

1 Full Name: Mr. Ashkan M	idihi Bidgoli		
National ID No.: 0063202670	Name: Ashkan	Surname: Madihi Bidgoli	Father's name: Reza
Date of Birth: 19/11/1982	Birth Certificate No.: 10499	B. C. Place of Issue: Tehran	Phone Number: -
Address: : Until 7, No.6, Rozhar Ardestani Blvd., Karaj, Ati , Teh			Zip Code: 1497934784

Conditions and legal texts:

Mr. Reza Madihi Bidgoli, after attending stated:

I, with the above particulars, hereby legally and canonically undertake to pay all the living expenses of my son, Mr. Ashkan Madihi Bidgoli, including medical, residential, housing, food, clothing, transportation, traveling, and other relevant expenses, in full and under any title, during her stay in Canada, to any authority and administrative place where she may reside. Meanwhile, this document was issued with full consent of the undertaker.

ادرس فيطريه طبابان كوروش حين كاراميال و ميرزايور جاتك ٢٧١ ط ١٩ و التد١٢

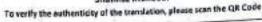
Appress: Unit 26, Root 1, Number 428, between Karamian and Mapagour streets, forcouth Avenue, Graytanch Division exact modes 58th translational gray and Mobile (1998)90265842507e1 (1998)2174461249



Scanned with CamScanner

Official English Translator to the Judiciary License No. 1751

Shahnaz Mohebbi



Legal Costs:

Reg Fee: IRR \$0,000 Payment method: Electronic Payment/RcPos, Stp No.: 54174101020240, transaction reference No.: 035214674015, Payment date: Jon 07, 2024, 12:10, Sun: IRR 160,000 Card No. 5022****0024 Official instrument electronic issuance cost: IPR 200,000 payment method: Electronic Payment/PcPos, Skp No.: 54174104020240, transaction reference number: 035814674015, Payment date: Ion 07, 2024, 12:30, Sum: IAR 160,000 Cord Number: 5022****0024 Typing fees for extra papers: IRR 1,200,000 Payment method: Electronic Payment/PcPas, Slip No.: 54174184020240, Transaction Reference No.: 035814674015, Payment date: Ion 07, 2024, 12-10, Sam: IRR 1,600,000 Card Number: 5022****0024 VAT: IRR 150,000 Payment method: Electronic Payment/PcPox, Stp No.: 34174104020240, Transaction Reference No.: 035814674015, Payment Date: Jan 07, 2024, 13:10, Sum: MR 1,600,000 Card Number: 5022****0024

Fingerprints of Mr. Reza Madihl Bidgoli and Mr. Ashkan Madihi B

(QR Code printed hereupon)

Notes

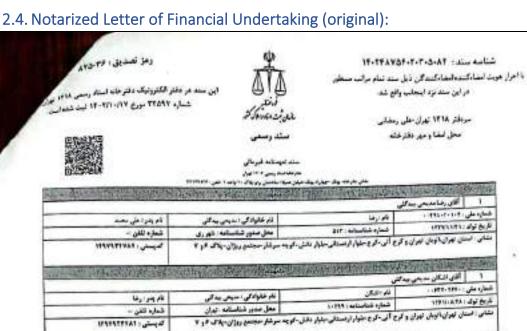
- * The deed ID and main information of this sheet can be certified through the site of State Registration Organization of Deeds and Real Estate, on want Stag is after electronically be signe by the Natary Public.
- Any Forgery of the official deeds shall be subject to Articles 532 and 533 of the Islamic Punishment Law.

True translation from Persian is certified.

Tehran, 24/01/2024



خاد معاهد سند رشنا مديجي بيدگاني – مزينه ترجمه و خدمات دفتري ٢٠٠٠٠٠٠ ريال بايت ترجمه تعهدنامه غيره



The second of th اينجاب آخاى رخا سيمى يندكي يس از حضور اللهاز فاشتك ابتجاب بادشاه سأت فوق يدينو سك منعد و نكنزم شرعى و قانوني موشوم كليه هزيته هاي ستنى يسود اشكل دديحى بندكلي اعواز هزبته دوملى فانت هسكن خوراك يوشاك وابال و تعلب سفر ويلبط زغت ويركشك و سايز هزبته هاي منوفيه نعام و کدال و نحت هر عنیان و اسم که باشد در مدت افاست ایشان در کشور گفتها به هر مرجع و محل اداری که در آن ساکن و مقبر باشد پرباخت نمایم شستا





ومار لينو أستان أفاك كنورية هاليد الأجمال للمواجئ

1/1 mbr



Department:



2.5. Certificate of Inauguration of Dior Noavaran Khodro (official translation):



Emblem of the Judiciary Official Gazette of the Islamic Republic of Iran

Inauguration Certificate

Page No.: 14 Gazette No.: 22970

Date of Issue: May 29, 2018 Letter No.: 139730400901139686 Letter Date: May 24, 2018

The private limited company, entitled Dior Noavaran Khodro is inaugurated on May 24, 2018 with the registration No.: 625736 and the National ID No.: 13963021478 with the following details:

Fields of Activity:

The following activities are legal and recognized for the above-named organization as long as the it earns all the necessary certificates from the respective authority and sign a legal contract with any real or moral third party.

- Creation, development, design, execution or participation in vehicle manufacturing/assembly
- Procurement and supplying spare parts, as well as providing after-sale services, repeir and maintenance of light, heavy, electric or hybrid vehicles
- Provision of all technical support for motorized and hybrid/electric vehicles
- Production or expansion of knowledge and technology in the field of motorized transportation
- Creation of Internet-based marketing infrastructure for online selling of vehicles
- Getting or granting representative status from/to third parties (real or moral persons)
- Participation in both national and international tenders in the field of motorized vehicles and their production/assembly

Duration of validity:

This company is authorized to exercise its activities as stated in the fields of activity section of this document, from the date of its inauguration with no end term for an unlimited duration of time.

