

## COMPLEX "MARINA NATANEBI"

Presented conceptual design of complex " MARINA NATANEBI "is located in western Georgia, along the Black Sea coast in the resort area between the town Kobuleti and seaside resort "Ureki" . It is situated on the opposite side of the water park "Tsitsinatela" and is adjacent to the central highway connecting Tbilisi to Batumi.

From Tbilisi to the projected complex is 300 km., from Batumi airport - 50 km. (20 minutes drive along the highway). The territory of the total area of 12 hectares is displayed as intended and is privately owned.

The idea of complex's general plan was born with the development of the now existing lakes and river delta Natanebi. It fits perfectly Boulevard, which is the central core of the complex. It begins in the northern part of the territory and adjacent to the forest park. Boulevard is a magnifying glass of the whole complex with a view on both the sea and the artistic mountains Bakhmaro. In the presented "Complex Natanebi" is a yacht club, hotel with 115 rooms, restaurants, cafes, bars, sports hall and "spa" lounge, indoor swimming pool, tennis courts, training football stadium which can be transformed into amphitheater concert area . This complex also has a complementary approach to the main highway. In the main part of the complex is also located five and six storey residential buildings, townhouses and VIP cottage settlement. On the natural magnetic sandy beach there are cafes and bars. The natural sand beach has medicinal properties. It is planned to make open swimming pools with artificial beach for children and adults. Planned parking places are available not only in the underground but also above. It is planned to connect the complex with skiing tracks, the cable car at a distance of 10km. Such a comprehensive approach to this area will be of interest both for residents and for tourists.

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"Domus Royal"

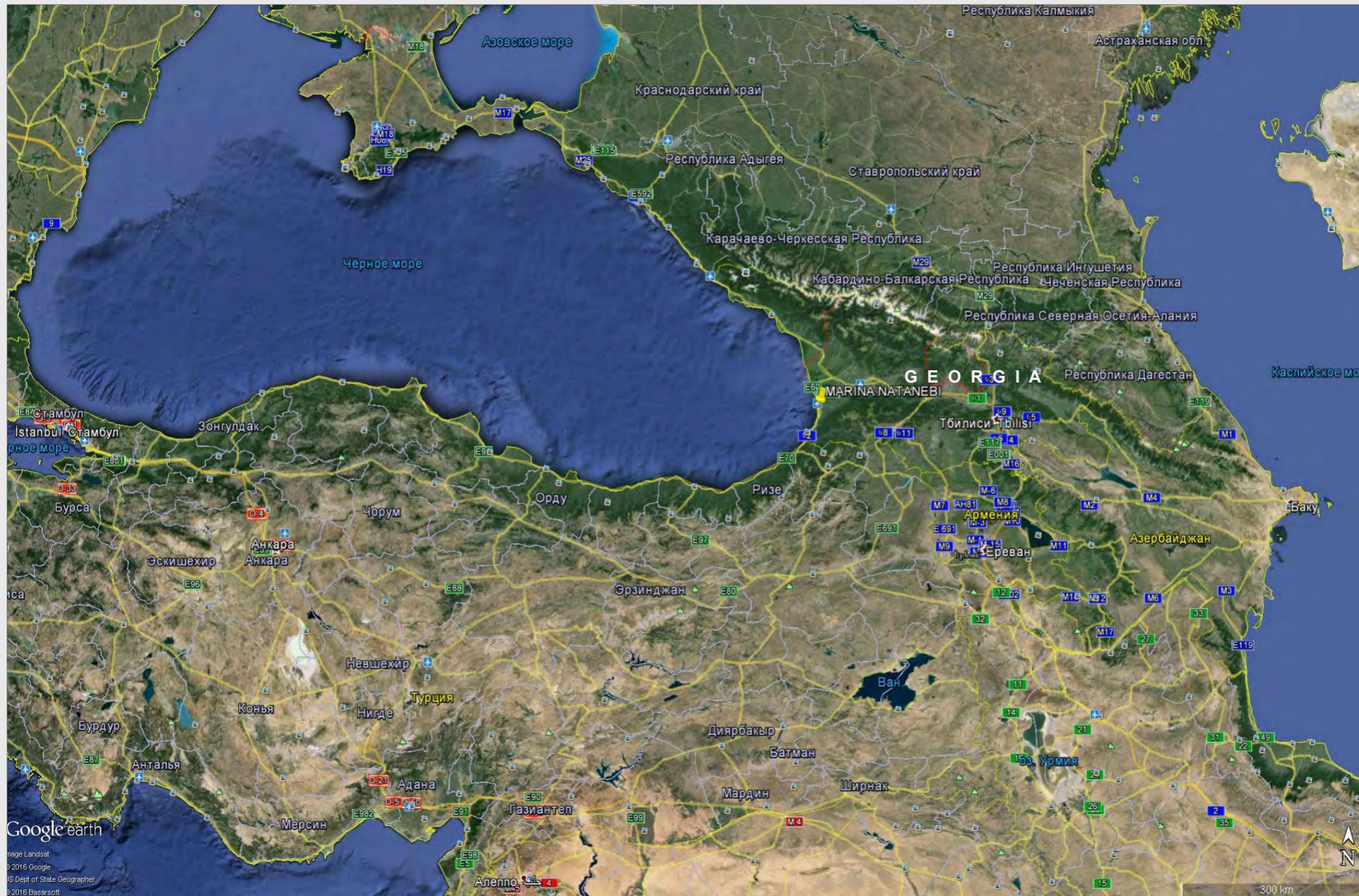
Architects:Zhgenti David  
Zhgenti Mikhail

