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 files 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 Bank Statement:	4
3.	University Fee Initial Payment Receipt:	7
4.	My Title Deeds:	8
4.1.	My Land in Mazandaran (official translation):	8
4.2.	My land in Mazandaran (original):	10
4.3.	My Home in Tehran (official translation):	12
4.4.	My home in Tehran (original):	14
4.5.	My Vehicle Deed (official translation):	16
4.6.	My Vehicle Deed (original):	18

1. Expenses and Available Funds:

1.1. Expenses:

Based on the estimation provided by Concordia University and the official website of IRCC, the annual tuition fees 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		13,134 CAD
3	Miscellaneous expenses	5,000 CAD
	Total	42.734 CAD

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 saved about 43,000 USD in my personal account at <u>Saderat Bank of Iran</u>, which I intend to consider as my primary source of funds for both my tuition fees and living expenses.

Adding to that, I have already paid the application fee (100 CAD) the receipt of which is attached here. Moreover, I own some properties in Iran, generating some rental income on a monthly basis, which could be used for covering extra costs and contingencies (uploaded here).

2. My Bank Statement:



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

Passport no:v65747066

This is to certify that Ms./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 PCT
Short Deposit Account	0118553163004	IRR	2020/05/28	100%

Credit balance as of today IBIR 16,342,899,987	Equivalent to: USD 43,533.46 Exchange Rate CSD: 375410	Equivalent to: EUR 41,072.67 Exchange Rase EUR: 397902	Equivalent to: GBP 35,542.02 Exchange Rate: 459819
Total average(3MTHS): IRR 16,400,973,249	Equivalent to: USD 45,688.16	Equivalent sp:EUR 41,218.62	Equivalent to: GBP 35,668.32
Total overage(6MTHS): 18R 9,418,302,721	Equinations to: USD: 25,088.64	Equivalent to EUR 23,669.90	Equivalent to: OBP 20,482.63

PLEASE NOTE:

Total debit 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 SADERAT IRAN: EMAM MOTAZAR BRANCH BRANCH CODE: 1900786 TEL: 009821 - 66506437

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: HYQEYTF3YM

From Date: Branch Code: Account Number: 2023/07/28 0786 0118553163004

To: Branch Name: Account Type:

2023/10/29 Parke Tehran Villa Current Account

Name:

Address:

Branch code Exporter:

Family: Currency:

Branch Name Exporter :

IRR. 10499

National Code: Birth Day: Report Time:

0063202670 1982/11/19 12:44:58 pm

ID Number: Account Open Date: Report date:

2020/05/28 2023/10/30

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

tow	Date	Time	Decription	Branch Code	Account Number	Debit	Credit	Balance
1			Balance Brought Forward	0	0	0	0	16,291,820,000
2	2023/07/28	13:10:08	Transfering	8888	118553163004	0	4,400,000	16.296,220,000
3	2023/07/29	09:17:11	Transfering	785	118553163004	0	90,000,000	16,386,220,000
4	2023/07/29	11:51:15	Transfering	786	118553163004	95,000,000	0	16,291,220,000
5	2023/07/30	10:14:25	Transfering	786	118553163004	7,200,000	Ü	15,284,020,000
6	2023/07/30	112221	ACH Transfer	3900	118553163004	0	4,920,000	16,286,940,000
7	2023/07/31	08:16:10	Transfering	786	118553163004	5,980,000	0	16,282,960,000
8	2023/07/31	10:49:03	Transfering	786	118553163004	7,012,500	0	16,275,947,500
9	2023/07/31	12:01:36	Internet Purchase	5888	118553163004	3,812,000	0	16,272,135,500
10	2023/08/02	08:27:25	Transfer from Card + commission	8888	118553163004	10,500,000	0	16,261,635,500
11	2023/08/02	14:50:11	ACH Transfer	3900	118553163004	0	15,000,000	16,276,635,500
12	2023/08/03	13:25:25	ACH Transfer	3900	118553163004	0	12,500,000	16,289,135,500
13	2023/08/05	11:06:01	ACH Transfer	3900	118553163004	0	4,551,000	16,293,886,500
14	2023/08/05	13:19:25	POS Purchase/Bill Paytment	8888	118553163004	1,387,000	0	16,292,299,500
15	2023/08/06	10:15:29	SATNA Transfer	276	118553163004	0	151,000,000	16,453,299,500
16	2023/08/06	14:12:39	POS Purchase/Bill Paytment	8888	118553163004	2,537,000	0	16,450,762,500
17	2023/08/08	07:51:10	Transfer from Card + commission	8888	118553163004	4,002,300	0	16,446,760,200
18	2023/08/08	12:35:14	Transfer to Card	8888	118553163004	0	10,259,000	16,457,019,200
19	2023/08/09	12:02:10	Transfer to Card	8888	118553163004	0	7,200,000	16,464,219,200
20	2023/08/09	13:10:01	Transfer to Card	8888	118553163004	0	51,000,000	16,515,219,200
21	2023/08/12	12:07:02	Transfer to Card	8888	118553163004	0	539,500	16,515,758,700
22	2023/08/13	08:05:21	SATNA Transfer	276	118553163004	85,000,000	0	16,430,758,700
23	2023/08/13	10:15:11	SATNA Transfer	3900	118553163004	0	84,700,000	16,515,458,700
24.	2023/08/13	11:12:03	ACH Transfer	3900	118553163004	0	15,000,000	16,530,456,700
25	2023/08/14	09:10:10	ACH Transfer	3900	118553163004	0	27,200,000	16,357,656,700
26	2023/08/14	13:14:25	ACH Transfer	3900	118553163004	360,000,000	0	16,197,658,700
27	2023/08/15	16:07:25	Transfer from Card + commission	8888	118553163004	20,146,250	0	16,177,512,450
28	2023/08/17	13:01:00	Transfer from Card + commission	8888	118553163004	10.307,000	0	16,167,205,450
29	2023/08/19	12:02:01	ACH Transfer	3900	118553163004	0	2,700,000	16,169,905,450
30	2023/08/20	07:58:32	ACH Transfer	3900	118553163004	0	60,590,000	16,230,495,450
31	2023/08/20	09:10:25	Transfer to Card	5888	118553163004	0	232,544,780	16,463,040,230
32	2023/08/23	17:20:29	ACH Transfer	3900	118553163004	15,200,000	0	16,447,640,230
33	2023/08/24	09:11:17	ACH Transfer	3900	118553163004	69,010,000	0	16,378,830,230
34	2023/08/24	12:14:36	SATNA Transfer	4544	118553163004	0	93,300,000	16,472,130,230
35	2023/08/24	19:10:05	Bili Payment-Mobile	786	118553163004	4,230,000	0	16,467.900,230
36	THE RESIDENCE PROPERTY.	-	Transfer from Card + commission	8888	118553163004	10,015,200	0	16,857,885,030
37	2023/08/29	11:07:47	Transfer to Card	8888	118553163004	0 0	BANNES SADERAT IRAN	080,685,090