Address of the Headquarter:

Unit S, Fourth Floor, Number 186, Ayat Allah Kashani Highway, North Golestan Street, Ferdows District, 1481875520Tehran Iran.

Total Capital:

Total capital of the company is equal to 1,000,000,000 rials. Mr. Reza Madihi Bidgoli with the nation NO.: 0491020104 owns 500,000,000 rials and Mr. Payam Askari with the national ID No.: 32403 owns the other 500,000,000 rials of the overall capital.

صدمات دهکری: 6000000 ن بایت ترجمه اساسلامه

List of Board Members:

النبان آوروش-روم کار اسیان و مورز اپوز-بدک 436 ط5-و اسکا Address Unit 16, funi 5, formber 426, tettoren replanten and Microsoft Steers, Europe America

erus (<u>rechabilist.) (erus ateniferral com Mobile</u> (-98/0126584115 Tel: (+98/217646128)

شهناز محبى

Official English Translator to the Judiciary Litense No. 1751. Shahnaz Mohebbi



To verify the authenticity of the translation, please scan the QR Code

Mr. Reza Madihi Bidgoli, with the national ID No.: 0491020104 as the Board Member and CEO for an unlimited duration of time. Mr. Abbas Ganji, with the national ID No.: 0062984322 as the board member for an unlimited amount of time.

Signatory Authority:

All official documents, including securities, cheques, contracts and all administrative papers are considered valid as long as they are signed by the CEO and sealed with the official seal of the company.

Based on the Statute, Aforinesh Magazine is selected for publication of the present Company's certificate of inauguration with the reference No.: 071103358187948.

Official Link of the certificate: https://www.rooznamehrasmi.ir/News/ShowNews.aspx?Code=17556080

Registration Department of Companies and Non-Commercial Institutions of Telean

True translation from Persian is certified.

Tehran - 15/02/2024



2.6. Certificate of Inauguration of Dior Noavaran Khodro (original):



2.7. Job Offer from Dior Noavaran Khodro:

No : 8/412/02 Attachment : _



Dior Noavaran Khodre Co.

Dear Visa Officer.

Dior Nowaran Khodro Co. is a knowledge-based private company working under the R&D Department of Iron Khodro Cor Monufacturing Factory in Iran. We have a vocation to develop an Iranian version of BEV (Battery Electric Vehicles) and PHEV cars (Plug-in Hybrid Electric Vehicles) incended for mass production.

The reason why this company is quite inclined towards investing on this particular technology is that energy-efficiency and environment-friendly aspect of electric cars far outweigh their relatively high initial cost and this could make an upper hand for us in national tenders and expand the boundaries of our business since both shortage of energy and pollution are quite big concerns for the government in a way that authorities are quite open to invest dearly on this technology.

That being said, however, the technology of electric cars in Iran is quite basic and we do not yet have the knowledge and infrastructure for deployment of such technology in our country. In order to solve this issue, Dior Noakaran Khodro Co. has agreed to sponsor Mr. Ashkon Modihi Bidgoli during his studies abroad so that he could bring the knowledge of BEVs and Hybrid electric cars to our country and to assist us in development of an assembly line for electric cars in Iran.

As for the qualifications of the above-mentioned, Ashkan is an accomplished expert with many years work experience repairing and maintaining different sorts of engines, including aircrafts. Moreover, his academic background in both Electrical and Machanical Engineering has made him a suitable candidate for studying this technology abroad.

Upon his return to Iran, he is expected to work as a project manager in our company and to supervise development of a local BEV assembly line and to engage in special training of our local fleet of engineers and technicians in charge of repair and maintenance of locally manufactured electric cars for at least a period of 10 years.

Head of Digr Nog Commander of Digr Nog Comm

Address : U. S. 4th ffo., No. 186, Ayat Allah Kashani High Way, North Golestan Ave, Ferdows Dist., Tehran Iran
Postal code : 1481875620 Tell : 38552947 ... 38559782 Ernell : Dior Nosverent/Nodro97@gmail.com

2.8. My Father's Bank Statement:



Financialstatus certificate TO WHOM IT MAY CONCERN Date: 2024/02/06 Ref: IB2PILGR7Y

Passport no:-

This is to certify that Ms/Mr/Co. REZA MADIHIBIDGOLI with national identity number 0491020104 and birth certificate number / registration number 513 is the holder of following account(s) with our branch No.0786

Address:

Account type	Account No.	Currency type	Opening date	Ownership PCT
Short Deposit Account	0107425364008	IRR	2013/05/29	100%

Credit believe as of sodiey IRR 20,595,199,287	Equivalent to (ISD 51,584.18 Enchange Rate (ISD 5952)7	Equivalent to: ECVE 43,991.96 Enchange Rose ELVE: 426313	Equivalent in: GBP 40,645.55 Exchange Rose: 490597	
Total preciops (MITIES) SRR 20,No.,183,449	Equivalent no 1000 51,531.64	Equivalent in: 5106 47,718.66	Equivalent as: GBP 40,797 ES	
Total everapidATHES) BBR 13.476/T0.411	Equinalizario (SSD 24,102,64	Equivalence EXPT 14,589.61	Equinolism in: GBP 27,000 81	

PLEASE NOTE:

Total debit Turnover: IRR 1,983,972,736	From 2023/01/03 to 2024/02/04
Total Credit Turnover: 1RR 2,005,325,475	From 2023/01/03 to 2024/02/04

This certificate has been issued on 2024/02/06, in accordance with the request of the customer, considering the current position of his/her/its account. It is just for information with no other value, conveys no engagement or responsibility on the part of this bank or its officers.

Account Law: 024610310069

Signature 1 (with sign No.):

Signature 2 (with sign No.):

Branch stamp

Note: this certificate is not valid without signature and stamp

To verify the authenticity of financial status certificate issued by our bank please go to https://embassy.bsi.ir and enter the REF.NO.