tel.:+79266824538

+79269741115

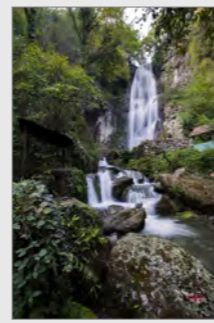
zgenti.david@gmail.com

<http://www.davidmishadomusroyal.com/>

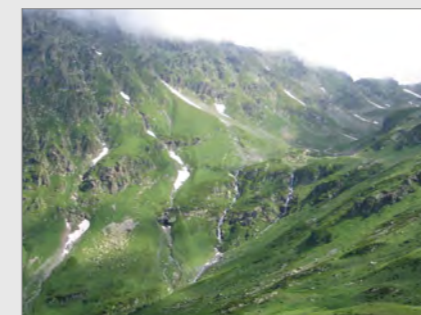
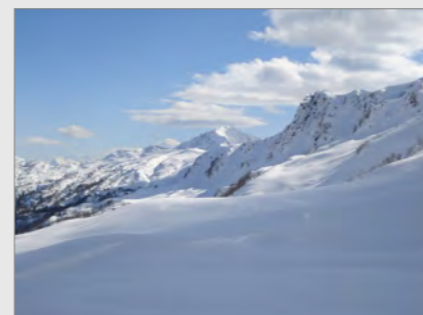
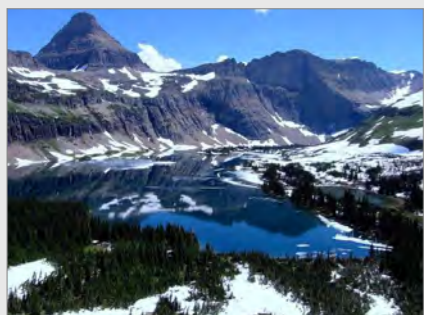


If you look at the world map, we will see that Georgia is a small country with strategically favorable location which is situated at the crossroads between Europe and Asia. About the cultural heritage of Georgia, its nature and cuisine (especially wines) are written many books and guides - all of them invite to visit the country, located on the site of the ancient Colchis. Travel agencies lure potential tourists with their suggestions, offering beneficial and convenient airlines and routes, advising in which public hotels to stay, what routes to choose, and what places to visit - as in the famous mountain regions of Georgia, so in its valleys. National Tourism Development Strategy was developed by the Government of Georgia during the one year with support of the World Bank, as well as all stakeholders of the tourism industry. Development of strategy included conducting extensive consultations and deepen dialogue with a wide range of organizations and individuals, including national and local authorities, tour operators, investors, representatives of administrations of protected areas and cultural heritage sites, hoteliers, representatives of educational tourism, as well as citizens from all segments of society.

During the formation of the strategy several interviews were carried out with the main leaders of public opinion from the government and private sector and also with representatives of the authorities. There were also consultations with specialists of tourism industry aimed at identifying the main challenges in the field of tourism development, designating priority ideas proposed to iron them out and preparing the action plans for the implementation of these ideas.



From 2009 to 2013 years Georgia demonstrated one of the highest rate of tourism development : the average quantity of tourists raised more than 300% - from 1,5mln to 5,4mln tourist. Total revenues from tourism rose during the same period from 475 mln. USD to 1.8 bln. USD, more than 20 times higher than the world average. December 4th, 2015 the Ministry of Economy and Sustainable Development and the National Tourism Administration jointly presented the National Tourism Development Strategy for Georgia for 2015-2025 (<http://georgia.travel/wp-content/uploads/2015/12/small-eng.pdf> ). Through strategic investments in infrastructure, education and marketing and the acquisition of unique experience by tourists visiting Georgia which is attractive for service markets with high added value worldwide, Georgia will become one of the leading countries in this business. The main bet was made on Batumi where the authorities suggested some privileges to investors of gambling business. Those who build in the region hotel with 100 rooms is free for 10 years from the payment of the annual license fee. The permission to carry out gambling activities is available on-line. In Georgia has been introduced a single tax rate - so that gambling operators no longer have to pay income tax. Payments are also no longer taxed. In addition to the annual license fee for the slot machines, there are also quarterly fees for playing tables, slot machines and online casinos. There was even a congress of casino investors held in Batumi which brought together nearly 120 industry executives. There is a little information about visiting Georgia's Black Coast on sailing yachts by ordinary tourists, because of the lack of yacht clubs. Landscaped harbor's foreshore which have the necessary navigation environment will allow to receive up to 80 vessels with 100 feet size and a draft of 6.0 meters. Services for shipowners such as maintenance operation and seasonal preparation of boats, authorized service workshops: Volvo Penta, Mercruiser, MAN, 4 winter boathouse with a total area of 5000 m2 for the storage of vessels in the offseason are also included. Black Sea shore of Georgia and Natanebi Ureki has natural beach of magnetic sand. Georgian sands contain 2-3% of magnetite, but



