

GOVERNMENT OF THE REPUBLIC OF ARMENIA

DECISION

No 1851-N of 22 December 2011

**ON APPROVING THE STANDARD FORMS OF CONTRACTS NOT SUBJECT TO
NOTARIAL CERTIFICATION**

Pursuant to requirements of Part 4 of Article 299 of the Civil Code of the Republic of Armenia, Part 4 of Article 48 of the Law of the Republic of Armenia "On state registration of rights to property", the Government of the Republic of Armenia **decides:**

(preamble edited by No 1189-N of 4 August 2022)

1. To approve the standard forms of the contracts not subject to notarial certification in accordance with the Annex.
2. To establish that:
 - (1) in standard forms of the contracts approved by Point 1 of this Decision, the fields designated for the details and signatures of persons acting as parties to the contract may be filled in, where the number of persons acting as parties to the contract exceeds the quantity of fields designated for the details and signatures in the relevant contracts;
 - (1.1) in Section "Additional notes and information" of the contracts approved by Point 1 of this Decision, only information entered in Section "Additional notes and information" of the registration certificate mentioned in the relevant contract may be filled in;

- (2) taking into consideration the risk of transactions related to immovable property, the necessity for studying and analysing the practical application of the standard forms of the contracts approved by Point 1 of this Decision (hereinafter referred to as "the standard contracts") and reducing the potential risks as a result thereof, by 1 August 2012 transactions through standard contracts shall be concluded only in Territorial Subdivisions of the city of Yerevan of the State Committee of the Real Estate Cadastre under the Government of the Republic of Armenia.

(point 2 supplemented by No 445-N of 2 April 2020)

3. To assign the Minister of Justice of the Republic of Armenia and the Chairperson of the State Committee of the Real Estate Cadastre under the Government of the Republic of Armenia — by 10 July 2012 — to conduct studies in the fields of notary and cadastre of immovable property respectively, analyse and submit recommendations to the Staff of the Government of the Republic of Armenia on the necessity for revising the standard contracts, as well as ensuring the application thereof in the entire territory of the Republic of Armenia.
4. This Decision shall enter into force from 1 January 2012.

**Prime Minister of
the Republic of Armenia**

T. Sargsyan

26 December 2011
Yerevan

Annex
to Decision of the Government of the
Republic of Armenia
No 1851-N of 22 December 2011

IMMOVABLE PROPERTY PARTITION CONTRACT

Place of signing: _____

" _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Participant in the common ownership of the immovable property (Party 1):

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

Participant in the common ownership of the immovable property (Party 2, Party 3, Party 4):

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

Immovable property which is the common ownership of the Parties upon this Contract and is mentioned in the registration certificate (certificates) N _____ issued by the Cadastre Committee of the Republic of Armenia on _____ (, N _____ issued on _____), shall be partitioned in shares prescribed by this Contract.

Immovable property belonging under the right of common ownership:

☐ land parcel _____ ha

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address(es) _____

The Parties shall guarantee that they are the owners of the property mentioned in this Contract, the property is not sold, is not subject to litigation, and there is no restriction on partition of the property.

The Parties shall agree that prior to partition of the property constituting a common ownership of the Parties under this Contract, in the right of common ownership over

the property constituting a common ownership, the shares of the Parties:

Over a land parcel:

☐ shall be equal

☐ shall not be equal and the Parties shall have the following shares:

Party 1 _____ share, Party 2 (Party 3, Party 4...) _____ share

Over buildings, constructions:

☐ shall be equal

☐ shall not be equal and the Parties shall have the following shares:

Party 1 _____ share, Party 2 (Party 3, Party 4...) _____ share

Immovable property mentioned in this Contract shall be subject to partition among the Parties in the following proportions:

Party 1

☐ land parcel _____ ha, ☐ over _____ out of which _____ share with Party 2 (Party 3, Party 4...) _____ — as common share:

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

☐ over _____ out of which _____ share with Party 2 (Party 3, Party 4...) _____ — as common share:

Party 2 (Party 3, Party 4...)

☐ land parcel _____ ha, ☐ over _____ out of which _____ share with Party 1 (Party 3,

Party 4...) _____ — as common share:

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

☐ over _____ out of which _____ share with Party 1 (Party 3, Party 4...) _____ — as common share:

The plan of the immovable property shall — with indication of the location of the separated part of each Party — be attached to this Contract and constitute an integral part thereof.

