



جمهوری اسلامی ایران

قوه قضائیه - اداره مترجمین رسمی

شماره ۰۹۷۱۸۷ سر د

ردیف دفتر ثبت

## Official Translation from Persian

EMBLEM OF THE ISLAMIC REPUBLIC OF IRAN  
THE JUDICIARY

STATE REGISTRY OF DEEDS &amp; REAL ESTATES

REGISTRY GENERAL OF DEEDS & REAL ESTATES OF TEHRAN PROVINCE  
KAN REGISTRY OF DEEDS & REAL ESTATES

Serial No.: J/1400 884324

Date: Aug 12, 2022

## TITLE DEED

Unique Index No.: 140120301023018262

Particulars of Owner:							
Name:	Maryam	Family:	BANDANI	Father's name:	Esmacil	Reg. or ID Card No.	578
National ID No.:	2470982553	Place of Issue:	Jahrom	Date of Birth or Reg.:	May 28, 1982	Nationality:	Iranian
Type and rate of ownership: Three common portions of six portions of the site and superstructure							
Ownership Documentation: Irrevocable transfer No.51796 dated June 28, 2022 executed by notary public office No. 551 of Tehran city, Tehran province							

Specifications of Real Estate:							
Sub-plate:	20841	Main plate:	118	Separated and delimited from:	1378	Plot:	4
Cadastral Dist.	Eleven	Area	--	Measurement	80 m <sup>2</sup>		
Block:	--	Position:	Northeast	Floor:	1 <sup>st</sup>	Price	Rls. 1,170,141,875
Type of Real Estate:	Residential apartment	Special Status:	Unencumbered	Land-use:	--	Type of deed	Origin
Address: No.25, Shahid Abbas Moradi alley (Ghods), Nastaran alley, South Pounak, Tehran					Zip Code:	1476759894	

## {Cadastral Sketch}

National Geographical ID No.: 52958839570433900100109

## Remarks, Metes and Borders, Separations, Fixtures &amp; Appurtenances, and Rights of Easement:

The site and superstructure of a residential apartment (status: unencumbered) under sub. plate No.20841 from the main plate No.118, sept.4, parceled and separated from sub. plate No.1378 from the mentioned main, Dist.11, Kan of Tehran, Tehran province, with an area of 80 sqm., located on northeast of 1<sup>st</sup> floor, together with parking separated lot No.18, with an area of 10.8 sqm., located on center of basement no.2, together with storeroom separated lot No.19, with an area of 4.03 sqm., located on north of storeroom lot No.18 on basement No.2, with share of site and other commonalities according to the apartment ownership act and its executive regulations, by north: 1: in four parts, door and wall and window to patio, 2: wall to wall of previous separated lot No.1, by east: wall to separated isolation joint beyond of separated lot No.4, by south: in two parts, window to patio, 2: party wall to adjacent apartment, by west: 1: in five parts, door and wall to staircase and elevator, 2: in six portions, party wall to adjacent apartment, the ceiling and floor is common, parking lot No.18: by north: to parking lot No.17, by east, by south and by west: to common space, distance of direct lines are supposed, storeroom lot No.19.

Remarks: the previous deed as an origin under No.370280 was canceled due to change in ownership and this deed is issued as an origin under No.884324 J2021.

## {Signed and sealed by Chairman of Local Registry of Deeds and Real Estates}

The present title deed is an official document and has been issued and submitted to owner in conformity with cadastral registration book and in accordance with Article 22 of Law.

Encumbrances, Transfers, and Conveyances: Blank

True translation certified.

May 8, 2023

37383/N



اداره ثبت اسناد و املاک  
استان تهران  
اداره ثبت اسناد و املاک  
تهران



شماره ثبت: ۱۸۲۶۲-۳۳۰۳۰۱۰۳۰۱۲۰۱۴  
روز تصدیق:

ج  
۱۴۰۰ ۸۸۴۳۲۴

تاریخ ثبت: بیست و یکم مرداد ماه یک هزار و چهارصد و یک



مشخصات مالک:

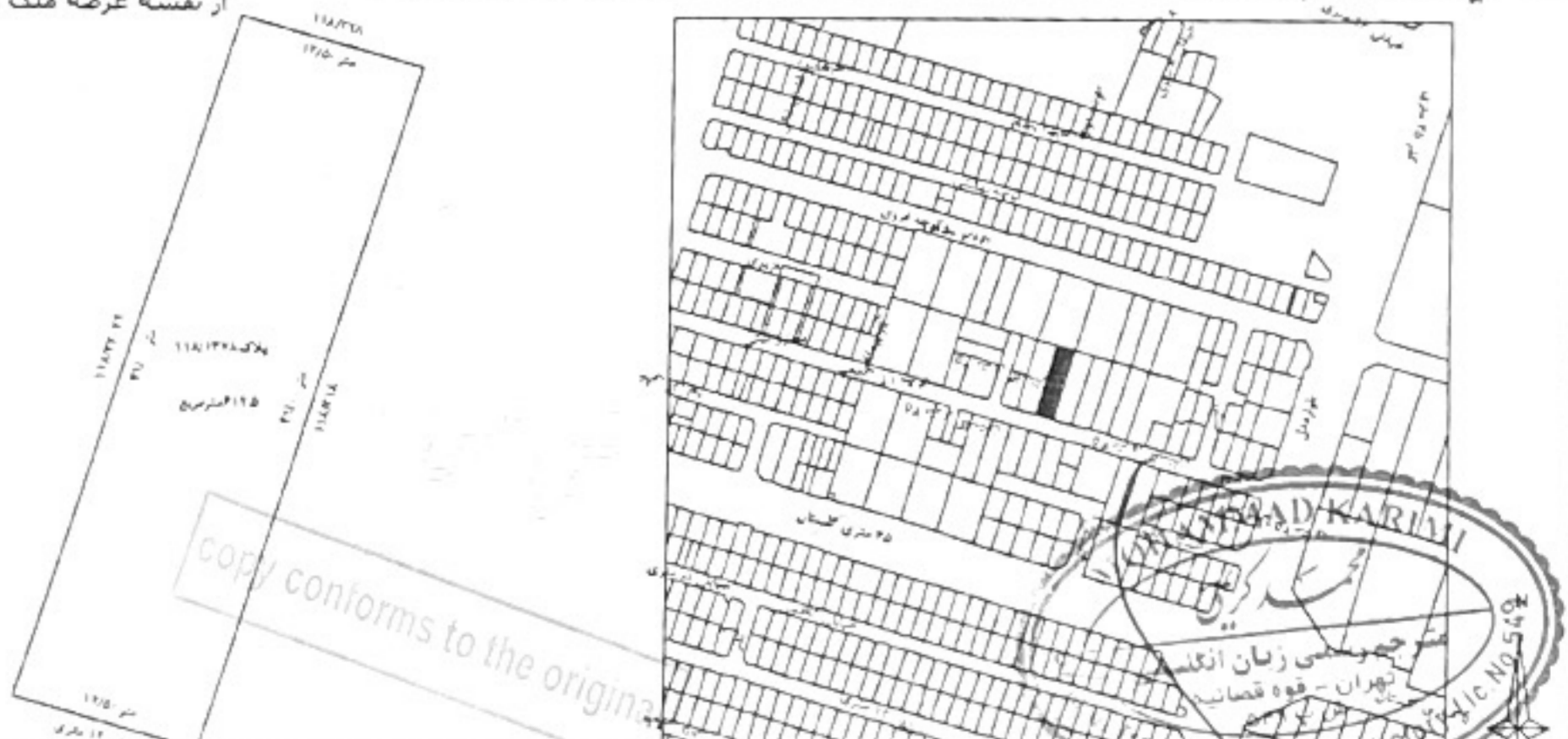
نام: مریم  
نام خانوادگی: بندانی  
نام پدر: اسماعیل  
شماره شناسنامه یا ثبت: ۵۷۸  
محل صدور یا ثبت: جهرم  
تاریخ تولد یا ثبت: ۱۳۶۱/۰۳/۰۷  
تاهلیت: نامهربان  
ایران  
شماره یا شناسنامه: ۲۴۷۰۹۸۲۵۵۳  
نوع و میزان مالکیت: سه دانگ مشاع از شش دانگ عرصه و اعیان  
سندت مالکیت: انتقال قطعی شماره ۵۱۷۹۶ تاریخ ۱۴۰۱/۰۴/۰۷ توسط دفترخانه اسناد رسمی شماره ۵۵۱ شهر تهران استان تهران

مشخصات ملک:

شماره فرعی: ۲۰۸۴۱  
اصلی: ۱۱۸  
مفروز و مجزی از: ۱۳۷۸  
قطعه: ۴  
بخش ثبتی: یازدهم  
ناحیه: ندارد  
مساحت: ۸۰ مترمربع  
شماره ملک به حروف: بیست هزار و هشتصد و چهل و یک فرعی از صد و هجده اصلی مفروز و مجزی شده از یک هزار و سیصد و هفتاد و هشت فرعی از اصلی مذکور قطعه چهار تفکیکی  
بلوک: ---  
مست: شمال شرقی  
وضعیت خاص: تعلق  
نوع ملک: آپارتمان مسکونی  
نشانی ملک: تهران بونک جنوبی کوچه نسترن کوچه شهید عباس مرادی (قدس) پلاک ۲۵  
مساحت: ۱۰۱۷۰۰۱۴۱۸۷۵ ریال  
نوع سند: اصلی  
کد پستی: ۱۴۷۶۷۵۹۸۹۴

تصویر نقشه کاواستر ملک:

از نقشه عرصه ملک استعاده نشده است



copy conforms to the original



۵۲۹۵۸۸۳۹۵۷۰۴۳۳۹۰۰۱۰۰۱۰۹