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

	Date	Time:	Decription	Branch Code	Account Number	Debit	Credit	Balance
W	and the second second		Utility Bills Payment	8888	118553163004	2,451,503	0	16,473,163.527
-	and the second second section is		ACH Transfer	3900:	118553163004	10,450,000	0	16,462,733,327
-		_		3900	118553163004	0	8,920,000	16,471,653,527
0	The second second second	-	ACH Transfer	3900	118553163004	8,580,000	0	16,463,073,527
1		Commence and the second	ACH Transfer	786	118553163004	56,000,000	0	16,407,073.527
2		Section and the second	Transfering	785	118553163004	11,000,000	0	16,396,073,527
3		_	Transfering	786	118553163004	ò	9,700,000	16,405,773,527
4		Action Statement	Transfering	786	118553163004	0	13,940,000	16,419,713,527
5			Transfering	8888	118553163004	20,450,000	0	16,399,263.527
ń			Transfer from Card + commission	8888	118553163004	55,000,000	0	16,344,263,527
17			POS Purchase/Bill Paytment	-	118553163004	0	23,270,000	16,367,533,527
18			POS Purchase/Bill Paytment	8888		0	13,400,000	16,380,933,527
19			POS Purchase/Bill Paytment	8888	118553163004	0	232,544,780	16.613.476.307
50	2023/09/24		POS Purchase/Bill Paytment	8888	118553163004		0	16,603,954,307
51	2023/09/27	10:08:0	B POS Purchase/Bill Paytment	8888	118553163004	9,524,000	7	15,605,306,407
52	The second second second	_	ACH Transfer	3900	118553163004	0	1,352,100	16,615,006,407
53	2023/09/3	08304	S ACH Transfer	3900	118553163004	0	9,700,000	16,575,006,407
54	2023/10/0	09:15:2	6 ACH Transfer	3900	118553163004		0	16,652,006,407
59	2023/10/0	5 09:14:1	0 ACH Transfer	3900	118553163004	_	77,000,000	16,702,332,967
56	2023/10/0	5 11:18:1	Z ACH Transfer	3900	118553163004		50,326,580	
57			6 POS Purchase/Bill Paytment	8888	118553163004	7,190,000	0	16,695,142,987
58			7 POS Purchase/Bill Paytment	8888	118553163004	and the second second	0	16,479,890,987
59		-	0 POS Purchase/Bill Paytment	8888	118553163004	15,600,000	0	16,464,290,987
60			3 POS Purchase/Bill Paytment	8888	118553163004	123,000,000	0	16,341,250,967
61	- Company of the Comp	-	5 Transfer from Card	6666	118553163004	0	53,000,000	16,394,290,987
62	4	_		6666	118553163004	0	3,670,000	16,397,960,987
63			5 POS Purchase/Bill Paytment	8888	118553163004	1,025,000	0	16,396,935,987
64	and individual white the	PROFESSION AND ADDRESS AND ADD	6 Transfering	786	118553163004	12,600,000	0	16,384,335,967
65	A Company of the Comp	and the state of t	26 ACH Transfer	3900	118553163004	0 4	25,000,000	16,409,335,987
66	-	-	47 ACH Transfer	3900	118553163004	4 0	9,320,000	16,418,655,987
-	AND RESIDENCE OF THE PARTY.		66 ACH Transfer	3900	118553163004	4 0	6,100,000	16,424,755,987
6	and the same of th	-	18 Internet Purchase	8888	118553163004	4 4,300,000	0	16,420,455,567
68				8888	118553163004		0	16,378,935,587
6		ALL STREET, ST	16 Transfer to Card	8888	11855316300		0	16,331,135,581
7		and the same	01 POS Purchase/Bill Paytment	786	11855316300		0	76.275.535,587
7	and the latest territory	-	51 Transfering	3900	11855316300		71,000,000	16,346,535,567
7		_	48 ACH Transfer	-	11855316300	W	0	16,338,955.587
7.		and the second	Carlot Control of the	8888	11855316300		1,500,000	16,340,455,581
7		and the second		8888			1,400,000	16.341,855,567
7	5 2023/10/	Acres de la companya del la companya de la companya		8888	11855316300	200	11,500,000	16,353,355,587
?	6 2023/10/		AND DESCRIPTION OF THE PERSON	8888	11855316300		3,080,000	16,356,435,58
7	and the second	the second second second	06 Transfer to Card	8888	11855316300	-	1,354,500	16,357,790,08
L-i	PR. 1 THE TOTAL ST.	A CONTRACTOR OF THE PARTY OF TH	48 POS Purchase/Bill Paytment	8888	11855316300	an and and	14500310000	16,347,790,08
7	9 2023/10/	27 11:12	:04 Transfering	786	11855316300		0	16,342,590,08
Đ			09 Transfering	786	11855316300	CT CONTROL OF	0	
8	1 2023/10	27 15:13	21 Transfer to Card	8888	11855316300	-	0	16,340,995,08
3	A STATE OF THE PARTY OF THE PAR	-	:05 ACH Transfer	3900	11855316300	DOMESTIC STATE OF THE PARTY.	14,700,000	16,355,695,08
1			:12 Transfering	786	11855316300	2,176,000	0	14,353,519,06
H			01 POS Purchase/Bill Paytment	8888	11855316300	04 0	3,580,000	16,357,099,00
-	- British Company	-	22 Transfering	786	11855316300	04 14,200,000	0	16,342,599,01
þ÷	86	177.03	Balance Avrg.(3 month)	0	0	0	0	16,400,973.24
10	87		Balance Awg (6 month)	0	0	0	0	9,418,302,72
+		-	Balance Avrg (12 month)	0	0	0	O	6,697,217,134
-	89	-	Sum	0	0	1,489,433,15	3 1,540,512,240	16,342,899,00



3. University Fee Initial Payment Receipt:



Payment Receipt

Your payment has been processed.

