The Judiciary

Deeds and Real Estate Registration Organization of Iran

Deeds and Real Estate Registration General Department – Alborz Province

Deeds and Real Estate Registration Department – Karaj, District 1

Title Deed Serial No.: Electronic Registry Book No.:

Date: Oct. 07, 2017

**Title Deed**

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| Property Specifications: |
| Province: Alborz  | City: Karaj  | Registry District: Karaj | Region: -- |
| Sub-lot No.: 18261 | Main lot No.: 151 | Separated from: 501 | Tract No.: 8 |
| Area: **76.57** m2  | Block: -- | Direction: --  | Floor: 2 |
| Registration date: Oct. 04, 2017 | Registry book No.: -- | Page: -- | Property registration No.: -- |
| Type of Property: One apartment unit  | Usage: -- | Special condition: Freehold | Price: -- |
| Ownership type and portion: The entire six portions of the site and standing property (Entirety) | Serial No.: B/95-004602– Original |
| Address: Karaj | Postal code: 3146965153 |

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| Particulars of Owner:  |
| Given name: | Surname: | Father's name: Mahmoud  | Birth certificate No.: 9813 |
| National ID No.: 0062918656 | Place of birth certificate issuance: Tehran  | Date of birth:Aug. 08, 1981 | Nationality: Iranian |
| Proof of Ownership: Absolute conveyance deed No. 57463 dated July 04, 2010 issued by notary public office No. 14 of Karaj city, Alborz province  |
| The property's Geographical National ID (JAM): 49798439670643900100200 | Barcode: 110 |

**Remarks, Metes & Bounds, Divisions, Appurtenances and Easement Rights:** *Form Code: T(88-11)A(125)*

The building site and standing property of one apartment unit (freehold property), sub-lot No. 18261 out of main lot No. 151, separated tract No. 8, separated and partitioned from sub-lot No. 501, located in Karaj Registration District 1 of Alborz Province, measuring **76.57 m2**, situated in the second floor, of which 1.98 m2 is a roofed terrace, plus one parking lot under No. 12 measuring 11 m2 situated in the ground floor, in addition to one storeroom under No. 11 measuring 2.85 m2 situated in the ground floor, along with equity shares from site and other common parts and jointly owned portions according to Apartments Ownership Act and its executive by-law;

**Remarks:** This title deed which was an original one is issued under serial No. B/95-004602.

This title deed, which conforms to the related content in the registry books and which was handed over to the original owner of the property in one volume, in accordance with article 22 of the registry law, is an official title deed.

Signed by: Mr. Abbasali Shoushpasha, Head of Deeds and Real Estate Registration Department – Karaj, District 1

Embossed-seal: Deeds and Real Estate Registration General Department of Alborz Province – Deeds and Real Estate Registration Organization of Iran

A hologram label was affixed hereon.

**Limitations and Transfers**:

As per mortgage deed No. 69021 dated June 07, 2022 issued by notary public office No. 42 of Karaj, the entire six portions of the property were mortgaged in favor of Bank Sepah, Central Branch of Karaj, in return for IRR 15,300,000,000.-.

Signed by Notary, Mr. Seyed Mojtaba Mortazavi

Embossed-seal: Notary Public Office No. 42 – Karaj

True translation from the Persian original, hereto appended, is certified. B.G.

Official Translator to the Judiciary

Tehran-Iran, Oct. 08, 2023