The expenses for state registration of property rights shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Party 1	_____	_____
	(name, surname)	(signature)
Party 2	_____	_____
	(name, surname)	(signature)
Party 3	_____	_____
	(name, surname)	(signature)
Party 4	_____	_____
	(name, surname)	(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of

_____ of the Cadastre Committee of the Republic of Armenia. Their names, surnames, and identities (as well as those of representatives, where the Republic of Armenia, the community of the Republic of Armenia or a Legal person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY GIFT CONTRACT

Place of signing: _____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Donor:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Donee:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Under this Contract the Donor shall place gratuitously under the ownership of the Donee the immovable property mentioned in this Contract.

Subject matter of the Contract

☐ land parcel _____ ha

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

Designated purpose of use of the building/construction _____

The Donor shall guarantee that he or she is the owner of the immovable property provided for by this Contract, the property is not sold or subject to litigation, and there is no restriction on placing the property gratuitously under the ownership of the Donee.

The Donor shall guarantee that:

the immovable property provided for by this Contract is not pledged or leased or provided for gratuitous use or otherwise burdened.

☐ the Donee is informed about the fact that the immovable property provided for by this Contract is burdened with the rights of other persons.

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

☐ Under this Contract, the Donor shall transfer to the Donee the immovable property constituting the ownership of the Donor — in accordance with the registration

certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ — by the right of ownership in full.

☐ Under this Contract, the Donor shall transfer to the ownership of the Donee the part — not initially separated as a separate property unit — of the immovable property unit specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, the plan whereof shall be attached to this Contract and constitute an integral part thereof.

The expenses for state registration of property rights shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)

_____ (filled in where necessary).

Signatures:

Donor:	_____ (name, surname)	_____ (signature)
Donee:	_____ (name, surname)	_____ (signature)

☐ (Where available) **Participant in joint ownership to immovable property**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY SHARE GIFT CONTRACT

Place of signing: _____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Donor:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the
following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Donee:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract the Donor shall place gratuitously under the ownership of the Donee the property mentioned in this Contract.

Subject matter of the Contract:

☐ _____ share of land parcel _____ ha

☐ _____ share of _____ buildings, constructions
total surface area or surface areas, as per separate buildings, constructions

(hereinafter referred to as "the Property")

Address _____

The Donor shall guarantee that he or she is the owner of the Property provided for by this Contract, the Property is not alienated or subject to litigation, there is no restriction on placing the Property gratuitously under the ownership of the Donee.

The Donor shall guarantee that:

☐ the Property provided for by this Contract is not pledged or otherwise burdened.

☐ the Donee is informed about the fact that the Property provided for by this Contract is burdened with the rights of other persons.

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

☐ Under this Contract, the Donor shall transfer to the Donee the share constituting the ownership of the Donor over the immovable property — in accordance with the

registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ — by the right of ownership in full.

☐ Under this Contract, the Donor shall transfer to the Donee the part of _____ share constituting the ownership of the Donor over the immovable property — in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ — by the right of ownership.

The expenses for state registration of rights to property shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Donor:	_____ (name, surname)	_____ (signature)
Donee:	_____ (name, surname)	_____ (signature)

☐ (Where available) **Participant in joint ownership to the immovable property**

_____ (name, surname)	_____ (signature)
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This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

CONTRACT OF THE RIGHT TO USE RESIDENTIAL PREMISES

Place of signing: _____

" ____ " _____ 20 ____
(year, month, day of drawing up (signing) the document (in numbers and words))

Owner:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Borrower:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract, the Owner shall be obliged to transfer the immovable property specified in this Contract to the Borrower for gratuitous use

Subject matter of the Contract

Surface area of the residential premises _____

Address _____

☐ Under this Contract, the Owner shall transfer the immovable property unit specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, to the Borrower for temporary use in full.

☐ Under this Contract, the Owner shall transfer to the temporary use of the Borrower the part — not initially separated as a separate property unit — of the immovable property unit specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, the plan whereof shall be attached to this Contract and constitute an integral part thereof.

Term of the Contract

☐ for an indefinite period of time

☐ from "___" _____ 20__ up to "___" _____ 20__.

Upon the expiry of the Term of the Contract (the point shall be filled in upon necessity, when concluding the Contract for a certain term):

- ☐ upon the expiry of the Term of the Contract, the obligations of the Parties shall cease;
- ☐ where one of the Parties has not notified the other Party on rescinding the Contract prior to the expiry of the Term of the Contract, it shall be deemed to be concluded (extended) for an indefinite period of time.