Please note you MUST click on either of the 'Proceed' buttons to FINALIZE all actions

Cardholder Name: samira babakan Transaction Type: purchase Amount: \$100.00 CDN

Convenience Fee(Non-

Refundable):

Date and Time: 20230628063022

Order Id: 20679661-SOA-20230628063013000

Authorization Code: 03081Z Response Code: 00

Response Message: Approved

Reference Number: 16879482618847645

Invoice Number:

Goods/Service Order: Enroll Services App Fee
Merchant Name: Concordia University
Merchant URL: http://concordia.ca
Return Policy: http://concordia.ca

4. My Title Deeds:

4.1. 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:	Mazandaran	County:	Chalus	Reg. Dist.:	1
	Dist. 1 of	0.000000 00 00		120012170000	
Region:	Kelarestaq of	Sub-lot No.:	126	Main lot No.:	46
	Chalus				-114400
Parceled out:	***	Plot No:	***		
Area:	12150 Sq. m	Block:	***	Side:	144
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/-
0	237/9 common	shares out of 121	50 shares of		
Ownership:	building site & standing property			Serial No:	J/93-768235 Main
Property Add:	Chalus			Postal Code	4661168383

Proprietor particulars:

Ashkan	Surname:	Madihibidgoli	Father's name	Reza
10499	National Code	0063202670	Issue place:	Tehran
Nov. 19, 19	32 Nationality	Iranian		
ership: Fin	al transfer No. 4896, tran, Tehran provinc	dated July 20, 2015 by e	virtue of Notary Publ	ic No. 1612 of
	10499 Nov. 19, 191 ership: Fin Tel	Nov. 19, 1982 Nationality Final transfer No. 4896,	National Code 0063202670 Nov. 19, 1982 Nationality Iranian Final transfer No. 4896, dated July 20, 2015 by Tehran, Tehran province	National Code 0063202670 Issue place: Nov. 19, 1982 Nationality Iranian Final transfer No. 4896, dated July 20, 2015 by virtue of Notary Publ 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

778817 malca 778377





Official English Translator to the Judiciary
Userse No. 1198
ZAHRA GOLSHAHI
To verify the subertiety of the translation glesses scan the QR Code

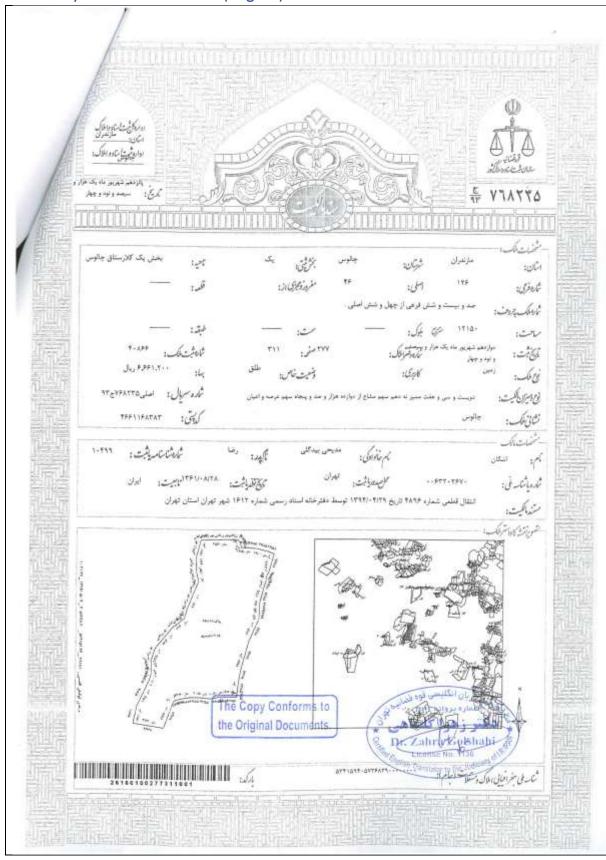
oundation to length of 5.70 m to sub plate No. 55, third is foundation to length of 3.4 m to sub plate No. 55, 4th is foundation to length of 22.5 m to sub plate No. 55, fifth is foundation to length of 6.5 m to sub plate No. 55, sixth is foundation to length of 8.70 m to sub plate No. 55, seventh is 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: 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