## INFRASTRUCTURE



in rare cases, the content can reach 70% - small layers in the upper layers. Mostly rich magnetite sands can be found on the coast section between the rivers Supsa and Natanebi. This strip of beach (10-70 m) and shallow waters is where a scattering has a width of about one kilometer. Presumably, these sands are brought from the River of Ajarian Mountains, rich with andesite. Studies were conducted in Ureki by SRI of health resorts and physiotherapy of Georgia, Georgian Institute of Pediatrics and the staff of the Institute of Geophysics. They proved the effectiveness of the use of these sands in the following diseases:

- . Cardiovascular diseases (hypertension stage 1-2, chronic ischemic heart disease, myocardial infarction, myocardial, and others)
- . Diseases of the musculoskeletal system (rheumatoid and infectious polyarthritis in chronic stages, osteoarthritis, osteoporosis, osteochondropathy) and post-traumatic rehabilitation
- . Nervous system disorders (depression, neurosis, hypertension forms, climacteric neurosis, neuralgia, etc.)
- . Childhood diseases (cerebral palsy, spinal paralysis, rickets, birth trauma, and others)
- . Chronic urogenital diseases causing infertility.

Near the territory you can find the ruins of ancient fortresses, religious buildings and arched stone bridges. Since Adjara is a coastal region of Georgia, it is mainly dominated by fortifications, including the Fortress Gonio, Peter and Khikhani. In the eastern suburbs of Batumi, on the left bank of the river is the oldest Korolistskali Batumi fortress, built during Queen Tamar reign. In these places, the archaeological excavations are held annually. Also there are many late medieval fortresses (Gulebi, Zendidi, Begoshvilebi, Kaviani, Chhutuneti and others). Because of the long period of Seljuk Turks domination, many temples were destroyed. Shaltsky monastery in Khulo is one which survived.

The territory of Batumi is full of architectural monuments, as for example Batumi Cathedral of the Nativity of the Blessed Virgin Mary.

There are few countries in the world with such high choral culture as in Georgia. The national identity of the Georgian people is fully manifested in polyphonic choral song. The roots of polyphonic (harmonized music) chant dates back to the V century. BC. Initially, it existed only as a folk, but after the adoption of Christianity it gained the status of canon. Georgian polyphony is characterized by a special technique of singing by three voice. The exact time of origin of Georgian folklore is still a cause of debate. Some believe that the Georgian folk music dates more than 1500 years. Most bold claim that the first information about the Georgian dance and folk songs were mentioned before our era. For example, according to the Greek historian Xenophon (IV century BC), secular music, military music and dance was widespread among the Georgian tribes. The Georgians even went into battle singing and dancing. In 2001, UNESCO recognized the Georgian song a masterpiece of the Oral and Intangible Heritage.

Georgian cuisine is also well-known. While visiting Georgia- food is usually one of the goals on a par with wine and architecture.

Georgia hopes for the quick ratification of the Association Agreement with the EU already "in early december." This was stated by Prime Minister of Georgia at a press conference after the meeting with the head of the European Parliament Martin Schulz. "The implementation of the Association Agreement is our key challenge, however, it is not the ultimate goal. It will serve to build a democratic society in Georgia, based on the rule of law." Georgia waits from the EU for "early granting of visa-free regime".



MASTERPLAN

EXPLICATION



TOTAL AREA 12 hectares

- A.** HOTEL 20000sq.m.
    1. 115 rooms
    2. CONFERENCE HALL
    3. CINEMA
    4. BOULING
    5. CAZINO
    6. WINTER SWIMMING POOL
    7. SPA
    8. RESTAURANT AND BARS
    9. CLUBS
    10. COSMETIC'S SALOON
    11. BOUTIQUES
  - B.** STADIUM FOR 5000 VIEWERS -1600sq.m Sports Complex.
  - C.** POOLS WITH SEA WATER FOR ADULTS AND CHILDREN
  - D.** BEACH CAFES and RESTAURANTS 3000sq.m.
  - E.** YACHT CLUB 900sq.m.
  - F.** PORT FOR YACHTS 40000sq.m.
  - G.** ADMINISTRATIVE BODY WITH TECHNIC AREA 3000sq.m.
  - H.** SHOPS -2000sq.m.
  - I.** RESORT FOR ATHLETES with 64 rooms -2000sq.m.
  - J.** Flats For Rent / Penthouse / -10flats -1100sq.m.
- Individual residential Villas
- K.** COTTAGEs with 6 weaving software 295sq.m. + 172sq.m. -5 cottages total area. 2335sq.m.
  - L.** COTTAGEs with 4 IN 553sq.m weaving. + 168sq.m. -8 cottages total area. 5678sq.m.
  - M.** COTTAGEs with 7 weaving software 140sq.m. + 80 sq.m.. -4 cottages total area. 880 sq.m.
  - N.** TOWNHOUSEs
    - 1.20 APARTMENTS 305.743sq.m 1.20. + 76.525sq.m. total area. 7700sq.m.
  - O.** HOUSES / CARCASE / - + 9000sq.m 2120sq.m..
    - 1.WITH ONE ROOM -10FLATS
    - 2.WITH TWO -28FLATS
    - 3.WITH THREE -52 FLATS
    - 4.WITH FOUR -4 FLATS
- TOTAL AREA OF BUILDINGS -76000sq.m.**