EMAM MOTAZAR BRANCH BRANCH CODE: 1900786 TEL: 009821-566503137

cht.

3. My Bank Statement:



BANK SADERAT IRAN

Financialstatus certificate TO WHOM IT MAY CONCERN Date: 2023/10/30 Ref: ID3ULMJA8Z

Paraport no.165747066

This is to certify that Ma/Mr./Co. MADIHIBIDGOLI ASHKAN with national identity number 0063202670 and birth certificate number / registration number 10499 is the holder of following account(s) with our branch No.0786

Address:

Account type	Account No.	Currency type	Opening date	Ownership PC7
Start Deposit Aporoni	0118553163004	IRR	2020/05/28	100%

Credit believes as of today: IND 162422993081	Symmetries in USO 43,533-46. Stellinge Asia CSD: 375410	Equivalent to:EUR 43,012.61 Exchange Rate:EUR - 391902	Aguinelen in 1289 35,542,62 Exchange flore: 459879
Total average(DATDE) TRR 16,400,873,249	Specialization CSD 43,688,14	Signivolene on ET/2R 41,218.62	Eparadios in GBF 25,608.22
Total warrage(SATHS) IRR 9,418,310,721	Spirioline to CSD 25(48.04	Equivalent to ES/R 23,690.99	Eparasism nr. CBP 20,482.61

PLEASE NOTE:

Total dibit Turnover: IRR 1,489,433,153	From 2023/07/28 to 2023/10/29
Total Credit Turnover: IRR 1,540,512,240	From 2023/07/28 to 2023/10/29

This certificate has been issued on 2023/10/30, in accordance with the request of the customer, considering the current position of his/her/its account. It is just for information with no other value, conveys no engagement or responsibility on the part of this bank or its officers.

Account Law: 015360410002

Signature 1 (with sign No.):

Signature 2 (with sign No.):

BANKE SADERATIRANS

EMAM MOTAZAR BRANCH
BRANCH CODE: 1900785
TEL: 000821 - 86506437

Branch stamp

Note: this certificate is not valid without signature and stamp

To verify the authenticity of financial status certificate issued by our bank please go to https://embassy.bsi.ir and enter the REF.NO.



REF NO: HYGEYTF3YM

From Owner Branch Code. Account Number:

National Code:

Birth Day: Report Time:

Norme:

2023/07/28 0786

0116553163004

Branch code Exporter: 0063202670 1982/11/19 12:46:58 pm Te: Branch Name: Account Type: 2023/10/29 Perke Tehnen Ville Dument Account.

Family

Branch Name Diporter:

Report date:

Currency: ID Number: Account Open Date:

10499 2020/05/28 2023/10/30

IRR.

Autoress:

To verify the nuthenticity of financial status outlificate issued by our bank. Please go to https://embassy.bal.ir and enter the REF,NO.

low	Date	Time	Decription	Brench Code	Account Number	Debit	Credit	Balance
7			Salance Strought Forward	0	0	0	D	16,291,800,000
2	2075/07/28	13:10:06	Transfering	5500	118553163004	a .	4,400,000	16295200,000
1	2013/07/29	00:17:11	Transfering	766	118553163004	0	90,000,000	18,386,220,000
4	2023/07/29	1151:15	Transfering	786	118553163004	95,000,000	D	16,091,230,000
5	2023/07/30	10:14:25	Transfering	786	118553163004	7,200,000	D	16284,000,000
6	2028/07/90	112221	ACH Transfer	1900	118553163004	0	4,920,000	16380,90,000
T	2023/07/31	06(16)10	Transfering	786	118553183004	900,090,2	0	6,282,960,000
-	2023/01/31	10.49.03	Transfering	706	110553163004	7,012,500	0	16,275,347,620
9	2023/07/31	120136	briemet Purchase	8888	110553763004	3,612,000	0	14,270,116,100
10	2023/00/02	08:27:25	Transfer from Card + commission	1683	118553163004	10,500,000	0	16,981,685,000
11	2023/08/02	1450:11	ACH Transfet	3905	118553163004	D	15,000,000	16276,65100
17	2023/08/03	112525	ACH Transfer	3900	118553163064	0	12,500,000	16,386,135,600
11	2023/00/05	11:06:01	ACH Transfer	3900	118553163004	D	4.551,000	16,200,666,100
74	2023/08/95	13:19:25	POS Purchase/Sill Paytment	8888	158553163004	1,387,000	a	16,292,393,500
15		_	SATNA Transfer	276	118553163004	0	161,000,000	15,453,295,501
11	2023/08/06	143239	POS Punchase/Bill Payonera	8888	118553163004	2,597,000	10	IL456,RIL500
17		-	Transfer from Card + commission	8888	118553163004	4,002,300	0	15,446,710,200
18.	-	-	Transfer to Card	8888	138553153004	Ü.	10,259,000	16,437,038,010
19	2023/08/99	12:62:10	Transfer to Card	8338	118553163004	0	7,200,000	16,464,275,200
20	and control of the co	internotories	Transfer to Card	3385	118553163004	0	51,000,000	19,315,279,209
21	2020/08/12	12.67:02	Traveler to Card	0388	118553164004	D .	519,500	19,815,798,700
77	2023/08/13	080521	SATNA Trensfer	276	118553163004	85,000,000	2	16,470,756,700
23	and representations and related to	m/erlandorfordulti	SATNA Transfer	3900	118553163004	0	84,700,000	16,115,160,700
24	2023/08/13	31:12:03	ACH Transfer	3900	118553163004	a.	15,000,000	16,520,663,500
8	2023/08/14	09/19/10	ACH Transfer	3900	118553163004	0	27,200,000	16,037,650,700
26	2023/08/14	13:14:25	ACH Transfer	3900	118553163004	360,000,000	0	16,187,656,750
27	2023/08/15	16:07:25	Transfer from Card + commission	8868	118553163004	20346,250	0	16/17/2012/400
28.	2023/08/17	13:01:00	Transfer from Card + commission	8888	118553163004	110,307,000	0	16,167,205,450
29	-	-	ACH Transfer	3900		10	2,700,000	16,189,605,650
30			ACH Transfer	3900	118553165004	0	60,590,000	16,030,465,450
31		-	Transfer to Card	8888	-	la .	232,544,780	16,463,340,000
32	-	-	ACH Transfer	3900	118553163004	15,200,000	0	16,407,843,230
33		-	ACH Transfer	3900	110553163004	69,010,000	0	16376300.210
34	division to the later		SATNA Transfer	4544	118553163004	8	93,300,000	16,412,150,250
25	-	-	Bill Payment-Mobile	786		4230,000	0	16,467,806,100
30	di hana kana dalah dan	gainmen.	Transfer from Card + commission	CONTRACTOR OF THE PARTY OF THE	118553163004	10.015.200	0	16,817,865,000
37	Section of the last of the las	Constitution	Transfer to Card	8005	110553163004	0	BAMBEBADERAT RAN	

