



## Extract from Public Registry

**Application Registration**  
**N 892025367075 - 19/11/2025 16:50:16**

**Preparation Date**  
**19/11/2025 18:46:23**

### Property Section

<b>Zone</b>	<b>Sector</b>	<b>Block</b>	<b>Plot</b>	<b>Land Plot's Ownership Type:</b> Co-ownership
Tbilisi	Samgori			<b>Land Plot's Designation:</b> Non-Agricultural
<b>01</b>	<b>19</b>	<b>36</b>	<b>012/040</b>	<b>Specified Area:</b> 8834.00 sq.m.
<b>Address: N 142, Javakheti Street, Tbilisi</b>				Land Plot's Previous Number: <b>01.19.36.012.018;</b>
				<b>List of Buildings:</b> N1, N2, N3, N4.

### Owner's Section

**Application Registration : Number 882024743957 , Date 24/05/2024 12:44:59**  
**Registration of Right: Date 11/06/2024**

#### Titling Document:

- Confirm , Date of Certification:30/05/2018 , LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,,
- Gift Agreement, , Date of Certification:24/05/2024 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Division agreement of land plot immovable property N180143824 (12/02/2018) , N180144148 (12/02/2018) ,N180148428 (13.02.2018), N180154503 (14.02.2018), N1801545412 (14.02.2018), N180154798 (14.02.2018), N180154893 (14.02.2018), N180159539 (15.02.2018), N180159548 (15.02.2018, N180164233 (16.02.2018), N180164388 (16.02.02018), 180164406 (16.02.2018), N180170764 (19.02.2018), N180177063 (20.02.2018), N180183634 (21.02.2018), N180552614 (16.05.2018, N180552737 (16.05.2018), N180562182 (17.05.2018), N180562219 (17.05.2018), N180562225 (17.05.2018), N180562356 (17.05.2018), N180562363 (17.05.2018), N180564904 (18.05.2018), N180568025 (18.05.2018), N180588158 (23.05.2018), N180588262 (23.05.2018), N180594605 (24.05.2018), N180594720 (24.05.2018), Notary I. Sharvadze,
- Contract of Sale of Immovable Property N1-730 , Date of Certification:25/02/2008 ,Notary I. Sharvadze,
- Contract of Sale of Immovable Property N090206937 , Date of Certification:19/06/2009 ,Notary I. Sharvadze,
- Letter NN06-1037/7-9 of the Ministry of State Property Management of Georgia dated December 2, 1999. ,
- Contract of Sale of Immovable Property, , Date of Certification:17/10/2014 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale. N1-2335 , Date of Certification:02/06/2008 ,Notary I. Sharvadze,
- Decision of LLC "Guligute" N090295414 , Date of Certification:15/07/2009, Notary Kh. Shergelashvili,
- Contract of Sale of Immovable Property N090689937 , Date of Certification:28/10/2009 ,Notary I. Sharvadze,
- Technical passport issued by the Tbilisi Technical Inventory Bureau on October 24, 2000.,
- Contract of Sale , N1-8636 , Date of issue:24/11/2006 ,Notary I. Sharvadze,
- Contract of Sale of Immovable Property, , Date of Certification:03/07/2015 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale of Immovable Property N090689937 , Date of Certification:28/10/2009 ,Notary I. Sharvadze,
- Gift Agreement , Date of Certification:16/02/2012 , LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,,
- Resolution of the Tbilisi Municipality Cabinet No. 21.10.423 of September 12, 1994 ,
- Installment Purchase Agreement , , Date of Certification:12/02/2021 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Decision of LLC "Softmaster" N090295442 , Date of Certification:15/07/2009, Notary Kh. Shergelashvili,
- Law of Georgia "On the Declaration of Non-Agricultural Land in the Use of Natural Persons and Legal Entities of Private Law as Private Property",
- Confirm N100016404 , Date of Certification:11/01/2010 , Notary substitute M. Machitidze,
- Division agreement of Immovable Property, N1-3873 , Date of issue:11/09/2008 ,Notary I. Sharvadze,
- Contract of Sale of Immovable Property, Date of Certification:07/11/2012, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,,
- Installment Purchase Agreement, N170643923 , Date of Certification:12/06/2017 Notary L.Didebashvili,
- Minutes of the meeting of partners of "ASP-Georgia" LLC, , Date of Certification:31/10/2017 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale of Immovable Property, Date of Certification: 28/02/2018, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,,
- Cancellation of a immovable property purchase agreement, , Date of Certification:12/03/2018 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,