Кадстровый код земли (владельческого участка) 26.01.48.031

**ВЫПИСКА ИЗ КУКЛИЧНОГО РЕЕСТРА**

Регистрация заявления №82015199322 - 14/04/2015 17:43, Дата подготовки: 14/04/2015 22:37:43

Отдел собственности					
Имя	Сектор	Квартал	Участок	Тип собственности участка, Субъектности	
Оуретси	Натаби	01	48	051	Функция участка: <b>сельскохозяйственная</b>
Адрес: Муниципалитет Оуретси, село Натаби				Точная площадь: <b>112256,69 кв.м.</b>	
				Первый номер участка: 26.01.50.001	

Отдел собственности:  
 Регистрация заявления: номер 242001000011, дата 29/01/2001  
 Документ: удостоверяющий право:

- Специальная, государственная собственность №27-128/а, дата записи 18/02/2001, Оуретские районное управление Министерства управления государственным имуществом Республики Грузия.
- Справка, дата записи: 18/09/2006, Национальное агентство публичного реестра Министерства Юстиции, через техническую инвентаризацию Оуретской регистрационной службы.

Собственники:  
**Гиаго Чкадзе (свидетель №01023002007)**

Собственник:  
**Гиаго Чкадзе**

Обязательство:  
 Нет

Налоговый код:  
 не зарегистрирован

Архитектур:  
 не зарегистрирован

Регистр документов:  
 не зарегистрирован

«При реализации строительных работ, возмещенная в собственности физического лица и сроком до 2 лет, и только в течение календарного года, при получении и при завершении в размере 1000 евро или более, выданным налогоплательщиком подает к моменту передачи участка (регистрации) не позднее 3 рабочих дней с момента получения участка физическим лицом в виде передаточного акта и в налоговой орган. Налогоплательщик обязан уведомить налоговую инспекцию, что может привести к применению к ответственности согласно главы XVIII Налогового Кодекса Грузии.»

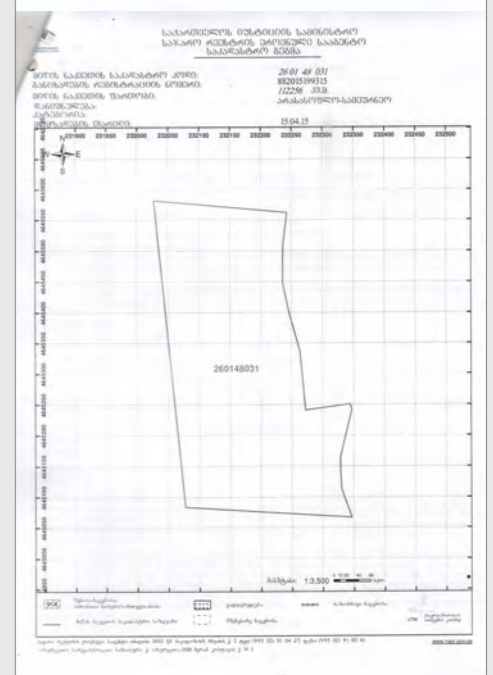
Проверить действительность документа можно на официальном веб-сайте: [www.geostat.gov.ge](http://www.geostat.gov.ge). Получить информацию можно на бесплатной горячей линии, в любой территориальной регистрационной службе, в банке Юстиции и у нотариуса, в нотариальной конторе. В случае обнаружения в выданном документе неточности, ошибки, не соответствия и регистрационной службе, предъявить заявление в электронной форме или же заявка по телефону 2 403 405, международный номер посылки по номеру телефона 2 403 405, и оплата наличными средствами со стороны получателя публичного реестра, с ссылкой на телефон 08 000 009 09, с ссылкой на электронную почту [feedback@geostat.gov.ge](mailto:feedback@geostat.gov.ge) в течение 10 рабочих дней со дня получения документа.

