



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: | Mazandaran | County: | Chalus | Reg. Dist.: | 1 |
| Region: | Dist. 1 of Kelarestaq of Chalus | Sub-lot No.: | 126 | Main lot No.: | 46 |
| Parceled out: | --- | Plot No: | --- | | |
| Area: | 12150 Sq. m | Block: | --- | Side: | --- |
| 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 common shares out of 12150 shares of building site & standing property | | | Serial No: | J/93-768235 Main |
| Property Add: | Chalus | | | 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, 1982 | Nationality | Iranian | | |
| Proof of ownership: | Final transfer No. 4896, dated July 20, 2015 by virtue of Notary Public No. 1612 of Tehran, Tehran province | | | | |

[Cadaster map image of property]

National geographical I.D. of Real Estates (JAM): 53415940573683900000000

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, Mazandaran 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. 55, fourth is foundation to length of 6.5 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



نام صاحب سند: اشکان مدی‌هیدگولی - هزینه ترجمه و خدمات: 296000 ریال بابت ترجمه سند مالکیت تک برگ - تعداد سطر توضیحات: 0 و تعداد نقل و انتقال: رهن و غیره: 0

شماره ۷۷۴۴۱۲



ردیف دفتر ثبت
هزینه تمپر: 600000 ریال



جمهوری اسلامی ایران

قوه قضائیه - اداره مترجمین رسمی

زهرا گلشاهی

Official English Translator to the Judiciary

License No. 1136

ZAHRA GOLSHAHI

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



foundation 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: J/93-768235 issued instead.

Notary series: Dist. 1 of Kelarestaq of Chalus

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

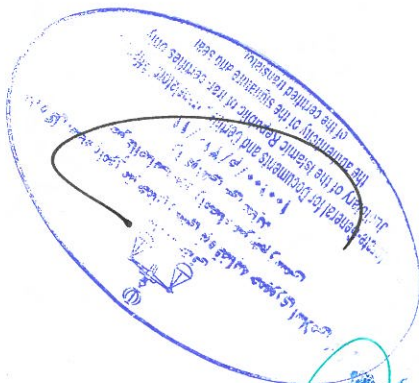
This title deed belongs to Ashkan Madihibidgoli

True translation certified. May 11, 2022 H.H/131532

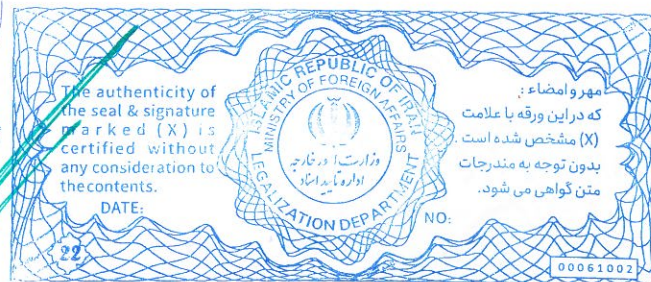


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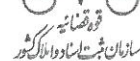


تأشیر
TASSAN-SHEIKH MOHAMMAD
LEGALIZATION OFFICE



نام صاحب سند: اشکان مدیحی بیدگلی - هزینه ترجمه و خدمات دفتری: 255000 ریال بابت ترجمه سند مالکیت تک برگی - تعداد سطر توضیحات: 0 و تعداد نقل و انتقال: رهن و غیره: 0

آدرس: تهران - میرداماد - مجتمع تجاری اداری رز میرداماد طبقه 8 واحد 807
Address: Unit A 6/1, No 171, Soheil Tabrizian St., Mirdamad, Tehran
Email: Zgolshahi@yahoo.com Mobile: (+98) 9120407896 Tel: (+98) 21 09123041747



اداره کل ثبت اسناد و املاک
استان: مازندران

اداره ثبت اسناد و املاک:
جانب اول

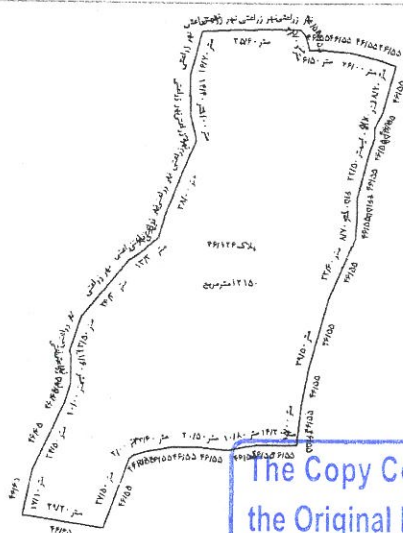
پانزدهم شهریور ماه یک هزار و
سیصد و نود و چهار

७३ ४७८२५

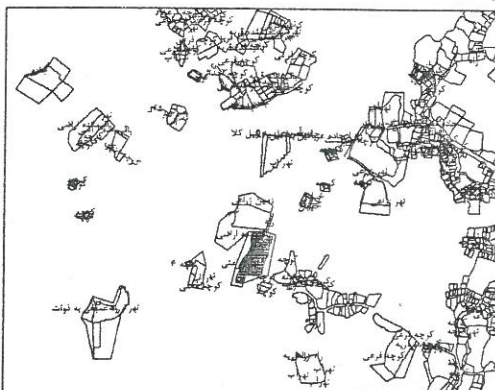
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|---------------------|--|---------------------|-------|------------------|-------|--------|--|
| شخصیات ملک: | مازندران | شهرستان: | چالوس | بخش ثبتی: | یک | ناحیه: | بخش یک کلارستاق چالوس |
| استان: | | | | | | | |
| شماره فرعی: | ۱۲۶ | اصلی: | ۴۶ | مغزور و مجری از: | | قطعه: | _____ |
| شماره ملک به حرف: | صد و بیست و شش فرعی از چهل و شش اصلی . | | | | | | |
| مساحت: | ۱۲۱۵۰ | سریع بلوک: | _____ | سمت: | _____ | طبقه: | _____ |
| ملک ثبت: | دوازدهم شهریور ماه یک هزار و پینصد و ... و نود و چهار | | | | | | |
| نوع ملک: | زمین | کاربری: | | وضعیت خاص: | طلق | بها: | شماره ثبت ملک: ۴۰۸۶۶ ۶,۶۶۱,۲۰۰ ریال |
| نوع و میزان مالکیت: | دویست و سی و هفت ممیز نه دهم سهم مشاع از دوازده هزار و صد و پنجاه سهم عرصه و اعیان | | | | | | |
| شماره از ملک: | چالوس | کد پستی: ۴۶۶۱۱۶۸۳۸۳ | | | | | |

شماره ۱۳۶۱۰۸/۲۸
تاریخ ۱۳۶۱/۰۸/۲۸
محل صدور یا ثبت: تهران
نام خانوادگی: مدیحی بیدگلی
نام پدر: رضا
شماره شناسنامه یا ثبت: ۱۰۴۹۹
استکان: مشخصات مالک
نام: شماره یا شناسه ملی: ۰۰۶۳۲۰۲۶۷۰
مستند مالکیت: انتقال قطعی شماره ۴۸۹۶ تاریخ ۱۳۹۴/۰۴/۲۹ توسط دفترخانه اسناد رسمی شماره ۱۶۱۲ شهر تهران استان تهران

انصورتی کا دوا شریک :



The Copy Conforms to
the Original Documents



مارکد:

۵۴۴۱۵۹۴۰۵۷۳۶۸۳۹۰.....