EMAM MOTAZAR BRANCH BRANCH CODE 1000786 TEL: 008821 - 88 UN P

	Dies	Time	Decription	Branch Code	Account Number	Debit	Ontit	llalares:
VI.	Date	-	Control of the Contro	8888	The second secon	2,451,503	0	96403,003.00
	and the second		Usity Bills Payment	3900	118553163004	10450,000	0	16,402,793,317
	Control of the last of the las	-	ACH Transfer	3900	118553163004	0	8.920,000	1647585537
	The second second second		AOs framilie	3900	118553163004	8,500,000	0	16.401.073.107
	and the second	-	S ACH Transfer	-	118553163004	56,000,000	D	1647,073,507
-	A STATE OF THE PARTY OF THE PAR	-	7 Transfering	786	118553163004	11,000,000	0	16.296.073.527
-		-	5 Transfering	785		d	9.700.000	76,405,773,527
-		4.commr	E Transfering	786	118553163004	E .	11940,000	16415716507
			6 Transfering	786	118553163004	20,450,000	0	18,589,363,027
			2 Transfer from Card + commission		118553163004		D	1639426357
			2 POS Purchare/ISB Paytment	8888	118553163004	55,000,000	23,270,000	16,367,638,527
			7 PQS Punchase/Bill Paystrent	8331	118553163004	0		78,982,993,577
181	1023/09/11	13:15:1	a POS Purchase/Bill Payoners.	0834	118553163004	0	13,400,000	18,815,418,507
50	2023/09/2	10:15:1	8 POS Purchase/Sill Paysment	8888	118553163004	10	222,544,780	15,603,614,107
11	2023/09/27	10080	8 PGS Purchase/Bill Peytment	8888	138553163004	-	10	
12	2023/09/2	14015	G ACH Transfer	3900	118553183004	0	1,352,100	16,801,300,107
53	2023/09/9	0 03:30	ACH Transfer	3900	118553163004	0	9,700,000	15,815,000,467
_		-	26. ACH Transfer	9920	118553163004	40,000,000	0	16,573,006,407
_	A CONTRACTOR OF THE PARTY OF TH	- Brighton Compa	10 ACH Transfer	3900	118553163004	0	77,000,000	16,652,006,607
56	Acceptance	ALC: UNKNOWN	12 ADH Transfer	1100	118553763004	0	50,326,360	16,752,010,007
57			16 POS Purchase/Bill Paytment.	8888	118553162004	7,190,000	1	16,691,140,987
			17 POS Purchasa/Bill Payoners	8888	118553163004	215,252,000	0	16,479,690.987
			10 POS Purchasa/Bill Payment	8355	118553163004	15,600,000	0	16,664,290387
			23 POS Punchase/Bill Paysment	2355	119553163004	123,000,000	0	18,841,290,607
60	ALL DOWNSON		15 Transfer from Card	6666	110553163004		53.000,000	14,894,291,985
61	P. and Control of the	_	And the second s	6666	118553163004		3,670,000	16,691,862,667
67.			17 Transfer from Card	8888	118553163004		0	14,394,400,087
63	A CONTRACTOR OF THE PARTY	-	05 POS Purchass/Bill Paytment	796	11855316300	-	0	18,364,635,907
66	A LANCOUGH COMPANY		14 Transfering	3900	118553163004	-	25.000,000	16,406,335,967
65		_	26 ACH Transfer		11855316300		9,320,000	16416455.00
66	All control of the last	_	AT ACH Transfer	3900	The second second second		5.100,000	16424,715,907
67	-	_	36 ACH Transfer	3500	11855316300	and the same of the same of	0	96400,455,98
46	The state of the latest and the late	_	18 Internet Purchase	8888	11855316300		Ď	76,876,985,58
49			96 Transfer to Card	8888	11805316300		0	HARATRA
70	2023/10/	21 11:07	01 POS Purchase/Bill Payement	8888	11855316300	-		18,275,881,50
71	2023/10/	21 12:50	51 Transfering	786	11855516300		0	14,146,115,00
.72	JIG23/10/	21 13:00	AD Transfer	3900	11855816300	-	71,002,000	16.106.010.50
73	2023/10/	23 1024	31 PCS Pundrase/SIII Paytment	6888	11455316300	4 7,580,000	0	
74	2023/10/	23 1420	202 Transfer to Card	8888	11855316300	4 0	1,500,000	14,360,450,54
75	2023/10/	25, 180	1:05 Transfer to Card	8888	11855316300	4 0	1,450,000	16340465.55
76	2023/10/	20 110	125 Transfer to Card	8888	11855316300	4 3	11,500,000	14,113,345,50
77		a landar de la compansa de la compa	1:06 Trunsfer to Card	8888	11835316300	M D	3.000,000	16336-41533
72		Annual Street Street	448 PQ5 Purchase/Sill Paytment	1000	11855316300	м 0	1,354,500	14,867,766,08
71		-	204 Transfering	786	11855316300	10,000,000	0	16,347,790.00
			209 Transfering	706	11855316300	14 5,200,000	0	0,342,300,0
			221 Transfer to Card	8888	11855316300	1,595,000	0	16,340,995,0
	_		505 ACH Transfer	3900	11855316300	- particular residence	14,700,000	16,355,601,00
		-	And the Contract of the Contra	786	1145531630		0	16,369,519,0
-			4:12 Transfering	5888	1185531630		3,584,000	16,367,006,0
0			101 POS Purchase/Wil Paytment	796	1185531630		0	TEMESTED.
B	-	129 179	922 Transfering	_	-	0	0	16,400,973,2
1		_	Balance Avrg.(2 month)	0	0	0	0	5.618.302.71
8	7	1	Balance Avrg.(6 month)	0	0	0	10	689,217,12
	13		Salance Avrg.(12 month)	6.75	0	114	The second secon	Target Services