Матвиашвили Ш.А.  
*Широко*

**МИНИСТЕРСТВО ЮСТИЦИИ ГРУЗИИ  
 НАЦИОНАЛЬНОЕ АГЕНТСТВО ПУБЛИЧНОГО РЕЕСТРА  
 КАДСТРОВЫЙ ПЛАН**

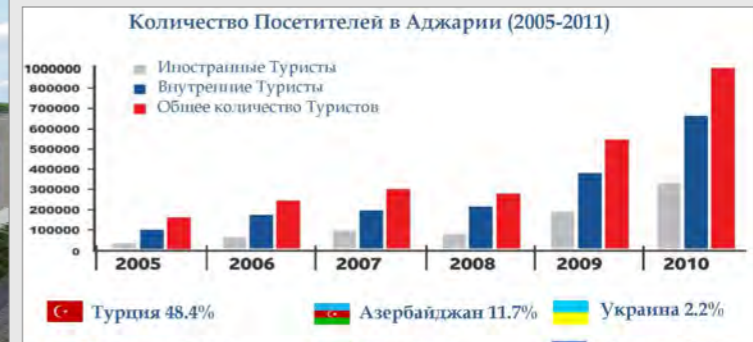
Кадстровый код земельного участка: 26.01.48.031  
 Номер регистрации заявления: №82015199315  
 Площадь земельного участка: 112256 кв.м.  
 Назначение: **сельскохозяйственная**  
 Категория: **15.04.15**  
 Дата подготовки: **15.04.15**

Перевод с грузинского на русский язык:  
 Матвиашвили Ш.А.  
*Широко*

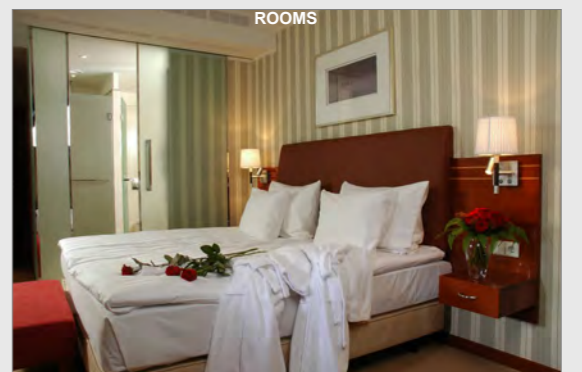
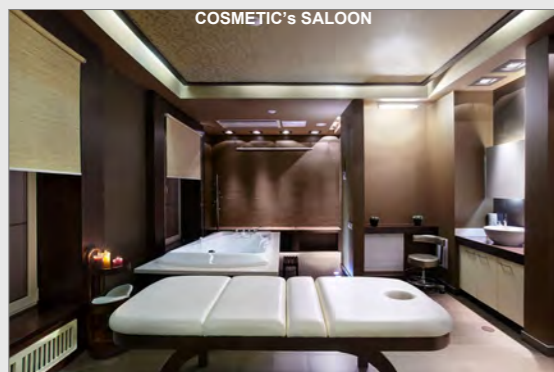
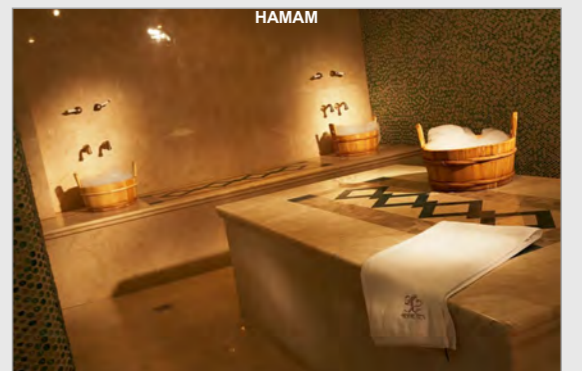
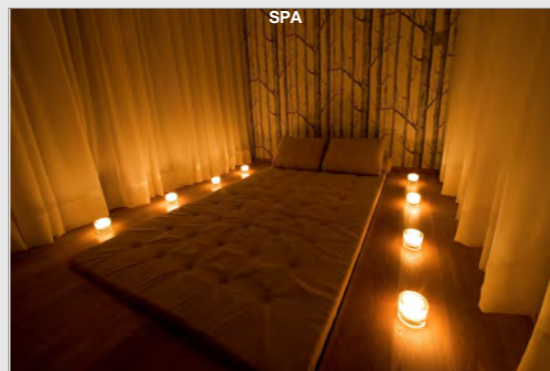
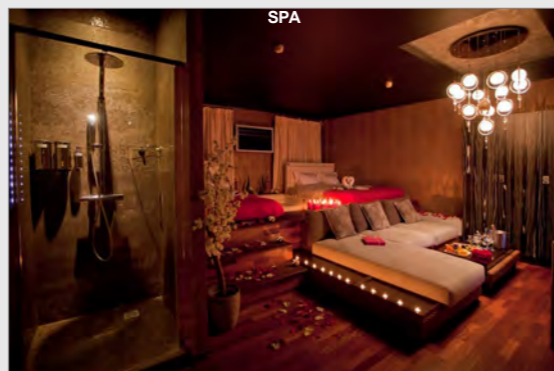
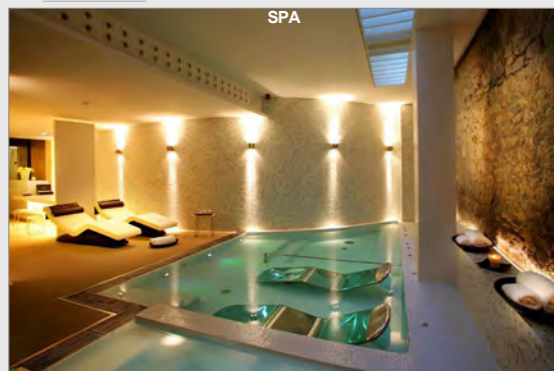
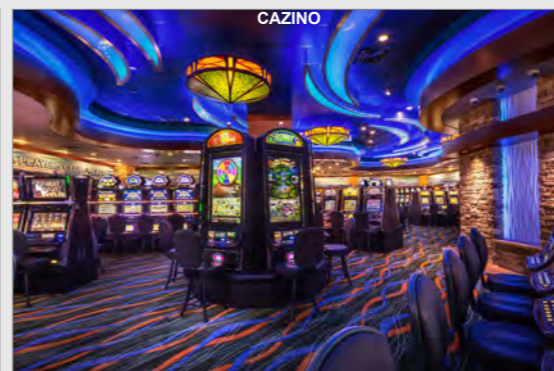
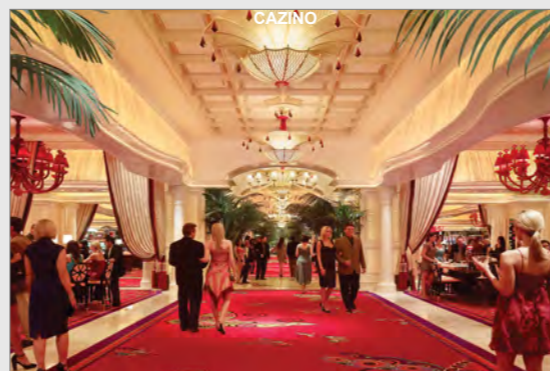
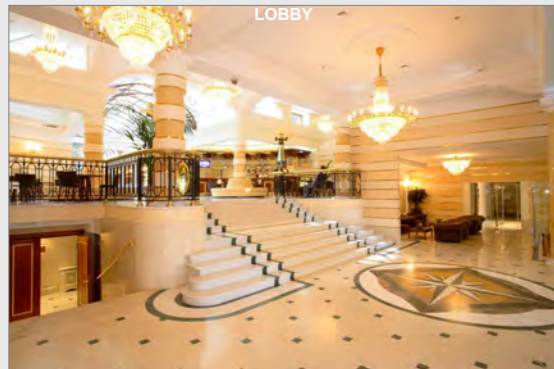