- Contract of Sale of Immovable Property, , Date of Certification:02/08/2018 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale of Immovable Property, , Date of Certification:08/11/2018 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale of Immovable Property, , Date of Certification:21/02/2019 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Installment Purchase Agreement, N200769344 , Date of Certification:29/09/2020 Notary Ts.Lomaia,
- Agreement on the transfer of ownership of the purchased item N ASP-AG-17.11.2020-1, , Date of Certification:17/11/2020 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale of Immovable Property, Date of Certification:23/02/2021 , LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale of Immovable Property, , Date of Certification:04/11/2021 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale of Immovable Property, Date of Certification: 09/11/2022, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Certificate of Inheritance, N230129672 , Date of Certification:01/02/2023 Notary Eliso Kurashvili,
- Gift Agreement, , Date of Certification:16/06/2023 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Contract of Sale of Immovable Property, Date of Certification01/08/2023, National Agency of Public Registry of Ministry of Justice of Georgia.,
- Contract of Sale, , Date of Certification:04/01/2024 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Gift Agreement, , Date of Certification:02/02/2024 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Gift Agreement, , Date of Certification:24/04/2024 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,
- Confirm, Date of Certification:30/05/2018, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia.,

#### Owners:

**Andria Arjevnishvili** ,P/N: 01024065028  
**Anush Grigoryan** ,P/N: 01015005495  
**Bezhan Lashkhi** ,P/N: 49001009831  
**Elza Akopian** ,P/N: 01013026163  
**Gavaz Khalatian** ,P/N: 01032000985  
**Gia Arjevnishvili** ,P/N: 01025000881  
**Givi Amiranashvili** ,P/N: 01001006833  
**Irine Shanshashvili** ,P/N: 01026008439  
**Koba Nemsitsveridze** ,P/N: 01027021776  
**Lela Turmanidze** ,P/N: 01013026492  
**Meri Khalatian** ,P/N: 01027019214  
**Sopiko Arjevnishvili** ,P/N: 02001001463  
**Vasil Gulaghashvili** ,P/N: 01024064173  
**Joint Stock Company "Tolia"** , ID Number:206026735  
**LLC "Photoplaza+ "** , ID Number:205028762  
**LLC "Guligute"** , ID Number:202459151  
**LLC "Topfine Georgia"** , ID Number:206343321  
**LLC "Alsa group"** , ID Number:405666195  
**LLC "AYEM CAUCASUS"** , ID Number:401949059

Owner:	Description:
<b>Meri Khalatian</b>	Building in N2 399.2 sq.m.
<b>LLC "Guligute"</b>	Building in N1 415 sq.m.
<b>LLC "Alsa group"</b>	Building in N1 432 sq.m.
<b>Gavaz Khalatian</b>	Building in N2 222.00 sq.m.
<b>Anush Grigoryan</b>	Building in N2 200.00 sq.m.
<b>Sopiko Arjevnishvili</b>	Building in N1 212.54 sq.m. 212.54 sq.m. And Building in N2 206.48 sq.m.
<b>Bezhan Lashkhi</b>	Building in N1 205.32 sq.m.; Building in N1 68.74 sq.m. (Fragment); Building in N1 16 sq.m.
<b>Givi Amiranashvili</b>	38 sq.m. and Building in N2 320 sq.m.
<b>Joint Stock Company "Tolia"</b>	Building in N1 Total area 32.5 sq.m. N3 - 1207.76 sq.m. (Includindng I Floor 604.83 sq.m. II Floor 602.93 sq.m.)
<b>Gia Arjevnishvili</b>	Building in N1 324 sq.m.
<b>LLC "Topfine Georgia"</b>	Building in N2 75 sq.m.. Mezzanine N2 Area 614,41 sq.m.
<b>Vasil Gulaghashvili</b>	Building in N2 320.00 sq.m.
<b>LLC "Photoplaza+ "</b>	Building in N1 324 sq.m.
<b>Koba Nemsitsveridze</b>	Building in N1 900 sq.m.