4. My Title Deeds:

5.1. My Land in Mazandaran (official translation):



Official Translation from Persian Text

[EMBLEM]

The Judiciary

Registration Organization for Deeds & Real Estates Mazandaran province registration Dept. Gen. for Deeds & Real Estates Chalus Registration Dept. for Deeds & Real Estates

Title Deed

S/N: J/93 768235 Date: Sept. 06, 2015

Property particulars:

Province:	Magandaran	County:	Chalus	Reg. Dist.:	1
N. Carlotte	Dist. 1 of		Fill and		
Region:	Kelarestaq of Chalus	Sub-lot No.:	126	Main lot No.:	46
Parceled out:		Plot No			
Area	12150 Sq. m	Block	***	Side:	200
Floor:	***	Reg. Date:	Sept. 03, 2015	Real Estate #:	277
Folio:	311	Reg. No:	40866	Property type:	Land
Usage:	***	Special status:	Freehold	Price:	Rls. 6,661,200/-
Ownership:	237/9 commor building site &	shares out of 121 standing property	50 shares of	Serial No:	J/93-768235 Main
Property Add:	Chalus	STOCKED BY		Postal Code	4661168383

Proprietor particulars:

Given Name:	Ashkan	Surname:	Madihibidgoli	Father's name	Reza
I.D. Number:	10499	National Code	0063202670	Issue place:	Tehran
Date of Birth:	Nov. 19, 1	982 Nationality	Iranian		
Proof of owne	ership: F	inal transfer No. 4896, ehran, Tehran provinc	dated July 20, 2015 by	virtue of Notary Publ	ic No. 1612 of

[Cadaster map image of property]

National geographical I.D. of Real Estates (JAM): 5341594057368390000000

Barcode: 26160100277311001

Remarks, Boundaries, separations, attachments and governmental duties of the property:

Site and visible parts of one land (special status: freehold), subsidiary plot number 126 out of main plot number 46, situated in district 1 of Chalus, Mazondaran Province, to the area of 12150 square meters.

Abstract of Boundaries:

By the north: in five parts that the second and third is eastern, first is foundation to length of 35.60 to stream, second is foundation to length of 3 m to sub plate No. 51, third is foundation to length of 5 m to sub plate No. 35, fifth is wall to length of 26 m to sub plate No. 55, By the east: in nine parts; first is foundation to length of 18.2 to sub plate No. 55, second is

and the state of the same of t

BUT unique alla TRESPONDE di pre person del que color del Adiente Dana M. No UN destro Personale de Moderna de Maria del Proposito del Proposi عارة 1133YF

ردیف دفتر ثبت مدین دوروی برد



pay Diffree Official English Translate File Re-Authorisy (Chicara No. 1158 CANTRO COLUMN COLU

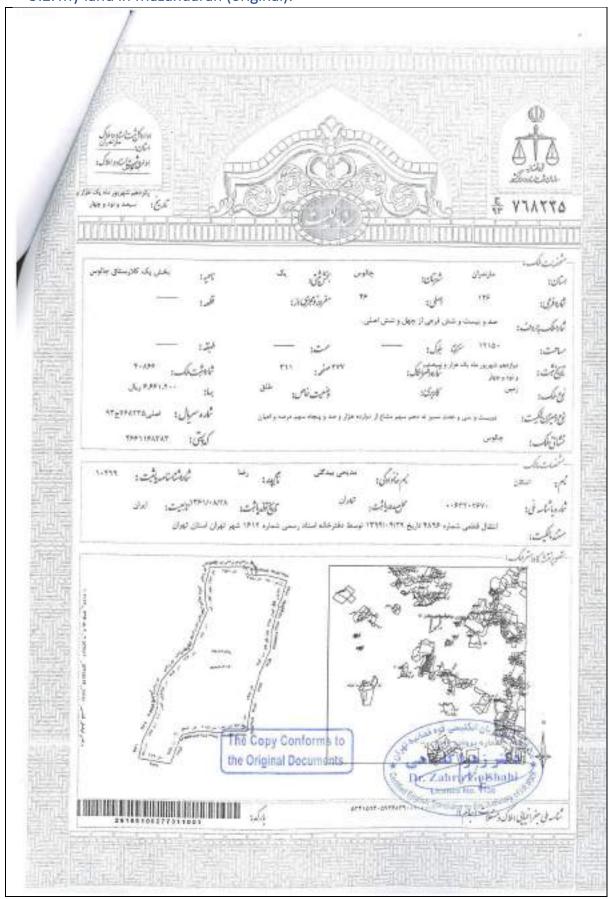
oundation to length of 5.70 m to sub plate No. 55, third is foundation to length of 3.4 m to sub plate No. 55, 4th is foundation to length of 22.5 m to sub plate No. 55, fifth is foundation to length of 6.5 m to sub plate No. 55, sixth is foundation to length of 8.70 m to sub plate No. 55, seventh is foundation to length of 23.60 m to sub plate No. 55, eighth is foundation to length of 39.5 m to sub plate No. 55, ninth is foundation to length of 15 m to sub plate No. 55, By the south: in seven parts; its sixth part is eastern, first is foundation to length of 14.2 m to sub plate No. 55, second is foundation to length of 10.8 m to sub plate No. 55, third is foundation to length of 20.50 m to sub plate No. 55, fourth is foundation to length of 13.6 m to sub plate No. 55, fifth is foundation to length of 2 m to sub plate No. 55, sixth is foundation to length of 27.5 m to sub plate No. 55, seventh is foundation to length of 29.2 m to sub plate No. 65. By the West: in eleven parts; first is foundation to length of 17.1 m to sub plate No. 65, second is foundation to length of 24.5 m to sub plate No. 65, third is foundation to length of 10 m to sub plate No. 65, fourth is foundation to length of 11.6 m to stream, sub plate No. 53, fifth is foundation to length of 13.5 m to stream, sub plate No. 53, sixth is foundation to length of 26.3 m to stream, sub plate No. 53, seventh is foundation to length of 13.2 m to stream, sub plate No. 53, eighth is foundation to length of 38 m to stream, sub plate No. 53, ninth is foundation to length of 9 m to stream, sub plate No. 53, tenth is foundation to length of 14.4 m to stream, sub plate No. 53, eleventh is foundation to length of 165,7 m to stream, sub plate No. 53. Remarks: This title deed which is from original type with S/N: 1/93-768235 issued instead. Notary series: Dist. 1 of Kelarestag of Chalus