### VISITORS IN ADJARA



### THE INTERIORS OF THE HOTEL



HOUSES /CARCASE/ "O"



HOUSES /CARCASE/ "O"

COTTAGE "M"



GROUND FLOOR

COTTAGE "M"

BLOCK "N" TOWNHOUSES



GROUND FLOOR

BLOCK "N" TOWNHOUSES

EXPLICATION

- A. HOTEL - 20000sq.m.
- B. STADIUM FOR 5000 VIEWERS Sports Complex -18000sq.m.
- C. POOLS WITH SEA WATER FOR ADULTS AND CHILDREN
- D. Beach cafes and restaurants - 3000sq.m.
- D. YACHT CLUB 900 sq.m.
- C. PORT for yachts - 40000kv.m.
- D. ADMINISTRATIVE BODY WITH TECHNIC AREA - 3000 sq.m.



HOUSES /CARCASE/ "O"



FIRST FLOOR

COTTAGE "K"



FIRST FLOOR

BLOCK "N" TOWNHOUSES

- E. SHOPS - 2000sq.m.
- F. RESORT FOR ATHLETES with 64 rooms - 2000sq.m.
- G. Flats For Rent / Penthouse / - 10FLATS -1100sq.m.

INDIVIDUAL RESIDENTIAL VILLAS

- H. Villas with 6 weaving software 295sq.m. + 172sq.m. - 5 COTTAGES  
Total area. 2335sq.m.
- I. Villas with 4 IN 553sq.m weaving. + 168sq.m. -8 COTTAGES  
Total area. 5678sq.m.
- J. COTTAGES with 7 weaving software 140sq.m. + 80 sq.m.. - 4 cotteges  
Total area. 880sq.m.

K. TOWNHOUSES

APARTMENTS 305.743sq.m 1.20. + 76.525sq.m. Total area. 7700sq.m.