The liability and expenses for current repair works shall be borne by:

- ☐ the Borrower,
- ☐ the Owner.

The liability and expenses for major repair works shall be borne by:

- ☐ the Owner,
- ☐ the Borrower.

The expenses for state registration of property rights shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated by this Contract.

- ☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)

_____ (filled in where necessary).

Signatures:

Owner

(name, surname)

(signature)

Borrower

(name, surname)

(signature)

☐ (Where available) **Participant in joint ownership to the residential premises**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

LIFE RENT CONTRACT

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Rent Receiver:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Rent Payer:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Under this Contract the Rent Receiver shall transfer the immovable property specified in this Contract to the Rent Payer by the right of ownership, and the Rent Payer shall be obliged to pay rent to the Rent Receiver during the lifetime of the latter, at intervals specified in this Contract, in return for that property.

Under this Contract the Parties shall guarantee the existence of kinship relations between them.

Immovable property

- ☐ land parcel _____ ha
- ☐ buildings, constructions _____
total surface area or surface areas, as per separate buildings,
constructions

Address _____

Designated purpose of use of the building/construction _____

The Rent Receiver shall guarantee that he or she is the owner of the immovable property provided for by this Contract, the property is not sold or subject to litigation, and there is no restriction on the alienation of the property.

The Rent Receiver shall guarantee, that

- ☐ the immovable property provided for by this Contract is not pledged or leased or provided for gratuitous use or otherwise burdened.
- ☐ the Rent Payer is informed about the fact that the immovable property provided for by this Contract is burdened with the rights of other persons.

Under this Contract, the Rent Receiver shall transfer to the ownership of the Rent Payer the immovable property constituting the ownership of the Rent Receiver in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.

Rent payment

The payment for each month shall be AMD _____ .

The payment for each month shall be paid:

- ☐ by ____ of the current month
- ☐ within ____ days preceding the current month
- ☐ within ____ days following the current month.

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

The expenses for state registration of property rights shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated by this Contract.

- ☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Rent Receiver

(name, surname)

(signature)

Rent Payer

(name, surname)

(signature)

- ☐ (Where available) **Participant in joint ownership to the rental object**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY GRATUITOUS USE CONTRACT
(LOAN AGREEMENT)

Place of signing: _____

" ____ " _____ 20 ____
(year, month, day of drawing up (signing) the document (in numbers and words))

Lender:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Borrower:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract, the Lender shall be obliged to transfer the immovable property specified in this Contract to the Borrower for temporary gratuitous use.

Immovable property transferred for gratuitous use

Type of immovable property:

☐ land parcels

☐ buildings, constructions

☐ other immovable property _____

Surface area of the immovable property:

☐ land parcel _____ ha

☐ buildings, constructions _____
size of the total surface area or surface areas, as per separate buildings, constructions

Address _____

The liability and expenses for current repair works shall be borne by:

☐ the Borrower,

☐ the Lender.

The liability and expenses for major repair works shall be borne by:

☐ the Lender,

☐ the Borrower.

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

The Lender shall guarantee that he or she is the owner of the immovable property provided for by this Contract, the property is not sold or subject to litigation, and there is no restriction on transferring the property to gratuitous use.

The Lender shall guarantee that:

☐ the immovable property provided for by this Contract is not pledged or leased or provided for gratuitous use or otherwise burdened.

☐ the Borrower is informed about the fact that the immovable property provided for by this Contract is burdened with the rights of other persons.

☐ Under this Contract, the Lender shall transfer the immovable property constituting the ownership of the Lender in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ to the gratuitous use of the Borrower in full.

☐ Under this Contract, the Lender shall transfer to the gratuitous use of the Borrower the part of the immovable property constituting the ownership of the Lender in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, the plan whereof shall be attached to this Contract and constitute an integral part thereof.

Term of the Contract

☐ for an indefinite period of time

☐ from "____" _____ 20____ to "____" _____ 20____ .

Upon the expiry of the Term of the Contract (the point shall be filled in upon necessity, when concluding the Contract for a certain term):

- ☐ upon the expiry of the Term of the Contract, the obligations of the Parties shall cease;
- ☐ where one of the Parties has not notified the other Party on rescinding the Contract prior to the expiry of the Term of the Contract, it shall be deemed to be concluded (extended) for an indefinite period of time.

