



## Extract from Public Registry

**Application Registration**  
**N 892024105812 - 23/07/2024 14:41:20**

**Preparation Date**  
**24/07/2024 17:34:46**

### Property Section

<b>Zone</b>	<b>Sector</b>	<b>Block</b>	<b>Plot</b>	<b>Land Plot's Ownership Type:</b> Ownership
Tbilisi	Didube			<b>Land Plot's Designation:</b> Non-Agricultural
<b>01</b>	<b>13</b>	<b>07</b>	<b>002/097</b>	<b>Specified Area:</b> 11421.00 sq.m.
<b>Address: N 1Agladze Street, Tbilisi</b>				<b>Land Plot's Previous Number:</b> <b>01.13.07.002.036;</b> <b>01.13.07.002.031; 01.13.07.002.035;</b>

### Owner's Section

**Application Registration : Number 892020006326 , Date 31/12/2020 15:09:22**  
**Registration of Right: Date 31/12/2020**

#### Titling Document:

- Purchase and mortgage agreement, N201065734 , Date of Certification:31/12/2020 Notary: D. Imnadze,
- Purchase and mortgage agreement, N201065734 , Date of Certification:31/12/2020 Notary: D. Imnadze,
- Purchase and mortgage agreement N201065734 , Date of Certification:31/12/2020 ,Notary D. Imnadze,,

#### Owners:

**LLC Vakhushti Bagrationis 1** , ID Number:405408107

#### Owner:

**LLC Vakhushti Bagrationis 1**

#### Description:

### Mortgage

**1) Application  
Registration  
Number  
892020006307  
Date 31/12/2020  
15:05:25**

**Mortgagee: LLC "Rivers Taueris" 201943503;**

Subject:Specified Area: 9232.00 sq.m;

Purchase and mortgage agreement, Registration Number:201065734, **Date of Certification:31/12/2020, Notary: D. Imnadze**

**Registration of  
Right: Date  
31/12/2020**

**2) Application  
Registration  
Number  
892020006326  
Date 31/12/2020  
15:09:22**

**Mortgagee: LLC "Rivers Taueris" 201943503;**

Subject: Specified Area: 1389.00 sq.m;

Purchase and mortgage agreement, Registration Number:201065734, **Date of Certification:31/12/2020, Notary: D. Imnadze**

**Registration of  
Right: Date  
31/12/2020**

**3) Application  
Registration  
Number  
882021298488  
Date 16/04/2021  
14:00:12**

**Mortgagee: LLC "Rivers Taueris" 201943503;**

Subject: Specified Area: 800.00 sq.m;

Purchase and mortgage agreement, Registry Number N201065734, Date of Certification31/12/2020, Notary D. Imnadze,

**Registration of  
Right: Date  
22/04/2021**

Tax Lien:

- Tax lien:102024398978 18/07/2024 10:10:48  
LLC LLC vakhushti bagrationis 1 s/n 405408107  
Object: **The entire property, The entire property**  
Bases: notice , N00651451, 18.07.2024, Revenue Service

## Restricted Usage

**Application Registration Number**  
**882020678095**  
**Date 21/09/2020**  
**13:26:57**

**Registration of Right: Date**  
**08/10/2020**

Subject:223 sq.m is encumbered by Servitude Agreement in favor of 01.13.07.002.042 and 01.13.07.002.038 ;

Agreement, **Date of Certification:21/09/2020, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

Agreement, **Date of Certification:05/10/2020, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

