



Extract from Public Registry

Application Registration
N 882025646551 - 10/06/2025 12:28:02

Preparation Date
10/06/2025 14:03:13

Property Section

Zone	Sector	Block	Plot	Land Plot's Ownership Type: Ownership
Tbilisi	Vake			Land Plot's Designation: Non-Agricultural
01	14	05	003/013	Specified Area: 8827.00 sq.m.
Address: N 46, Anna Politkovskaya Street, Tbilisi				Land Plot's Previous Number: 01.14.05.003.012;
List of Buildings:				

Owner's Section

Application Registration : Number 892024640350 , Date 23/10/2024 10:51:40
Registration of Right: Date 30/10/2024

Titling Document:

- Order No 6411344 , , Date of Certification:11/04/2023 LEPL Architecture Service of Tbilisi City Municipality,
- Certificate of Ownership Np-5865 , Date of Certification:16/03/2021, LEPL Property Management Agency of Tbilisi City Hall,
- Certificate of Ownership Np-5864, Date of Certification:16/03/2021, LEPL Property Management Agency of Tbilisi City Hall,,
- Certificate of Ownership Np-5863, Date of Certification: 16/03/2021, LEPL Property Management Agency of Tbilisi City Hall,
- Minutes of the Joint Meeting of Partners of LLC "Ibercompany" (i/n 231963818) and LLC "Bauhaus Group" (i/n 405610281), , Date of Certification:23/10/2024 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Purchase agreement with conditions N170850345, Date of Certification: 27/07/2017, Notary L. Tskhadadze,
- Minutes of the joint meeting of partners of LLC "Ibercompany" and LLC "Bauhaus Group" , N230814055 , Date of Certification:21/06/2023 Notary I.Kipiani,
- Exchange Agreement of Immovable Property N241342343, Date of Certification: 07/10/2024, Notary L. Tskhadadze,
- Exchange Agreement of Immovable Property N241345897, Date of Certification: 07/10/2024, Notary L. Tskhadadze,
- Purchase agreement with conditions N170850118, Date of Certification: 27/07/2017, Notary L. Tskhadadze,

Owners:

LLC „Bauhaus Jgupi" , ID Number:405610281

Owner:

LLC „Bauhaus Jgupi"

Description:

3557.09 sq.m. corresponding share of the land plot

Mortgage

1) Application
Registration
Number
882023582121
Date 09/06/2023
13:58:13

Registration of
Right: Date
09/06/2023

Tax Lien:

Not Registered

Owner: LLC „Bauhaus Jgupi" 405610281;
Mortgagee: JSC "Bank of Georgia" 204378869;

Subject:3557.09 sq.m. corresponding share of the land plot;

Mortgage Agreement NCAH000695979, Date of Certification:09/06/2023,
LEPL National Agency of Public Registry under the Ministry of Justice of Georgia

Restricted Usage

Application
Registration

Subject:Subject: 1820 sq.m. Encumbered with easement in favor of the adjacent land

Number
882022758679
Date 19/10/2022
14:51:00

Registration of
Right: Date
20/10/2022

plot (cadastral code of the land plot 01.14.05.003.011 and 01.14.05.003.022);

Resolution N 6169923 , **Date of Certification:19/10/2022, Tbilisi Municipality**
Architecture Service

Statement, **Date of Certification:12/01/2017, LEPL National Agency of Public**
Registry under the Ministry of Justice of Georgia

Obligation

Application
Registration
Number
882024906851
Date 19/06/2024
16:52:08

Registration of
Right: Date
25/06/2024

Application
Registration
Number
882025325058
Date 25/03/2025
17:22:50

Registration of
Right: Date
28/03/2025

Seizure/Injunction:

Not Registered

Registry of Debtors:

Not Registered

Owner: LLC „Bauhaus Jgupi" 405610281;

Subject:3466.20 sq.m. corresponding share of the land plot;

On the condition of keeping the purpose of the space in the buildingstructure
unchanged In the period after the commissioning of the buildingstructure;

Resolution, Registration Number:7056488, **Date of Certification:30/05/2024, Tbilisi**
Municipality Architecture Service

Second party: Joint Stock Company "NIKORA TRADE" 206255808;

Subject:Future lease rights, space is determined upon signing the lease agreement;
On the Condition of Fulfilling the Obligation Stipulated in the Agreement;

Agreement (on the conclusion of a lease agreement in the future),, **Date of**
Certification:20/03/2025, Electronic Signature

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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;
 - The extract can be obtained through the web-page 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 regarding any issue.