The expenses for state registration of property rights shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Lender	_____ (name, surname)	_____ (signature)
Borrower	_____ (name, surname)	_____ (signature)

☐ (Where available) **Participant in joint ownership to gratuitously transferred property**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

CONTRACT ON GRANTING THE RIGHT TO DEVELOPMENT OF A LAND PARCEL

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Owner:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Property Developer

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract, the Property Developer shall acquire the development right of the Owner to construct buildings and constructions, to reconstruct or demolish them in an undeveloped land parcel specified in this Contract, observing in the prescribed manner the norms and rules of urban development, as well as requirements of the purpose of the land parcel, and possess and use that property during the period of validity of the development rights.

Incomes received by the person having the development right as a result of using the developed land parcel during the effectiveness of the Contract shall fall under the ownership thereof.

Indivisible improvements made by the person having the development right shall not be compensated after the expiry of the term of development right.

Object being developed:

Surface area of the land parcel _____ ha

Address _____ (where available).

The land parcel is provided for _____
(purpose for providing the land parcel)

Lease payment

Amount of payment for granting the development right:

☐ shall be AMD _____ for each month,

☐ shall be AMD _____ for each year,

☐ The annual lease payment of the land parcel shall comprise ----- percent of the annual rate of the land tax of the given land parcel. The annual rate of the land tax comprises AMD _____ at the moment of concluding the Contract (in case of state- or community-owned land parcels the point shall be filled in mandatorily).

The lease payment shall be paid:

☐ by ____ of the current month (the point shall be filled in while determining the lease payment for each month);

☐ within ____ days preceding the current month (the point shall be filled in while determining the lease payment for each month);

☐ within ____ days following the current month (the point shall be filled in while determining the lease payment for each month);

☐ by _____ ____ of the next year (the point shall be filled in while determining the lease payment for each year).

☐ The lease payment shall be paid by the Property Developer in equal instalments: per calendar quarters of the year, not later, than by _____ of the last month of the relevant quarter. The first lease payments shall be made not later, than within ____ days upon the day the Contract enters into force. The last lease payment shall be made not later, than by _____ of the last month of the validity period of the Contract (in case of state - or community-owned land parcels the point shall be filled in mandatorily).

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

The Owner shall guarantee that he or she is the owner of the land parcel provided for by this Contract, the land parcel is not sold or subject to litigation, and there is no

restriction on transferring the land parcel by the development right.

The Owner shall guarantee that:

- ☐ the land parcel provided for by this Contract is not pledged or leased or provided for gratuitous use or otherwise burdened.
- ☐ the Property Developer is informed about the fact that the land parcel provided for by this Contract is burdened with the rights of other persons.
- ☐ Under this Contract, the Owner shall provide to the Property Developer the development right over the entire land parcel specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____.
- ☐ Under this Contract, the Owner shall provide to the Property Developer the development right over the part — not initially separated as a separate property unit ____ of the land parcel specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____. The plan of the part of the land parcel provided by the development right shall be attached to this Contract and constitute an integral part thereof.

Term of the Contract:

from " ____ " _____ 20 ____ to " ____ " _____ 20 ____ .

The expenses for state registration of rights to property shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated by this Contract.

☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate
may be filled in)
_____ (filled in where necessary).

Signatures:

Owner	_____	_____
	(name, surname)	(signature)
Property Developer	_____	_____
	(name, surname)	(signature)

☐ (Where available) **Participant in joint ownership to the object being developed**

_____	_____
(name, surname)	(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

PERMANENT RENT CONTRACT

Place of signing: _____

" ____ " _____ 20 ____
(year, month, day of drawing up (signing) the document (in numbers and words))

Rent Receiver:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Rent Payer:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Under this Contract the Rent Receiver shall transfer the immovable property specified in this Contract to the Rent Payer by the right of ownership, and the Rent Payer shall be obliged to pay rent to the Receiver at intervals specified in this Contract, in return for that property.

Under this Contract the Parties shall guarantee the existence of kinship relations between them.

Immovable property

- ☐ land parcel _____ ha
- ☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

Designated purpose of use of the building/construction _____

The Rent Receiver shall guarantee that he or she is the owner of the immovable property provided for by this Contract, the property is not sold or subject to litigation, and there is no restriction on the alienation of the property.

The Rent Receiver shall guarantee, that

- ☐ the immovable property provided for by this Contract is not pleaded or leased or provided for gratuitous use or otherwise burdened.
- ☐ the Rent Payer is informed about the fact that the immovable property provided for by this Contract is burdened with the rights of other persons.