## Obligation

**Application Registration Number**  
**892020006337**  
**Date 31/12/2020**  
**15:12:00**

**Registration of Right: Date**  
**31/12/2020**

**Application Registration Number**  
**892020006349**  
**Date 31/12/2020**  
**15:13:28**

**Registration of Right: Date**  
**31/12/2020**

**Application Registration Number**  
**882021298520**  
**Date 16/04/2021**  
**14:03:19**

**Registration of Right: Date**  
**22/04/2021**

**Application Registration Number**  
**892023090345**  
**Date 06/10/2023**  
**15:56:06**

**Registration of Right: Date**  
**12/10/2023**

**Application Registration Number**  
**882024991931**  
**Date 03/07/2024**  
**13:56:38**

**Seller: LLC "Rivers Taueri" 201943503;**  
**Buyer: LLC Vakhushti Bagrationis 1 405408107;**  
On the Condition of Fulfilling the Obligation Stipulated in the Agreement;  
Purchase and mortgage agreement, Registration Number:201065734, **Date of Certification:31/12/2020, Notary: D. Imnadze**

**Seller: LLC "Rivers Taueri" 201943503;**  
**Buyer: LLC Vakhushti Bagrationis 1 405408107;**  
On the Condition of Fulfilling the Obligation Stipulated in the Agreement;  
Purchase and mortgage agreement, Registration Number:201065734, **Date of Certification:31/12/2020, Notary: D. Imnadze**

**Seller: LLC "Rivers Taueri" 201943503;**  
**Buyer: LLC Vakhushti Bagrationis 1 405408107;**  
Subject:Specified Area: 800.00 sq.m;;  
On the Condition of Fulfilling the Obligation Stipulated in the Agreement;  
Purchase and mortgage agreement, Registry Number N201065734, Date of Certification31/12/2020, Notary D. Imnadze,

**Future owner: York Holding Group LLC 430800733;**  
Subject:On the Condition of Fulfilling the Obligation Stipulated in the Agreement;  
Preliminary Purchase Agreement N14-23, Date of Certification17/07/2023, National Agency of Public Registry of Ministry of Justice of Georgia,  
Agreement, Date of Certification26/09/2023, National Agency of Public Registry of Ministry of Justice of Georgia,  
Agreement-002, **Date of Certification:06/10/2023, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**  
(Change registration numberN 882024149392) Agreement-003, **Date of Certification:09/02/2024, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**  
Agreement-004 , **Date of Certification:15/02/2024, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

**Second party: LEPL "Tbilisi Municipality" 204521794;**  
Subject:Specified Area: 11421.00 sq.m;;  
In the period after the commissioning of the building-structure, on the condition that the purpose of the public space in the building-structure is kept unchanged;  
Resolution N7108800, **Date of Certification:01/07/2024, LEPL Tbilisi City Hall City**

## Service of Architecture

### Registration of

**Right: Date**

**09/07/2024**

### Seizure/Injunction:

**Not Registered**

### Registry of Debtors:

**Not Registered**

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- If an individual earns supplementary income through non-entrepreneurial activities by utilizing their owned property or assets for a duration of up to 2 years, they are required to file their income tax declaration with the tax authority by the 15th of the subsequent month after the reporting month. Additionally, the corresponding income tax must be paid within the same timeframe.
- Income tax is due for the tax year when an individual receives a gift of property valued at 1,000 GEL or more without the tax being withheld at the source of payment. The individual must submit a declaration to the tax authority regarding the relevant accounting year by April 1 of the following year.
- Failure to meet the specified obligation constitutes a tax offense, resulting in accountability under Chapter XL of the Tax Code.
- The authenticity of the document can be verified through the official web-page of the National Agency of Public Registry [www.napr.gov.ge](http://www.napr.gov.ge);
- The extract can be obtained through the web-page [www.napr.gov.ge](http://www.napr.gov.ge), at any territorial registration office, Public Service Hall and Authorized Person of the National Agency of Public Registry;
- In case of technical discrepancy in the extract, contact us at 2 405405 or personally fill out an application on the web-page;
- Consultations are available through the hotline of the Public Service Hall at 2 405405;
- In case of unlawful action by an employee of the National Agency of Public Registry, contact us at 08 009 009 09 ;
- Email us at [info@napr.gov.ge](mailto:info@napr.gov.ge) regarding any issue.