[HOLOGRAM] affixed by The Judiciary Registration Organization for Deeds & Real Estates

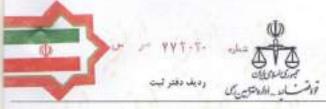
This title deed belongs to Ashkan Madihibidgoli



5.2. My land in Mazandaran (original):



5.3. My Home in Tehran (official translation):



شهذاز محبى

Official English Translator to the Judiciary License No. 1751 Shahnaz Mohebbi



To verify the authenticity of the translation, please scan the QR Code

Official translation from Persian

General Department for Hagistration of Deeds & Landed Property of Teleson Province Biarons for Registration of Deeds & Landed Property of Chothals Dani: July 31, 2017 National Emilion of Intente Republic of Iran the Judiciary A.95 991741. Electronic Book No.: 139426301026019149

Title Deed

Particulars of the Property:

Province: Tehran	Country: Tehran	Registration District: El	even	Area: Nose.
Auxiliary Lot No.: 5369	Main Lot No.: 3104	Subdivided and partition	od from:268	Forcel: 2
Property No.: Auntiliary let No. 536 main lot Aforementioned, separate		4, subdivided and partitions	from auxilia	y lot No. 268, out of the
Surface Area: \$1.9.5q. m.	Block:-	Direction: Northwestern	Floor: 2*1	Teor
Date of Registration: July 23,2017	Real Estate Registry No.: +	Page: -	Property Reg. No.: -	
Type of Property: Apartment	Property Use:+	Special Status: Freehold	France	S research and T
Type & Amount of Ownership: The	entirety of the building site :	and standing property	Serial No.	: A/95.991741 Maio
Address of the Property: No. 38.26 Street, Kazaroos St., Mirdamad St.				

Particulars of the Proprietor:

Name: Mr. ASHKAN	Samare: MADERI BIDGOLI	Fither's Name: REZA	Birth Certificate No.: 10499
National ID, No.: 0063202670	Date of Birth: NOV. 19' 1982	Place of Issue: Tebran	Nationality IRAN

Property's Cadwird Mag-

Ocographic National ID: Of the Real Estate: 53930429518112900000003

Reverse Side:

Senal No.: A.95 991741 Main

Exclusive from No.: A (125) A (88-11) T

Remarks and Specifications and Property's Easement Rights: The building site and standing property of an apartment (Special status: Prechold), auxiliary No. 5369, out of the main lot No. 3104, separated lot No. 2, subdivided and partitioned from auxiliary lot No.268, out of the main lot aforementioned. Dis. 11, Property Registration of Gholhak, Tahran Province, measuring 81.9 sq. m. located on the northwestern side of the second floor, together with a parking, separated Lot No. 2, measuring 10.8 sq. m., in proportionate share to the building site and other jointly owned parts and common portions, as per the Apartment Ownership Act and its Executive Bylaw.

The Boundaries of the Apartment: Northward, 8.60 m. long, a wall and window, to the space of the 12-meter-width revised street. Entward, first, 3.45 m. long a party wall, with the adjacent apartment of this floor. Second which is southern, 1 m. long, third, 3 m. long South, which is northern, 1 m. long, a wall and window, to the space of the skylight, fifth, 3 m. long, with the adjacent apartment of this floor. Southward, first, 2.60 m. long, third, 2.60 m. long, which is eastern, 1.25 m. long, a wall and door, to the jointly-owned tollway, 11-46-2, 30 m. long, a party wall, 2.90 m. long, with the adjacent apartment of this floor, fourth, which is western, 1.25 m. long, 3,10 m. long, a wall and window, to the space of the skylight. Westward, 9.990 m. long, to the auxiliary

عاد صاحب سند التخان ديمي پيدالي- هزينه ترجمه و طبعان بطتري ٢٠٠٠٠٠ ريال باياز ترجمه اساد عامي

ارس قبلریه خیتیان فوروش دین کارامیان و بیرز پور چاک ۲۳۰۰ها کارواند. Address: Unit 26, floor 9, Number 428, between tatumbe and Missapour Breets, Cersush Avenue, Greytinish Durint errain <u>mulepidish translatan (Juma Holla</u>n Mobile : (168)9026884210 74) (199)217448(20) J- YYT-71



شيتاز محبى

Official English Translator to the Sufficiary Ucerne No. 1751



رديف دفتر ثبت

Shahnar Mohebbi

To verify the authoriticity of the translation, please scan the OR Code

plaque No. 269. The ceiling of the parking. The owners of the floors have the right to go to the roof to itstall and repair radio and television antennes and air conditioners.