4.2. My land in Mazandaran (original):





4.3. My Home in Tehran (official translation):





شهناز 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 Registration of Deeds & Landed Property of Tehran Province Burean for Registration of Deeds & Landed Property of Gholhak Date: July 31, 2017

National Emblem of Islamic Republic of Iran the Judiciary Electronic Book No.: 139620301026019149

Title Deed

Particulars of the Property:

Province: Tehran	Country: Tehran	Registration District: El	Registration District: Eleven	
Auxiliary Lot No.: 5369	Main Lot No.: 3104	Subdivided and partition	ned from:268	Parcel: 2
Property No.: Auxiliary lot No. 536 main lot Aforementioned, separate		14, subdivided and partitioned	l from auxilia	ry lot No. 268, out of the
Surface Area: 81.9 Sq. m.	Block: -	Direction: Northwestern	Floor: 2 st	Floor
Date of Registration: July 23,2017	Real Estate Registry No.: -	Real Estate Registry No.: - Page: - Property R		leg. No.: -
Type of Property: Apartment	Property Use: -	Special Status: Freehold	Price: -	
Type & Amount of Ownership: The entirety of the building site and standing property				: A/95 991741 Main
Address of the Property: No. 38.2 th 5	Zip Code:	1111111111		

Particulars of the Proprietor:

Name: Mr. ASHKAN	Surname; MADIHI BIDGOLI	Father's Name: REZA	Birth Certificate No.: 10499
National ID. No.: 0963202670	Date of Birth: NOV. 19' 1982	Place of Issue: Tehran	Nationality: IRAN
Ownership Evidence: Collection of J	olutly-Owned Deeds No. 17581, Dated	May 29,2017, By the Notary F	Public No. 979 of Tehran City, Tehran Province

Reverse Side:

Serial 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: Freehold), 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, Tehran Province, measuring \$1.9 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. Eastward, 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 fourth, 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, first, 2.60 m, long, which is eastern, 1.25 m, long, a wall and door, to the jointly-owned salway, third; 2,90 m, long, a party wall, 2,90 m, long, with the adjacent apartment of this floor, fourth, which is western, 1 15 m long, 3,18 m long, a wall and window, to the space of the skylight. Westward, 9,990 m. long, to the auxiliary

نام صاحب سند التكان مديحي بينكلي – مزينه ترجمه و خدمات دفتري ٥٠٠٠٠٠٠ ريال بابت ترجمه استاد ملكر

آدرس فيطريه خيابان كوروش مين كاراديان و ميرزابور جلاى ٢٩٨ طـ٩-وأعد٢٩ Address: Unit 26, floor 9, Number 428, between Karamian and Mirzapour streets, Koroush Avenue, Gheytarieh District, email: moheb58sh.translatton@gnail.com Mobile : (+98)9126584210 Tel : (+98)2174461249

۳ ۲۷۲۰۲۱ سر



شهناز محبى

Official English Translator to the Judiciary
License No. 1751
Shahnar Mohabhi



ردیف دفتر ثبت

Shahnaz Mohebbi المورث المورث

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

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

Considerations: This Title Deed, Type Main, No. 991741, A series, year 2016, is issued.

Signal & Embossed seal Affixed: Per pro Director of the Bureau for Registration of Deeds & Landed Property of Gholhak -

Tehran Province

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.

Hologram affixed.