Lela Turmanidze  
Elza Akopian  
LLC "AYEM  
CAUCASUS"  
Irine Shanshashvili  
Andria Arjevnishvili

97.21 sq.m. from building N1  
Building in N2 180.00 sq.m.  
Building in N2 660 sq.m. And Mezzanine N1 Area 70,99 sq.m.  
Building in N2 78.8 sq.m.  
Building in N2 216 sq.m.

## Mortgage

1) Application  
Registration  
Number  
882020350853  
Date 25/06/2020  
18:06:24

**Owner: LLC "Guligute" 202459151; Bezhan Lashkhi P/N: 49001009831;  
Mortgagee: JSC "TBC Bank" 204854595;**

Subject: Area owned by "Guligute" LLC: Building in N1 415 sq.m. and Area belonging to Bezhan Lashkhi: Building in N1 16 sq.m.;

Mortgage Agreement N1231232803467, **Date of Certification:25/06/2020, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

Registration of  
Right: Date  
25/06/2020

2) Application  
Registration  
Number  
882020581818  
Date 25/08/2020  
12:13:46

**Owner: LLC "Photoplaza+ " 205028762;  
Mortgagee: JSC "Credo Bank" 205232238;**

Subject: Building in N1 324 sq.m.;

Mortgage Agreement N 202375401291JYF, **Date of Certification:25/08/2020, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

Registration of  
Right: Date  
25/08/2020

3) Application  
Registration  
Number  
882021862943  
Date 07/10/2021  
17:48:23

**Owner: LLC "Guligute" 202459151; Bezhan Lashkhi P/N: 49001009831;  
Mortgagee: JSC "TBC Bank" 204854595;**

Subject: Area owned by "Guligute" LLC: Building in N1 415 sq.m. and Area belonging to Bezhan Lashkhi: Building in N1 16 sq.m.;

Mortgage Agreement N1231232901584, **Date of Certification:07/10/2021, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

Registration of  
Right: Date  
07/10/2021

4) Application  
Registration  
Number  
882022905628  
Date 30/11/2022  
20:42:06

**Owner: LLC "Alsa group" 405666195;  
Mortgagee: JSC "TBC Bank" 204854595;**

Subject: Building in N1 432 sq.m.;

Mortgage Agreement N1231232995281, **Date of Certification:30/11/2022, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

Registration of  
Right: Date  
30/11/2022

5) Application  
Registration  
Number  
882023354870  
Date 10/04/2023  
15:03:45

**Owner: Joint Stock Company "Tolia" 206026735;  
Mortgagee: JSC "TBC Bank" 204854595;**

Subject: Building in N1 Total area 32.5 sq.m. N3 - 1207.76 sq.m. (Includindng I Floor 604.83 sq.m. II Floor 602.93 sq.m.);

Mortgage Agreement N1231233026490, **Date of Certification:10/04/2023, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

Registration of  
Right: Date  
13/04/2023

6) Application  
Registration  
Number  
882025455154  
Date 23/04/2025  
18:14:35

**Owner: LLC "Topfine Georgia" 206343321;  
Mortgagee: JSC "Bank of Georgia" 204378869;**

Subject: Building in N2 75 sq.m.. Mezzanine N2 Area 614,41 sq.m.;

Mortgage Agreement N MA0002325591, **Date of Certification:23/04/2025, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

Registration of

**Right: Date**  
**23/04/2025**

**7) Application  
Registration  
Number**  
**882025720543**  
**Date 24/06/2025**  
**17:53:37**

**Registration of  
Right: Date**  
**30/06/2025**

**Tax Lien:**

- Tax lien:102025617309 19/11/2025 11:28:47  
**LLC potoplaza+ I/N 205028762**  
Object: **Entire Property, Entire Property**  
Bases: **Notice N00522561 19.11.2025, Revenue Service;**
- Tax lien:102021509564 23/11/2021 16:22:01  
**Elza akopian I/N 77777777 I/N 01013026163**  
Object: **Entire Property, Entire Property**  
Bases: **Notice N00733621 22.11.2021, Revenue Service;**
- Tax lien:102025616625 19/11/2025 10:36:29  
**LLC Topfine Georgia I/N 206343321**  
Object: **Entire Property, Entire Property**  
Bases: **Notice N00741762 19.11.2025, Revenue Service;**