The Boundaries of the parking lot No. 2: Northward, Eastward, Southward, westward.

Considerations: This Title Dood, Type Main, No. 991741, A series, year 2016, is insued.

Signed & Embassed seed Affined: Per pro Director of the Bureau for Registration of Doods & Landed Property of Gholhak -

Tehran Prayings

This title deed is a registered ownership and in accordance with real estate registration & based on Art. 22 of House Ownership Act, is issued in one page.

Holograw affixed

Signed and Sealed.

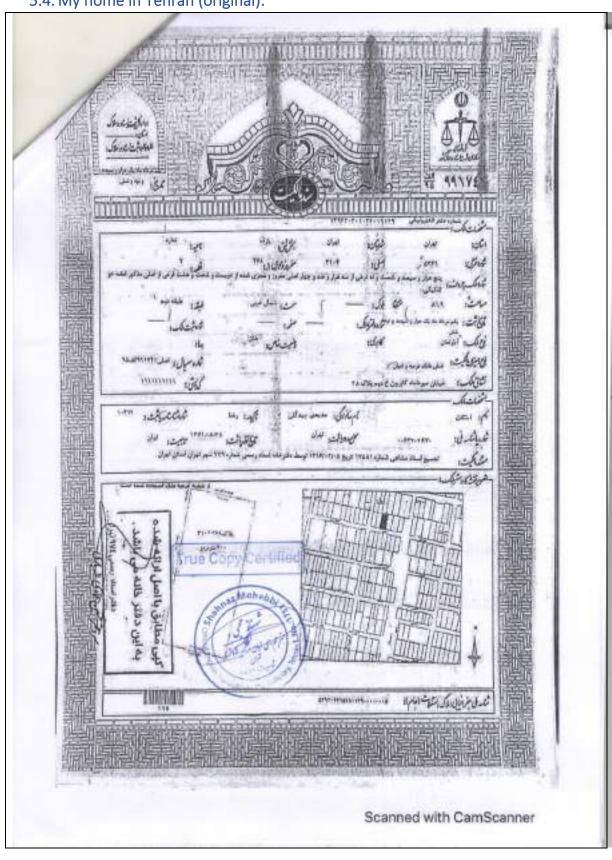
Transfers and Restrictions: Blank

True translation from Persian is certified,

Tehran - 17/09/2023



5.4. My home in Tehran (original):





5.5. My Vehicle Deed (official translation):





Official Translation Disciplinary Force of the Islamic Republic of Iran Vehicles Control Department

VEHICLE OWNERSHIP CARD

No. 10100251077243

NO. 1	0100251077243
Serial Number	106/3175630
Date of Issue	Jan. 17, 2017
License Plate Issuing Authority Code	101002
Vehic	le Specifications
Туре	Passenger car - Hatchback
System	Peugeot
Model	206TU5/2017
Color	Oiled-White
Capacity	5 passengers
Cylinders	4
Fuel	Gasoline
Axel	2
Wheels	4
Engine Number	163B0297191
Chassis Number	NAAP13FE3HJ106053
Vehicle Identification Number (VIN)	IRFC96R21SN106053
	Car Owner
Full Particulars	Ashkan Madihibidgoli
Father's Name	Reza
Date of Birth	Nov. 19, 1982
ID. Card No. & Place of Issue	10499- Tehran
National Code	0063202670
Zip Code	1497934784
License Plate No.	78 T 151 66
Address	Unit 7, No. 6, Rozhan complex, Sarshad alley, Danesh Blvd., Ardestani Blvd., Karaj, Ati, Tehran - Karaj highway, Tehran
Owner	Ashkan Madihibidgoli

halogrammed Signed & Scaled: In Charge of Documents Perificaty Signed & Scaled: License Plate Issuing Authority

عارة ١٤٤٤٢





Overlent.

Dear owner, please attentively study and observe the following remarks:

 All drivers are obliged to strictly observe muffic regulations in order to respect the rights of others and reduce damages resulting from infringement of such regulations.

Hereinafter all infringements and driving records will be registered in the name of the owner of the number plate; therefore, the vehicle owner will be responsible for allowing others to drive his/her vehicle.

2) It is mandatory to care for and protect the number plate; therefore:

Always keep the number plate clean and legible, and take care that it has been fitted properly in place.

B) The vehicle owner is required to forthwith report lost or damaged vehicle license or number plate to a nearest Police Station, and personally apply to the transference or traffic departments within 48 hours for obtaining a duplicate vehicle license or number plates.

3) Upon selling or transferring the vehicle, both parties have to apply to the transference centers, taking the transacted vehicle and holding personal identity documents, including, original national ID card, birth certificate, compulsory military service completion card or permanent exemption card, as well as the identity documents of the vehicle, including vehicle title deed and license, MOT test pass certificate, government debts and duties payment certificates.
Notes:

A) In order to expedite and facilitate the transference, you are strictly recommended to plan such transference to be conducted in the city of the new owner's abode.

B) Regarding that the number plate has been registered in your name, in case of sale or transference of the vehicle, your number plates have to be removed from the vehicle at the transference centers under the police supervision and allocated to the new owner and fitted on the vehicle in presence of the police.

4) Regarding that the vehicle license and any other service are provided only to the address of the owner's permanent abode, based on the article 6 of traffic regulations, in case of changing his/her address of permanent abode, the owner is obliged to write his/her new address on address change form provided to him/her together with the vehicle license up to 10 days and send the same to the authority set out in the farm within 48 hours.