Signed and Sealed,

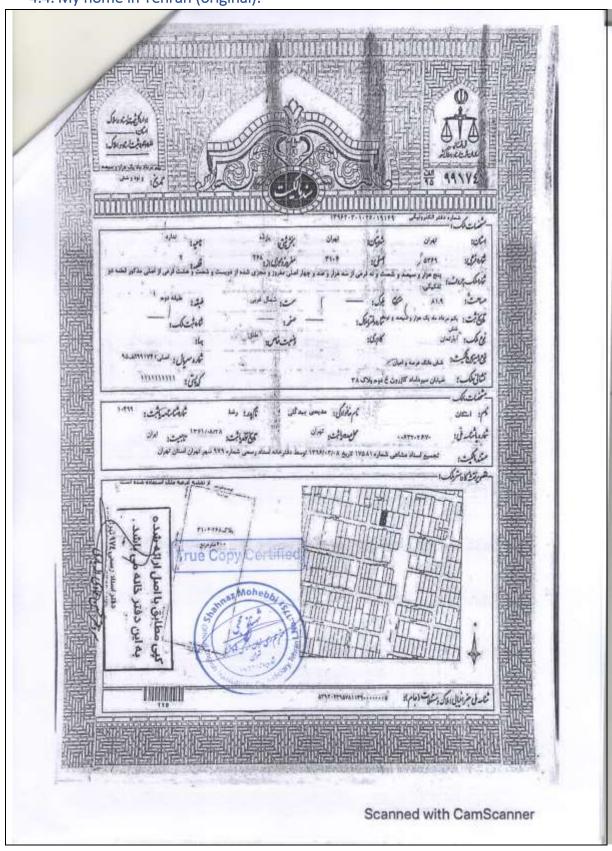
Transfers and Restrictions: Blank

True translation from Persian is certified.

Tehran - 17/09/2023



4.4. My home in Tehran (original):





4.5. 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	ele Specifications
Type	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 & Sealed: In Charge of Documents Verification
Signed & Sealed: License Plate Issuing Authority

Translater to the Jo

شمارهٔ ۱۷۶۶۱۶



Official English Translation to the Justiciary
Liverse No. 1538
ZAHRA GOLSHAHL
Evently the eutherlish of the femalation, alease scon the GR Code

Overleaf

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

 All drivers are obliged to strictly observe traffic 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:

A) 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.

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 form within 48 hours.



4.6. My Vehicle Deed (original):

/			(a)
FOI-VYPTP : aglan	يسمه تعالى		6
الريخ: ١٣٩٥/١٠/٢٨	ام عبوری اسسلامی ایران	نيرو کاڅ	
باعث: ١١١٠٠١	اهنمایی و رانندگی	يلس ر	
کدواحدشماره گذاری:	60° 00	6	Contraction of the second
	بهب وتبليه فليد		Œ.
		قليه:	مشخصات وسيله ا
۱۳۹۶ رنگ: سلید-روشنی	تېپ: ۲۰۶TLS يىدل:		👰 نوع: سواری - ماچ یک
10	نوع سوخت: بنزین تعداد محور شماره شاسی: E3HJ106053	قعداد سیلندر: ۴	طرفيت: حمعا ۵ نفر
	شماره شاسی: E3HJ106053 F C 9 6 R 2 1 3	163B0297191 5 N 1 0 6 0 5 3:(N	
6			4
**	نام پدر : رضا	رادگی : اشکان مدیحی بید گلی	هشخصات مالک : نام و نام خان
2 -	ASSESSMENT I		9
(a) 1/2 (b) 1/2 (c) (c) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d	محل صدور : تهران	YA/+A/1751	🧐 تاريخ تولد :
(a) >>ser	شماره ملی : ۲۶۷۰٬	1.499: 401	شماره شناس
(a) 101 88	THE REPRESENTATION OF		9
	660878151	1444444	1771.
اد مجتمع روژان- ب۶ و ۷	ار اردستانی بلوار دانش- ک سرشا	ان- اتوبان تهران کرج آتی کرج بلو	👰 آدرس: تهر
3		- Halfanton Sewell	﴿ تُوضِيعات :
(9)	Γ	مایندگی:۱۱۳۵- ن وسیله [اشکان مدیحی بید گلی	الله توضيحات: کد له (۱)
•	1325	ن وسیله ر اسخان عدیجی بید دی	1 6
سرهنگ سعید روحی	رئیس واحد شماره گذاری :	1830/1-/FA (PROP) - 1.	(ع) سٹول بررسی مدارک
· 3×13-	واحد شماره گذاری تکمیل گردد):	ن قسمت فقط در هنگام لقل و انتقال و در محل ا	
a min		1//	نام و نام خانوادگی: نام شرکت یا سازمان
په نمايندگی ا _{ليا ۱۷۰} ۷۷ (۱		- /	STATE OF THE STATE
محل صدور : محل لبت		Conforms to	ناريخ نولد ناريخ ناسس
10.00	The Copy	Conforms to al Documents.	168
شماره ملی:	The Origina		شعاره شناسنامه : شعسناره لبيت :
		ريان انگليسي قوه قماليد پر چانه شماره پرواده ۱۱۳۶	ا نثانی محل عولت نثانی محل عالیت
شماره النطاعي: شماره تلفن همراه:	ه تلفن ثابت :	دكتريز مرا تلساهي ويار	* 1 200
	برداخت عوارض شهرداری: شماره فش	Dr. Zahra Glishahi Liconso No. 1135	ق / (8) د واخت بالبات داران
9	تاريخ:	יונים ביינים האון אמנותון אמנותור ביונים ביינים	. @
0	بالك :	بتكك:	<u></u>
والرانگشت خریدار:	محل ابتضاء	محل اعضاء و الر الكثب فروشنده :	. 0
والرائسة فريدار.			(0)
135			0