**Owner: Vasil Gulaghashvili P/N: 01024064173; Irine Shanshashvili P/N: 01026008439;**  
**Mortgagee: JSC "Terabank" 204546045;**

Subject:Part belonging to Vasil Gulaghashvili: Building in N1 Total area 320.00 sq.m. Part belonging to Irine Shanshashvili: 78.8 sq.m. from building N2;

Mortgage Agreement N TB.0724912.001/04, **Date of Certification:24/06/2025, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

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## Usage

**Application  
Registration  
Number**  
**882015703938**  
**Date 10/12/2015**  
**10:46:27**

**Registration of  
Right: Date**  
**14/12/2015**

**Application  
Registration  
Number**  
**892018198819**  
**Date 09/03/2018**  
**12:28:41**

**Registration of  
Right: Date**  
**10/04/2018**

**Application  
Registration  
Number**  
**892018490276**  
**Date 06/06/2018**  
**15:12:37**

**Registration of  
Right: Date**  
**07/06/2018**

**Application  
Registration  
Number**  
**882019265913**  
**Date 10/04/2019**  
**14:32:11**

**Registration of  
Right: Date**  
**25/06/2019**

**Lessee: LLC "Viono Sakartvelo" 204450584;**  
**Owner: Meri Khalatian P/N: 01027019214;**

Subject: Building in N1 10 sq.m.;  
Period:5 Year;  
Final date: 31/03/2018;

Agreement N215/13, Date of Certification10/05/2013, National Agency of Public Registry of Ministry of Justice of Georgia , Additional Agreement N1 to Agreement N215/13 of May 10, 2013, Date of Certification10/12/2015, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,

**Lessor: Koba Nemsitsveridze P/N: 01027021776;**  
**Lessee: LLC Avtogaz-Kavkaz 406237335;**

Subject:Building in N1 from 900 sq.m. to 400 sq.m.;  
Period:11 Month;

Lease agreement, **Date of Certification:09/03/2018, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

**Lessor: Elza Akopian P/N: 01013026163;**  
**Lessee: LLC "Jeohol 2007" 206318000;**

Subject:Building in N2 180 sq.m.;  
Period:1 Year;

Lease agreement of Immovable Property, **Date of Certification:06/06/2018, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

**Lessee: LLC "Sturki" 406187200;**  
**Owner: Meri Khalatian P/N: 01027019214;**

Subject:Building in N2 210.00 sq.m.;

Lease agreement , Date of Certification10/04/2019, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,

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## Restricted Usage

**Application  
Registration**

Subject:The land plot of 2480 sq.m. is encumbered with the right of easement in favor

**Number**  
**882013127328**  
**Date 26/03/2013**  
**09:35:59**

**Registration of**  
**Right: Date**  
**29/04/2013**

of the following immovable property: 01.19.36.012.038, 01.19.36.012.39,  
01.19.36.012.41, 01.19.36.012.20, 01.19.36.012.21 ;

Easement agreement, Registration Number:130327804, **Date of Certification:05/04/2013, Notary I. Sharvadze**

Easement agreement, Registration Number:130334625, **Date of Certification:08/04/2013, Notary I. Sharvadze**

Easement agreement, Registration Number:180142962, **Date of Certification:12/02/2018, Notary I. Sharvadze**

Confirm, Registration Number:190346400, **Date of Certification:29/03/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190356156, **Date of Certification:02/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190357404, **Date of Certification:02/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190357857, **Date of Certification:02/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190363677, **Date of Certification:03/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190365001, **Date of Certification:03/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190370204, **Date of Certification:04/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190370342, **Date of Certification:04/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190370607, **Date of Certification:04/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190374528, **Date of Certification:05/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190390701, **Date of Certification:10/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190402160, **Date of Certification:12/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190418823, **Date of Certification:17/04/2019, Notary Lali Kupreishvili**

Confirm, Registration Number:190382567, **Date of Certification:08/04/2019, Notary Lali Kupreishvili**

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## Obligation

### Seizure/Injunction:

- Sequestration: **102025612244 17/11/2025 17:52:27**  
**JSC Tolia I/N 206026735**  
Object: **Immovable property: N 142, Javakheti Street, Tbilisi, 01.19.36.012.040**  
Bases: **Notice NSP251115148 17.11.2025, LEPL National Bureau of Enforcement;**

### 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.