

Official Translation from Persian

Date of Contract Registration: ----- Contract Registration No.: ----- Date of Contract Conclusion: ----- Guild ID: ----- Real Estate Agencies ID: ----- Hologram Serial No.: -----	(Logo) Ministry of Industry, Mine and Trade Supreme Board of Supervision Bill of Sale	Iran Guild Chamber State Real Estate and Properties Executive Group State Real Estates Transactions Registration System				
Tracking Code: -----		Date of Issuance of the Tracking Code: -----				
Article 1: Parties to the Contract						
▪ <u>Seller(s):</u>						
<u>Name</u>	<u>Surname</u>	<u>Father's Name</u>	<u>Birth Certificate No.</u>	<u>Place of Issue</u>	<u>National ID No.</u>	<u>Contact No.</u>
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Add.: #-----						
▪ <u>Buyer(s):</u>						
<u>Name</u>	<u>Surname</u>	<u>Father's Name</u>	<u>Birth Certificate No.</u>	<u>Place of Issue</u>	<u>National ID No.</u>	<u>Contact No.</u>
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Add.: -----						
Article 2: Subject and Specifications of the Demised Premises						
Comprises 100 out of 100 shares (the entirety) of a piece of land, with no title deed, with orchard and garden occupancy, bearing minor registration plot No. 0, out of major plot No. 113, Savojbolagh registration district, with an area of 500 m ² , located in -----orchard, end of -----, Hashtgerd City, Savojbolagh Township, Alborz Province						
Article 3: Price of the Contract						
The fixed transaction price was determined as -----equal to ----- Tomans . Amount of <i>Rls. 4,100,000,000</i> was paid to the seller on the spot through check No. -----, dated -----, -----, 4021 branch. Amount of <i>Rls. 900,000,000</i> was paid to the seller on the spot through check No. -----, dated -----, -----, 4021 branch. Amount of <i>Rls. 5,000,000,000</i> was paid to the seller on the spot through check No. -----, dated -----, -----, 4021 branch.						
Article 4: Conditions Pertaining to Drawing up of the Deed						
4-1- The parties undertook to appear at the notary public office No. -- on --, or any other office recommended by the bank, and upon fulfilling the commitments and obligations laid down in this deed, proceed with drawing up the official deed of the subject of transaction in the name of the buyer. 4-2- If the buyer intends to take a loan from a bank or any other financial and credit institutions to pay for a share of the price of the property, the seller is obligated to provide all required assistance and cooperation for the buyer to do so. 4-3- If the subject of the transaction has been mortgaged as a security for the loan, the seller is required to redeem it before drawing up deed. Furthermore, if a conveyance is mentioned in the title deed, prior to any contract conclusion, it must be inquired from the bank. 4-4- In case one of the parties fails to appear at the notary public office, certificate of absence shall be issued in the notary public office. 4-5- Failing to present the deeds and documents for concluding the deed by the seller and non-payment of the price of the contract by the buyer shall be deemed as absence and the notary is permitted to issue certificate of absence in such cases.						
Article 5: Terms of Submission of Subject of the Transaction						
5-1- The seller are required to give possession of the subject to the buyer together with all the appurtenances on -----and remove any obstacle in using the subject. The seller must pay all costs of the giving possession. 5-2- If the subject is proved to be transferred to the buyer unlawfully, due to a reason other than natural forces such as mortgage, confiscation, foreclosure processes of the ministry of justice or official deeds enforcement office, or if it is located in boulevard way or different educational or hygiene plans after municipality inquiry, the seller are required to pay <i>Rls. 2,000,000,000</i> as damage restitution to the buyer in addition to returning the price of contract. Filing a potential criminal complaint against the seller does not prevent the buyer from claiming compensation. Additionally, if the buyer can personally remove the obstacles in any way, including by paying certain amounts, they may do so by offsetting these amounts from the contract price. This does not preclude the claim for compensation explicitly stated at the beginning of this clause.						
Article 6: Effects of the Contract						
6-1- The seller are required to take all necessary licenses about the subject of the contract from different authorities including municipality account clearance, charity, assets and urbanization offices, water and wastewater, social security, electricity, gas and telecommunications office and settle all probable debts regarding appurtenances, building and improvements existing in the subject. 6-2- Transfer expenses including tax, municipality, and charity office shall be paid by the seller and registration and writing fees shall be borne by the buyer and the seller. 6-3- The value of the transaction in paragraph 1 of Art. 3 of this contract is not changeable under any condition and due to prices fluctuations or inflation and there is no right for the parties in this regard. 6-4- All the options including option of lesion except for options of fraud and unfulfilled condition are waived as declared by the parties. 6-5- If the seller does not fulfill their commitments which are determined in this contract, they are required to pay the buyer <i>Rls. 5,000,000</i> a day as delay damages and in case the buyer refuse to fulfill their commitments they are required to pay the seller <i>Rls. 5,000,000</i> a day as delay damages. The above damages could be added to the main commitments.						