Under this Contract, the Rent Receiver shall transfer to the ownership of the Rent Payer the immovable property constituting the ownership of the Rent Receiver in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.

Rent payment

The payment for each month shall be AMD _____ .

The payment for each month shall be paid:

- ☐ by ____ of the current month
- ☐ within ____ days preceding the current month
- ☐ within ____ days following the current month.

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

The expenses for state registration of rights to property shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated by this Contract.

- ☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Rent Receiver	_____	_____
	(name, surname)	(signature)
Rent Payer	_____	_____
	(name, surname)	(signature)

- ☐ (Where available) **Participant in joint ownership to the rental object**

_____	_____
(name, surname)	(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY LEASE CONTRACT

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Lessor:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the
following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Lessee:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract, the Lessor shall be obliged to transfer the object specified in this Contract to the Lessee at the specified payment for temporary possession and use.

Object of lease:

☐ land parcel _____ ha

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address: _____

Designated purpose of use _____

The liability and expenses for current repair works shall be borne by:

☐ the Lessee

☐ the Lessor.

The liability and expenses for major repair works shall be borne by:

☐ the Lessee

☐ the Lessor.

Provision to a third person for sublease:

☐ shall be allowed without the additional consent of the Lessor;

☐ shall not be allowed without the additional consent of the Lessor.

The Lessee shall be obliged to (the point shall be filled in where necessary):

☐ ensure the requirements for the use of and the measures for maintaining the land

parcel prescribed by the decision on allocation of lands;

☐ take care of and maintain the green zone of the land parcel.

The Lessor shall guarantee that he or she is the owner of the object of lease of this Contract, the object is not sold or subject to litigation, and there is no restriction on transferring the object for lease.

The Lessor shall guarantee that:

☐ the object of lease of this Contract is not leased or provided for gratuitous use or otherwise burdened;

☐ the Lessee is informed about the fact that the object of lease provided for by this Contract is burdened with the rights of other persons.

☐ Under this Contract, the Lessor shall transfer — for temporary possession and use of the Lessee — the immovable property constituting the ownership of the Lessor in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.

☐ Under this Contract, the Lessor shall transfer — for temporary possession and use of the Lessee — the part of the immovable property constituting the ownership of the Lessor in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, the plan whereof shall be attached to this Contract and constitute an integral part thereof.

Lease payment

Amount of payment for granting the right of lease:

☐ the lease payment for each month shall be AMD _____.

☐ the lease payment for each year shall be AMD _____.

☐ The annual lease payment for the land parcel shall comprise ----- percent of the

annual rate of the land tax of the given land parcel. The annual rate of the land tax comprises AMD _____ at the moment of concluding the Contract (in case of state - or community-owned non-developed land parcels the point shall be filled in mandatorily).

☐ The lease payment shall be paid:

☐ by ____ of the current month (the point shall be filled in while determining the lease payment for each month);

☐ within ____ days preceding the current month (the point shall be filled in while determining the lease payment for each month);

☐ within ____ days following the current month (the point shall be filled in while determining the lease payment for each month);

☐ by _____ ____ of the next year (the point shall be filled in while determining the lease payment for each year).

☐ The lease payment shall be paid by the Lessee in equal instalments: per calendar quarters of the year, not later, than by ____ of the last month of the relevant quarter. The first lease payments shall be made not later, than within _____ days upon the day the Contract enters into force. The last lease payment shall be made not later, than by ____ of the last month of the validity period of the Contract (in case of state- or community-owned immovable properties the point shall be filled in mandatorily).

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

The lease payment shall be paid:

☐ cash;

☐ non-cash to the account _____.

In case of lease of a land parcel, in the event of an increase in the cadastral value of the land:

☐ the lease payment shall not be changed;

☐ the amount of the lease payment shall increase in case of change (increase) in the cadastral value of the land or the Contract shall be considered rescinded (when choosing this option, the lease payment calculated on the basis of the new cadastral value of the land shall be subject to application 15 days after notifying the Lessee thereon in writing. Within a 15-day period after being notified in writing, the Lessee shall have the right to unilaterally terminate (refuse) the Contract by notifying the Lessor thereon in writing, in which case the Contract shall be considered rescinded. Otherwise, the lease payment shall be calculated at a new price).

For each day of full or partial delay of the lease payment, the Lessee shall (the point shall be filled in where necessary):

☐ pay a default penalty in the amount of _____ percent of the amount not paid to the Lessor.

