



Extract from Public Registry

Application Registration
N 882025486420 - 02/05/2025 14:25:16

Preparation Date
02/05/2025 14:52:23

Property Section

Zone	Sector	Block	Plot	Land Plot's Ownership Type: Ownership
Tbilisi	Vake			Land Plot's Designation: Non-Agricultural
01	14	05	007/718	Specified Area: 5322.00 sq.m.
Address: N 2, Zurab Anjaparidze I Lane, Tbilisi				Land Plot's Previous Number: 01.14.05.007.498; 01.14.05.007.472; 01.14.05.007.499;
				List of Buildings: N1 (Under construction) - Total area: 45931.20 sq.m. and Open parking lot 552.00 sq.m.

Owners:
LLC "Z-Group" , ID Number:405628913

01.14.05.007.718.01.02.401

LLC "Z-Group"	Ownership	Office N401 (Under construction)	floor4, 171.30 sq.m.
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- Statement, Date of Certification: 26/11/2024, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia

Mortgage

1) Application Registration Number
882024347646
Date 13/03/2024 15:58:30

Mortgagee: JSC "Bank of Georgia" 204378869;
Subject: Specified area of the land plot: 5322.00 sq.m.;

Mortgage Agreement NCAH000768051 , **Date of Certification:13/03/2024,**
LEPL National Agency of Public Registry under the Ministry of Justice of Georgia

Registration of Right: Date
18/03/2024

Tax Lien:

Not Registered

Restricted Usage

Application Registration Number
882014490758
Date 16/09/2014

Subject: 891 sq.m is encumbered by Servitude Agreement;

Letter, Registration Number:7/34173, **Date of Certification:15/09/2014, LEPL "National Agency Of State Property"**

**Registration of
Right: Date
16/09/2014**

Obligation

**Application
Registration
Number
882017139363
Date 24/02/2017
14:02:49**

Seller: LEPL Self-governing city, Tbilisi Municipality 204521794;

Subject: Up to 1200 sq.m. of the 5001 sq.m. land plot can be developed for construction, provided that the remaining area is provided with open parking and recreational spaces through an investment of at least 70,000 USD;

Ordinance, Registration Number:419, **Date of Certification:23/12/2016, City Council of Tbilisi Municipality**

**Registration of
Right: Date
27/02/2017**

Agreement, **Date of Certification:24/05/2024, LEPL National Agency of Public Registry under the Ministry of Justice of Georgia**

Seizure/Injunction:

Not Registered

Registry of Debtors:

- Debt:DE25066385 06/03/2025 11:44:26
LLC "Z-Group" 405628913
Bases: **Executive: Revaz Melashvili Adding a subject to the register of debtors 06.03.2025 # A25045949-004**
- Debt:DE25093761 31/03/2025 14:53:21
LLC "Z-Group"405628913
Bases: **Executive: Revaz Melashvili Adding a subject to the register of debtors 31.03.2025 # A25069268-004**

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.