6-6- This contract is not valid without signature and seal of the real estate agency.
6-7- The parties having had their identities established, observed the original deed and all papers and declared this by signing transcript (copies) of the mentioned papers.

Article 7: Transactors' File

7-1- All legal and natural entities are required to separately pay the wage of real estate agency in accordance with tariff of *Savojbolagh* Township Supervision Commission and pay the price of the tariff simultaneously with signing the contract and after that take the follow up code.

7-2- This purchase agreement has been executed by virtue of Art.343 & 352 of Trade Act and cancelation and rescission of the contract shall not affect the amount of wage.

7-3- Furthermore %9 value added tax will be received from the parties as well as real estate agency remuneration. This paragraph does not include open commercial areas.

7-4- The real estate agency must take the follow-up code simultaneously with the contract conclusion and in case it is not possible due to unpredictable cases such as error in system or internet network, the said code must be obtained maximally within 24 hours after the contract conclusion date and it must be inserted in the contract and immediately after the contract conclusion, one signed copy of the contract must be delivered to the parties. The real estate agency is also obliged to insert the correct cellphone number of the parties and all information relating to the contract and probable subsequent changes shall be informed through the inserted cellphone number.

7-5- Any agreement between the parties which is not laid down above, must be mentioned in the REMARKS section or overleaf of this contract and be signed by the parties, the witnesses, and the real estate agent.

Remarks:

This property is 500 m², to -----property on the north, the seller's property on the south, -----property on the west, and Mr. REKABSAZ's property on the east. The land has restricted borders. The mentioned property is subject to a preliminary sales deed. In case the check given for the transaction price is not collected, the contract can be canceled unilaterally upon paying the seller's compensation. Furthermore, agricultural water stream belonging to -----is passing alongside this property, and the stream's edge is not part of the subject of this transaction. The property has 3m public road.

Note:

- 1- Contract execution depends on presenting documents proving ownership of the proprietor about the property.
- 2- Real estate agent does not guaranty the credit of the persons that dealing for them and does not guaranty execution of the transaction and has no responsibility for value of the transaction.
- 3- The real estate agent is required to keep the copy of deeds and documents that this contract has been relied upon them and signed by the parties until execution of official deed.
- 4- The real estate must inform the parties of the cases in which he is interested otherwise he is responsible for the damages that are incurred to the parties.
- 5- Any agreement between the parties that are not mentioned above must be written in notes paragraph.
- 6- Having taken tracking code, the real estate agency must keep the contract for 5 years.

Seller: -----, holder of national ID No. ----- (the entirety)

Buyer: -----, holder of national ID No. ----- (the entirety)

Subject of Transaction: 100 shares out of 100 shares of a piece of land, with no title deed, with orchard and garden occupancy, bearing minor registration plot No. 0, out of major plot No. -----, Savojbolagh registration district, with an area of 500 m², located in -----orchard, end of -----, Savojbolagh Township, Alborz Province, was transferred for the amount of **Rls. 10,000,000,000.**

(Offline Barcode) For online inquiry and more information, scan the QR Code below the page.

Note:

- The contents of the contract and the agreements in the remarks section were observed by me/us and is certified.

- To certify the authenticity of the follow-up code and the specification laid down in the contract, follow one of the steps below:

a) Sending national ID No. and contracts follow-up code (format: follow-up code#national ID No.) to -----via SMS (mind to write from left to right, the national ID No. first and the follow-up code second.)

b) Scan the QR Code below via your smartphone and send it to -----.

Signed by:

- Witness/ Legal Expert

Signed and fingerprinted by the seller, -----, and the buyer, -----

Having Established the identities of the parties to the contract, documents and deeds of the transaction, all the contents of this contract are certified Ali Bazrpour, director of -----Real Estate Guild Unit.

• Signed and Sealed by Aseman Real Estate Agency / Date Printed: -----

Guild Union Address: ----- Contact Number: -----

(QR Code for Information Inquiry)

True Translation Certified. S.SH// 15532

September 8, 2026