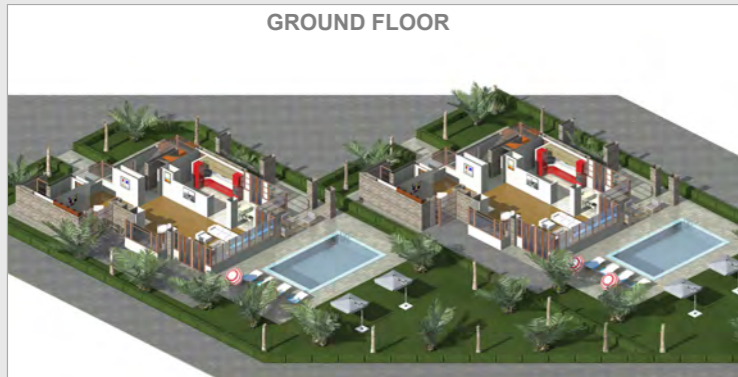
- L. HOUSES / CARCASE / - + 9000sq.m 2120sq.m.
- 1.WITH ONE ROOM - 10FLATS
- 2.WITH TWO - 28FLATS
- 3.WITH THREE - 52 FLATS
- 4.WITH FOUR -4 FLATS

Greenery planting 70000sq.m.

LAND PRICE FROM OWNER 12 hectares.- 10 million dollars. USA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**"Domus Royal"**  
 Architects:Zhgenti David  
 Zhgenti Mikhail  
 tel.:+79266824538  
 +79269741115  
 zgenti.david@gmail.com  
 http://www.davidmishadomusroyal.com/

SCHEMATIC DESIGN IS THE PROPERTY OF THE AUTHORS

# PRELIMINARY FINANCIAL CALCULATION

**A.**  
HOTEL /5 stars/ 115 rooms - 20000sq.m. - 40 000 000 USD

1. 115 rooms
2. Conference room
3. Cinema
4. Bowling
5. Casino
6. Winter pool
7. Spa
8. Restaurants and bars
9. Clubs
10. Salons, cosmetics
11. Boutiques

INFRASTRUCTURE OF THE COMPLEX:

**B.**  
A STADIUM FOR 5,000 spectators, sport complex included - 18000sq.m. - 8 000 000 USD

**C.**  
Two swimming pools with sea water for adults and children - 550 000 USD

**D.**  
BEACH CAFE AND RESTAURANTS - 3000sq.m. - 1 500 000 USD

**E.**  
YACHT CLUB 900 sq. m - 1 100 000 USD. USA

**F.**  
PORT FOR YACHTS /100 seats/- 40000sq.m. - 11 650 000 USD

**G.**  
ADMINISTRATIVE BUILDING WITH TECH.BLOCK - 3000sq.m.- 1 500 000 USD

**H.**  
STORES - 2000sq.m. - 800 000 USD

**I.**  
BOARDING house FOR athletes with 64 rooms in it - 2000sq.m. - 1 200 000дол. USA

**J.**  
APARTMENTS FOR RENT /PENTHOUSE/ - 10 apartments -1100sq.m. - 500 000 USD

LANDSCAPING AND GARDENING 70000sq.m. -13 000 000 USD

SMALL ARCHITECTURAL FORMS AND ART DESIGN-2 000 000 USD

PRICE FOR 12ha. LAND is 10 000 000 USD

The payback construction of the hotel complex with infrastructure -10 years

INDIVIDUAL RESIDENTIONAL COTTAGES AND HOUSES  
/construction -24 months/

**K.**  
COTTAGES WITH 6 ACRES for 295sq.m.+172sq.m. - 5 COTTAGES OF  
TOTAL 2335sq.m. X300/cost/=700500 USD.

Amount for sale - 2500 USD for 1sq.m.=5 837 500 USD

**L.**  
COTTAGES WITH 4 ACRES FOR 553sq.m.+168sq.m. -8 COTTAGES OF  
TOTAL 5678sq.m. X300/cost/=1 703 400 USD.

Amount for sale 2500 USD for 1sq.m.=14 195 000 USD

**M.**  
COTTAGES WITH 7 ACRES FOR 140sq.m.+80sq.m. - 4 COTTAGES OF  
TOTAL 80sq.m. X300/cost/=264000 USD

Amount for sale 2500 USD for 1sq.m.=2 200 000 USD

**N.**  
TOWNHOUSES

1.20 APARTMENTS 305.743 sq. m.+76.525 sq. m. OF TOTAL 7700sq.m.  
7700sq.m.X300/cost/=2 310 000 USD

Amount for sale 2300 USD for 1sq.m.=17 710 000 USD

**O.**  
RESIDENTIAL buildings/Blocks /- 9000sq.m.+2120sq.m.-5 000 000 USD  
11120sq.m.X300/cost/=3 336 000 USD

Amount for sale 2300 USD for 1sq.m.=25 576 000 USD

1.ONE ROOM - 10 APARTMENTS

2.TWO ROOMS - 28 APARTMENTS

3.THREE ROOMS- 52 APARTMENTS

4.FOUR ROOMS -4 APARTMENTS

Total prize for a residential houses -8 313 900 USD

Amount for sale-65 518 500 USD

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The amount of profit - 57 204 600 USD