Term of the Contract

☐ for an indefinite period of time

☐ from "____" _____ 20____ to "____" _____ 20____ .

Upon the expiry of the Term of the Contract (the point shall be filled in upon necessity, when concluding the Contract for a certain term):

☐ upon the expiry of the Term of the Contract, the obligations of the Parties shall cease;

☐ where one of the Parties has not notified the other Party on rescinding the Contract

prior to the expiry of the Term of the Contract, it shall be deemed to be concluded (extended) for an indefinite period of time.

The expenses for state registration of property rights shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Lessor	_____ (name, surname)	_____ (signature)
Lessee	_____ (name, surname)	_____ (signature)

☐ (Where available) **Participant in joint ownership to the object of lease**

_____ (name, surname)	_____ (signature)
--------------------------	----------------------

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal

person is a Party to the Contract) have been verified.

(year, signature)

A BUILDING OR CONSTRUCTION LEASE CONTRACT

Place of signing: _____

" ____ " _____ 20 ____
(year, month, day of drawing up (signing) the document (in numbers and words))

Lessor:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Lessee:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract, the Lessor shall be obliged to transfer the object — ☐ building, ☐ construction — specified in this Contract to the Lessee at the specified payment for temporary possession and use.

Object of lease

Surface area of the object _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

Designated purpose of use _____

The liability and expenses for current repair works shall be borne by:

- ☐ the Lessee;
- ☐ the Lessor.

The liability and expenses for major repair works shall be borne by:

- ☐ the Lessee;
- ☐ the Lessor.

Provision to a third person for sublease:

- ☐ shall be allowed without the additional consent of the Lessor;
- ☐ shall not be allowed without the additional consent of the Lessor.

The Lessor shall guarantee that he or she is the owner of the object of lease of this

Contract, the object is not sold or subject to litigation, and there is no restriction on transferring the object for lease.

The Lessor shall guarantee that:

- ☐ the object of lease of this Contract is not leased or provided for gratuitous use or otherwise burdened;
- ☐ the Lessee is informed about the fact that the object of lease provided for by this Contract is burdened with the rights of other persons.
- ☐ Under this Contract, the Lessor shall transfer — for temporary possession and use of the Lessee — all the constructions constituting the ownership of the Lessor in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.
- ☐ Under this Contract, the Lessor shall transfer — for temporary possession and use of the Lessee — the part of the building (construction) constituting the ownership of the Lessor in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, the plan whereof shall be attached to this Contract and constitute an integral part thereof.

Lease payment

The lease payment for each month shall be AMD _____ .

The lease payment for each month shall be paid:

- ☐ by ____ of the current month
- ☐ within ____ days preceding the current month
- ☐ within ____ days following the current month.

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

Term of the Contract:

☐ for an indefinite period of time

☐ from "____" _____ 20____ to "____" _____ 20____ .

Upon the expiry of the Term of the Contract (the point shall be filled in upon necessity, when concluding the Contract for a certain term):

☐ upon the expiry of the Term of the Contract, the obligations of the Parties shall cease;

☐ where one of the Parties has not notified the other Party on rescinding the Contract prior to the expiry of the Term of the Contract, it shall be deemed to be concluded (extended) for an indefinite period of time.

The expenses for state registration of property rights shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only information entered in Section "Additional notes and information" of the registration certificate may be filled in)

_____ (filled in where necessary).

Signatures:

Lessor

(name, surname)

(signature)

Lessee

(name, surname)

(signature)

☐ (Where available) **Participant in joint ownership to the object of lease**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY PARTITION CONTRACT

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Party 1

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the
following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

Party 2 (Party 3, Party 4...):

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

Property 1 and property 2 (property 3, property 4...) owned by the Parties specified in this Contract shall be consolidated to become a common property considered to be the common shared ownership of the Parties.

Immovable property subject to consolidation:

Property 1, which belongs to _____
The Party or Parties shall be indicated

☐ land parcel _____ ha

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

Property 2 (Property 3, Property 4...), which belongs to _____
The Party or Parties shall be indicated

☐ land parcel _____ ha

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

Each Party shall guarantee that he or she is the owner (co-owner) of the immovable property owned thereby and subject to consolidation, the property is not sold, is not subject to litigation, and there is no restriction on consolidation of the property.

