



Extract from Public Registry

Application Registration
N 882026363720 - 01/05/2026 12:34:41

Preparation Date
01/05/2026 14:58:24

Property Section

Zone	Sector	Block	Plot	Land Plot's Ownership Type: Ownership
Tbilisi	Isani			Land Plot's Designation: Non-Agricultural
01	17	01	026/010	Specified Area: 475.00 sq.m.
Address: Lane 6, Martkopi Street, Tbilisi				Land Plot's Previous Number:26;
				Other Area:Building N1 (under construction) with a total area of 1180.50 sq.m.

Owners:

Ali Bagherzadeh Moghadam ,P/N: 01791011599
LLC "Meta Builder" , ID Number:405294685

01.17.01.026.010.01.001

(Based on the right of construction) LLC "Meta Builder"	Ownership	Apartment N1, mark +3.10 (Under construction)	76.60 sq.m.
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- Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025
LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,

01.17.01.026.010.01.002

(Based on the right of construction) LLC "Meta Builder"	Ownership	Apartment N2, mark +3.10 (Under construction)	114.20 sq.m.
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- Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025
LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,

01.17.01.026.010.01.003

(Based on the right of construction) LLC "Meta Builder"	Ownership	Apartment N3, mark +3.10 (Under construction)	70.90 sq.m.
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- Annex to the main construction agreement, protocol on the demolition, Date of Certification:24/01/2025 ,
National Agency of Public Registry of Ministry of Justice of Georgia

01.17.01.026.010.01.004

(Based on the right of construction) Ali Bakerzadeh Mokadam	Ownership	Apartment N4, mark +6.30 (Under construction)	76.60 sq.m.
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- Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025

01.17.01.026.010.01.005				
(Based on the right of construction) Ali Bakerzadeh Mokadam	Ownership	Apartment N5, mark +6.30 (Under construction)		114.20 sq.m.
Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,				

01.17.01.026.010.01.006				
(Based on the right of construction) Ali Bakerzadeh Mokadam	Ownership	Apartment N6, mark +9.50 (Under construction)		70.90 sq.m.
Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,				

01.17.01.026.010.01.007				
(Based on the right of construction) LLC "Meta Builder"	Ownership	Apartment N7, mark +9.50 (Under construction)		76.60 sq.m.
Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,				

01.17.01.026.010.01.008				
(Based on the right of construction) LLC "Meta Builder"	Ownership	Area (Under construction)	Apt N8, mark +9.50	111.90 sq.m.
Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,				

01.17.01.026.010.01.009				
(Based on the right of construction) LLC "Meta Builder"	Ownership	Area (Under construction)	Apt N9, mark +9.50	70.90 sq.m.
Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,				

01.17.01.026.010.01.10.001				
(Based on the right of construction) LLC "Meta Builder"	Ownership	Commercial Area N1 (Under construction)	Mark +0.100	46.40 sq.m.
Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025 LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,				

01.17.01.026.010.01.11.005				
(Based on the right of construction) Ali Bakerzadeh Mokadam	Ownership	Parking Area N5 (Under construction)	Mark +0.100	14.00 sq.m.

• Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025
LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,

01.17.01.026.010.01.11.006					
(Based on the right of construction) LLC "Meta Builder"	Ownership	Parking Area N6 (Under construction)	Mark +0.100	16.70	sq.m.

• Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025
LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,

01.17.01.026.010.01.11.007					
(Based on the right of construction) Ali Bakerzadeh Mokadam	Ownership	Parking Area N7 (Under construction)	Mark +0.100	23.90	sq.m.

• Annex to the main construction agreement, protocol on the demolition , Date of Certification:24/01/2025
LEPL National Agency of Public Registry under the Ministry of Justice of Georgia,

LLC "Meta Builder"	(Based on the right of construction) Building N1 (under construction) with a total area of 1180.50 sq.m.
Ali Bagherzadeh Moghadam	Land area 475.00 sq.m.

Mortgage

1) Application Registration Number 882025248312	Mortgagee: JSC "Credo Bank" 205232238;
Date 06/03/2025 16:47:16	Subject:Land plot specified area: 475.00 sq.m. (Other area: Building N1 - total area 1180.50 sq.m.);
Registration of Right: Date 07/03/2025	Mortgage Agreement N 256512569950WP, Date of Certification:06/03/2025, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia
Tax Lien:	
Not Registered	

Restricted Usage

Application Registration Number 882025061763	Owner of the right of superficies: LLC "Meta Builder" 405294685;
Date 22/01/2025 13:33:44	Subject:Specified area: 475.00 sq.m.;
Registration of Right: Date 21/02/2025	Period:2 Years;
	Subject to the fulfillment of obligations stipulated in the contract;
	(Registration No. N882025017975) Main Construction Agreement and Preliminary Real Property Exchange Agreement, Date of Certification 14/01/2024, National Agency of Public Registry of the Ministry of Justice of Georgia,

Obligation

Application	Seller: LEPL Self-governing city, Tbilisi Municipality 204521794;
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**Registration
Number
892018902308
Date 17/10/2018
16:51:18**

Subject:Specified area: 475.00 sq.m.;
Subject to maintaining the structure and scale of the surrounding historic
development;

**Registration of
Right: Date
23/10/2018**

Certificate of Ownership N26064 , Date of Certification:15/10/2018 , Property
Management Agency, a legal entity under public law of the Tbilisi City Hall,

Auction Victory Confirmation Protocol N E-425-1-22693, Date of
Certification:07.09.2018, Tbilisi Municipality Public Law Legal Entity Property
Management Agency,

Agreement No. 425-1-22693, Date of Certification: 20/09/2018, Tbilisi Municipality
Public Law Legal Entity Property Management Agency,

Seizure/Injunction:

Not Registered

Registry of Debtors:

Not Registered

**This extract does not reflect information regarding registered rights (except for property rights), obligations, and public law restrictions on
an independent object/objects of law.**

- 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.