სანოტარო მოქმედების რეგისტრაციის ნომერი

N170095458



სანოტარო მოქმედების რეგისტრაციის თარიღი

31.01.2017 წ

სანოტარო მოქმედების დასახელება

დოკუმენტის თარგმანზე დიპლომირებული მთარგმნელის ხელმოწერის დამოწმება

ნოტარიუსი

ნინო მათუაშვილი

სანოტარო ბიუროს მისამართი

ქ. თბილისი, ვაჟა-ფშაველას გამზ. 10

სანოტარო ბიუროს ტელეფონი

2 38 36 32 591 70 99 74

სანოტარო მოქმედების ინდივიდუალური ნომერი

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სანოტარო მოქმედებისა და სანოტარო აქტის შესახებ ინფორმაციის (მისი შექმნის, შეცვლის და/ან გაუქმების შესახებ) მიღება-გადამოწმება შეგიძლიათ საქართველოს ნოტარიუსთა პალატის ვებ-გვერდზე: [www.notary.ge](http://www.notary.ge) ასევე შეგიძლიათ დარეკოთ ტელეფონზე: +995(32) 2 66 19 18

ორიათას ჩვიდმეტი წლის ოცდათერთმეტ იანვარს, მე, საქართველოს ნოტარიუსი ნინო მათუაშვილი სანოტარო ბიუროში მდებარე მისამართზე: ქობილისი ვაჟა-ფშაველას გამზ. №10-ში, ვადასტურებ თარგმანის სოფიო ციციშვილის (დაბადებული 04.01.1964წ. თბილისში, პირადი № 01017020534, მცხოვრები: ქობილისი, გრიბოედოვის ქ. 28, დიპლომი ИВ № 254994, რეგისტრაციის № 51) ხელმოწერის ნამდვილობას. მე, ნოტარიუსმა, გაავრთხილე თარგმანი, რომ იგი პასუხს აგებს თარგმანის სისწორეზე, მან დაადასტურა, რომ ჯეროვნად იცის ქართული, ინგლისური და რუსული ენები და უზრუნველყოფს თარგმანის სისწორეს.

On this 31<sup>st</sup> of January, 2017, I, Nino Matuashvili, the Notary in and for Georgia, at the Notarial office located at No.10, Vazha-Pshavela Ave Tbilisi Georgia; attest genuineness of the signature of the translator Sophio Tsitsishvili (born in 04.01.1964 in Tbilisi, place of residence: N28, Griboedov str. Tbilisi; ID personal N 01017020534, Diploma ИВ № 254994, Reg. No: 51). I, notary remained the interpreter, about her responsibility for correctness of the translation. She confirmed that she knows Georgian, English and Russian languages fluently and ensures correctness of the translation.

ვადასტურებ სახალისო ერთი ვგზ.: 2.00 (ორი) ლარი- 29.12.2011 წლის საქართველოს მთავრობის №507 დადგენილების "სანოტარო მოქმედებათა შესრულებისათვის სახალისო და საქართველოს ნოტარიუსთა პალატისთვის დადგენილი საფასურის ოდენობის, მათი გადახდვების წესისა და მომსახურების ვადების დამტკიცების შესახებ" 31-ე მუხლის თანახმად და 2 (ორი) ლარი იმავე დადგენილების 39.1 მუხლის თანახმად, სანოტარო მოქმედების ელექტრონულ რეესტრში რეგისტრაციის საფასური და 0,36 ლარი დღგ თანახმად საგადასახადო კოდექსის 169-ე მუხლისა.

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ნოტარიუსი: ნინო მათუაშვილი  
Notary: Nino Matuashvili



Land (Immovable property) Cadastral Code No.26.01.48.031

EXTRACT  
from Public Registry

Registration of the Application  
No.882016150950 14/03/2016 18:03:33

Date of preparation  
15/03/2016 10:53:51

SECTION OF OWNERSHIP

Zone	Sector	Block	Plot	Type of ownership of the Plot – Own property
Ozurgeti	Natanebi			Function of the Plot – Non-agricultural use
26	01	48	031	Exact area –112256.00 sq.m.
Address: Ozurgeti Municipality, v.Natanebi				Previous number of the Plot: 26.01.50.001

OWNER'S SECTION

Registration of the Application: No. 262001000011 dated 29.01.2001

The ownership right confirming document:

- The Ownership Right Confirming Certificate No.37-128/a attested on 18.02.2001 by the Ozurgeti Regional Administration of the Ministry of Republic of Georgia for State-owned Property Management
- Reference Letter dated 18.09.2006 issued by the Ozurgeti Technical Inventory Archives of the Ozurgeti Service of the National Agency of Public Registry of Ministry of Justice of Georgia

Owners:

Giorgi Chkhaidze, P/N 01023002007

Owner:

Giorgi Chkhaidze

Description

Mortgage

Tax pledge/mortgage: Not registered

Obligation

Arrest: Not registered  
Debtors Registry: Not registered

When selling the property being in a private ownership by a natural person for a term less than 2 years, as well as when receiving during a reporting year a gift or a property valued as 1000 GEL or more, the Income Tax shall be subject to payment not later than April 01 of the following year with submitting by the relevant natural person the tax Return to the Tax authorities, within the same term. A violation of this obligation is considered violation of the tax payment rules and causes a legal responsibility according to Chapter XVIII of the Tax Code of Georgia

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Translator