Property 1 and Property 2 (**Property 3, Property 4...**) specified in this Contract shall be subject to consolidation, as a result of which Party 1 and Party 2 (**Party 3, Party 4...**) shall acquire common shared ownership right over the common property located at the address of _____ in the following shares:

For Party 1 _____ share
size of the share — in fractions

For Party 2 (Party 3, Party 4...) _____ share
size of the share — in fractions

Under this Contract, the units of immovable property specified in the registration certificate N _____ of _____ and N _____ of _____ issued by the Cadastre Committee of the Republic of Armenia shall be included in the composition of the common property.

The expenses for state registration of property rights shall be borne at the expense of the person acting as _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____

(only information entered in Section "Additional notes and information" of the registration certificates may be filled in)

_____ (filled in where necessary).

Signatures:

Part 1	_____ (name, surname)	_____ (signature)
Part 2	_____ (name, surname)	_____ (signature)
Part 3	_____ (name, surname)	_____ (signature)
Part 4	_____ (name, surname)	_____ (signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of Service Office of
_____ of the Cadastre Committee of the Republic of
Armenia. Their names, surnames, and identities (as well as those of representatives,
where the Republic of Armenia, the community of the Republic of Armenia or a Legal
person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY SALES CONTRACT

Place of signing: _____

" ____ " _____ 20 ____
(year, month, day of drawing up (signing) the document (in numbers and words))

Buyer:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the
following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Seller:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract, the Seller shall be obliged to transfer the immovable property specified in this Contract to the ownership of the Buyer for the price specified in this Contract.

Subject matter of the Contract

☐ land parcel _____ ha (not filled in where the building, construction that is the subject matter of the Contract is located in multi-apartment or subdivided buildings)

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

In case the building, construction is an apartment in a multi-apartment or subdivided building and/or a non-residential area, the corresponding share of the property that is common property in the multi-apartment or subdivided building, belonging to the Seller by the right of ownership, shall also be transferred to the Buyer by the right of ownership.

The Seller shall guarantee that he or she is the owner of the immovable property provided for by this Contract, the property is not sold or subject to litigation, and there is no restriction on the sale of the property.

The Seller shall guarantee that:

☐ the immovable property provided for by this Contract is not leased or provided for gratuitous use or otherwise burdened;

☐ the Buyer is informed about the fact that the immovable property provided for by

this Contract is burdened with the rights of other persons.

☐ Under this Contract, the Seller shall transfer to the ownership of the Buyer the immovable property that is the ownership of the Seller in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.

☐ Under this Contract, the Seller shall transfer to the ownership of the Buyer the part — not initially separated as a separate unit of the property — of the unit of immovable property specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, the plan whereof shall be attached to this Contract and constitute an integral part thereof.

Purpose of the immovable property:

- ☐ residential
- ☐ land parcel
- ☐ other immovable property _____

Price

The price of the immovable property provided for by this Contract shall be AMD

(in numbers and words)

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

The price of the immovable property provided for by this Contract

- ☐ has been paid in full

☐ will be paid within _____ days.

Transfer of the immovable property to the Buyer

☐ The transfer act of the immovable property must be drawn up within _____ days after approving this Contract.

☐ The immovable property has been transferred to the Buyer at the moment of approving this Contract.

The expenses for state registration of property rights shall be borne at the expense of the person that is _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only the information specified in the section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Buyer	_____	_____
	(name, surname)	(signature)

Seller	_____	_____
	(name, surname)	(signature)

☐ (Where available) **Participant in joint ownership to the immovable property**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of
_____ Service Office of the Cadastre Committee of
the Republic of Armenia. Their names, surnames, and identities (as well as those of
representatives, if the Republic of Armenia, the community of the Republic of Armenia
or a Legal person is a Party to the Contract) have been verified.

(year, signature)

RESIDENTIAL PREMISES LEASE CONTRACT

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Lessor:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Lessee:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract, the Lessor shall be obliged to transfer the object specified in this Contract to the Lessee at the specified payment for temporary possession and use.

Object of lease:

The object of lease: residential premises

Surface area of the residential premises _____

Address _____

Designated purpose of use _____

The liability and expenses for current repair works shall be borne by:

- ☐ the Lessee
- ☐ the Lessor.

The liability and expenses for major repair works shall be borne by:

- ☐ the Lessee
- ☐ the Lessor.

Provision to a third person for sublease:

- ☐ shall be allowed without the additional consent of the Lessor;
- ☐ shall not be allowed without the additional consent of the Lessor.

The Lessor shall guarantee that he or she is the owner of the object of lease of this Contract, the object is not sold or subject to litigation, and there is no restriction on transferring the object for lease.