يسمه تماثي

مالك متحترم لطفاً تذكرات ذيل را به دقت مطالعه و مفاد آن را رعايت فرمائيد:

 ۱- رعایت دقیق مقررات راهنمایی و رانندگی وظینه همه رانندگان محترم است تا ضمن احترام به حقوق دیگران از خسارات ناشی از عدم رعایت مقررات کاسته شود.

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

۲- مراقبت و نگهداری از پلاک الزامی است لذا:

الله - همواره نسبت به تميز و خواتا نگهداشتن پلاک و همچنین نصب صحیح آن در محل مجاز دقت نمایند.

ب - هرگاه کارت شناسایی ، سند مالکیت یا پلاک وسیله نقلیه مفقود یا ضایع گردد مالک وسیله نقلیه موقف است بلاقاصله نزدیکترین واحد انتظامی را مطلع ساخته و حداکثر ظرف ۴۸ ساعت شخصاً جیت اخذ المثنی کارت ، سند مالکیت یا پلاک وسیله نقلیه به مراکز نقل و انتقال یا واحدهای راهنمایی و راتندگی مراجعه نماید.

۳- در صورت تعمیم به فروش یا واگذاری وسیله نقلیه به غیر ، لازم است با همراه داشتن مدارک هویتی طرفین شامل اصل کارت ملی - شناسنامه - کارت پایان خدمت یا معافیت دائم همچنین مدارک هویتی وسیله نقلیه شامل سند مالکیت وسیله نقلیه - کارت شناسایی وسیله نقلیه و گواهی پرداخت دیون و عوارض دولتی ، طرفین با وسیله نقلیه عورد معامله به مرکز نقل و انتقال مراجعه نمایند.

: -53

الف - جهت سرعت و سهولت بیشتر در انجام نقل و انتقال اکیداً توصیه میگردد بنحوی برنامه ریزی شود که نقل و انتقال در شهرستان محل سکونت 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 یابد که در حضور پلیس بر روی وسیله نقلیه نصب خواهد شد.

۱- با توجه به اینکه کارت شناسایی وسیله نقلیه و هرگونه خدمات دیگر صرفاً به نشانی محل سکونت مالک ارسال میگردد ، برابر ماده ۲ آیین نامه راهنمایی و رانندگی مالک موظف است در صور تیکه محل سکونت خود را تغییر می دهد حداکثر ظرف ۱۰ روز با مراجعه به یکی از عراکز تعویض پلاک / دفاتر خدمات خودرویی و یا دفاتر پلیس+۱۰ نسبت یه اصلاح ادرین مجل سکونت خود اقدام نماید .

The Copy Conforms to the Original Documents.