5.6. My Vehicle Deed (original):

			- 8
FOI-WARE : "	بسته تعالى دخمہ و میسر سازہ ارادد	Alexander Comment	
154911-14 :P		200	
	هنمایی و رانندگی	بایس را	
احد شعاره گذاری:	3.5 ag * aa	1.	Charles Special
/ shale dated	ب وسليفليه	سد مانح	
	4 47	قليه:	متخصات وسيله ز
رنگ: خيد-روشي	پې: ۲۰۶۲۱۵۶ سال: ۱۳۹۶		ين سواري عايج بان
f :pyalwi	لوم سوخت: الغزين العداد محورا ٢ —	تعاوميلدر: ۴	فرَلْت: جمعًا له للمر
	ثماره تاسی: AAPI3FE3HJ106053 IRFC 9 6 R 2 I		شماره موتور: شنامه ومیله قالیه (TIN)
		or he horizon like park	مشقصات عالک:
	تام پدر : رضا	ادگی، اشکان مدیحی بید گئی	
i	700-1000		25 VIII.
74 /4 /4 /4 /4 /4 /4 /4 /4 /4 /4 /4 /4 /4	محل صدور ۽ تهران	PA/-A/179	تاريخ تولد:
É	شماره ملی : ۲۶۲۰۲۶۳۰۰	1-499:44	شماره شناسا
a YA 6 101	99 1111111111111111		
· v.6	A = 0 = 7 = 0 = 1	1FAYAFFYA	
1170-000	ر اردستانی بلوار دانش- ک سرشاد مجتمع	ال- ادويان تهران درج ايي درج بنوار	ا درس : بهر
		-1176: Sud	توفيحات: كد نـ
	[,9,.	ن وسیله [اشکان مدیحی بید گلی	الكارة
	SERVED STORE OF THE PRO-	Tell's	1
	رلیس واحد شماره گذاری: سرهنگ س	1710/1-/FA (PRESE)	ستول بررسي عذاري
	حد شعاره گذاری تکمیل گرده): . ا	ن السعت المقط عو هنگام كال و الطال و عو يسحل و ا	
- 2x-x 7	Singles in		نام و نام خانوادگی نام شرکت یا سازمان
2.4	بحل مدور		تاريخ ثولد
	The Copy	Conforms to	للزيخ لأسيس
- Pu	the Origin شماره علم	al Documents.	تعاردشاسانه شعساره لیت
2,00	شمارهالتنت	History when the control of the cont	نتاني محل سكونث
	اللغن لباب المعارة للغو	10 ALMETTAL TA	ئىلىنىدىل قىلايىتىڭ كەپىتى:
,	ور واخت عوارض خهر داری : شنار ، شتر :	Dr. Zahru Gilshahi	2/
	الميخ	of the same is The Land State of the land	پوءَ احَتْ مَالِيَاتْ فَأَوَّ ابِيَ
	بالكك	100	
فويدار	محل استاء والرائشت	محل اعضاء والرائكتين فروشنده:	

Jist same

مالک معترم لطفاً تذکرات ذیل را به دقت مطالعه و عفاه آن را رعایت فرمائید:

 ا رعایت دقیق عقررات راهنمایی و رانندگی وظیفه همه رانندگان معترم است تا ضمن احترام به حقیق دیگران از خسارات ناشی از عدم رعایت مقررات کاسته شود.

از این پس در سیستم جدید پلاک کلیه تخلفات و سوایق رانندگی به نام دارنده پلاک ثبت می گردد ، لذا مسئولیت قراردادن خودرو در اختیار دیگران پر عهده مالک آن می باشد.

آ- مراقبت و نگهداری از بلاک الزامی است الها:

الف – عنواره تسبت به تعیز و خواتا نگهداشتن پلاک و همچنین تعب صحیح آن در عجل مجاز دقت تعایند.

ب - هرگاه کارت شناسایی ، سند مالکیت یا پلاک وسیله نقلیه مفلود یا ضایع کردد مالک وسیله نقلیه موظف است بلاقاسله نزدیکترین واحد انتظامی را مطلع ساخته و حداکثر نارف ۴۸ ساعت شخصاً جهت اخذ المثنی کارت ، سند مالکیت یا پلاک وسیله نقلیه به مراکز نقل و انتقال یا واحدهای راهنمایی و رانندگی مراجعه نماید

۳- در صورت تصمیم به فروش یا والداری وسیله نقلیه به غیر ، لازم است با همواه داشتن مدارک دوبتی طرفین شامل اصل کارت علی - شناسنامه - کارت پایان خدمت یا معافیت دائی همچنین مدارک دوبتی وسیله تقلیه شامل سند مالکیت وسیله نقلیه - کارت شناسایی وسیله نقلیه و گواهی پرداخت دیون و عیارش دولتی - طرفین با وسیله نقلیه عورد معامله به مرکز نقل و انتقال مراجعه نمایند.

2000

الف - جهت سرعت و سپولت بیشتر در انجام نقل و انتقال اکیداً توصیه میگردد بنحوی برنامه ریزی شود که نقل و انتقال در شهرستان محل سکولت عالک جدید انجام شود .

 ب - با توجه به اینکه شماره پلاک به نام شما ثبت شده است در صورت فروش یا واگذاری وسیله نقلیه بایستی پلاک های شما در مراکز نقل و انتقال و با نظارت پلیس از روی وسیله نقلیه فک و به مالک جدید پلاک دیگری تخصیص پاید که در حضور پلیس بر روی وسیله نقلیه نصب خواهد شد.

۵- با لوجه به اینکه کارت شناسایی وسیله نظایه و عراکونه خدمات دیگر صرفاً به نشانی محل سکونت مالک ارسال میگردد ، برابر ماده ۳ آیین نامه راهنمایی و رانندگی مالک موظف است در صورتیکه محل سالولت خود را تغییر می دهد حداکثر ظرف ۱۰ روز با مراجعه به یکی از مواکز تمویض پلاک / دفائر خدمات خودرویی و یا دفاتر پایس ۱۰۰ نسبت به اصلاح آدریی مجل سکونت خود افدام نماید .

> The Copy Conforms to the Original Documents