The Lessor shall guarantee that:

- ☐ the object of lease of this Contract is not leased or provided for gratuitous use or otherwise burdened;
- ☐ the Lessee is informed about the fact that the object of lease provided for by this Contract is burdened with the rights of other persons.
- ☐ Under this Contract, the Lessor shall transfer — for temporary possession and use of the Lessee — the immovable property that is the ownership of the Lessor in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.
- ☐ Under this Contract, the Lessor shall transfer — for temporary possession and use of the Lessee — the part of the immovable property that is the ownership of the Lessor in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, the plan whereof shall be attached to this Contract and constitute an integral part thereof.

Lease payment

The lease payment for each month shall be AMD _____ .

The lease payment for each month shall be paid:

- ☐ by ____ of the current month
- ☐ within ____ days preceding the current month
- ☐ within ____ days following the current month

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

Term of the Contract:

☐ for an indefinite period of time

☐ from "____" _____ 20____ to "____" _____ 20____ .

Upon the expiry of the Term of the Contract (the point shall be filled in upon necessity, when concluding the Contract for a certain period of time):

☐ upon the expiry of the Term of the Contract, the obligations of the Parties shall cease;

☐ where one of the Parties has not notified the other Party on rescinding the Contract prior to the expiry of the Term of the Contract, it shall be deemed to be concluded (extended) for an indefinite period of time.

The expenses for state registration of property rights shall be borne at the expense of the person that is _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only the information specified in the section "Additional notes and information" of the registration certificate may be filled in)

_____ (filled in where necessary).

Signatures:

Lessor

(name, surname)

(signature)

Lessee

(name, surname)

(signature)

☐ (Where available) **Participant in joint ownership to the object of lease**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of
_____ Service Office of the Cadastre Committee of
the Republic of Armenia. Their names, surnames, and identities (as well as those of
representatives, if the Republic of Armenia, the community of the Republic of Armenia
or a Legal person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY TRUST MANAGEMENT CONTRACT

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Trustor:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Trust Manager:

Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Beneficiary:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Under this Contract, the Trustor shall transfer the property to the trust management of the Trust Manager for the term specified in this Contract and the Trust Manager shall be obliged to provide the management of this property for the benefit of

☐ the Trustor

☐ the person (beneficiary) specified in this Contract that cannot be the Trust Manager.

Object of the trust management:

Type of the object:

☐ separate types of immovable property _____
(address of location, surface area of the immovable property)

Composition of the object of trust management _____

The Trustor shall guarantee that he or she is the owner of the object of this Contract, the object is not sold, pledged, leased or provided for gratuitous use or otherwise burdened, is not subject to litigation, there is no restriction on transferring the object for trust management.

☐ Under this Contract, the Trustor shall transfer — for trust management of the Trust Manager — the immovable property that is the ownership of the Lessor in accordance with the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.

☐ Under this Contract, the Trustor shall transfer for trust management of the Trust Manager the part — not initially separated as a separate unit of the property — of the unit of immovable property specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____, the plan whereof shall be attached to this Contract and constitute an integral part thereof.

The amount and form of remuneration of the Trust Manager

☐ without remuneration

☐ the amount of remuneration for each month shall be AMD _____ ,

which is paid

☐ by ____ of the current month

☐ within ____ days preceding the current month

☐ within ____ days following the current month

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

Term of the Contract:

from " ____ " _____ 20 ____ to " ____ " _____ 20 ____ .

The expenses for state registration of property rights shall be borne at the expense of the person that is _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only the information specified in the section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Trustor	_____ (name, surname)	_____ (signature)
Trust Manager	_____ (name, surname)	_____ (signature)

☐ (Where available) **Participant in joint ownership to the object**

_____ (name, surname)	_____ (signature)
--------------------------	----------------------

This Contract was signed by the Parties in the presence of me,
_____, an employee of
_____ Service Office of the Cadastre Committee of
the Republic of Armenia. Their names, surnames, and identities (as well as those of
representatives, if the Republic of Armenia, the community of the Republic of Armenia
or a Legal person is a Party to the Contract) have been verified.

(year, signature)

VOLUNTARY SERVITUDE CONTRACT

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Owner of the immovable property:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the
following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Person requiring servitude:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the
following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Under this Contract, the owner of the immovable property shall be obliged to:

☐ at the specified payment, ☐ without payment provide the person requiring servitude with a right to limited use of the immovable property specified in this Contract.

Type of the immovable property burdened by servitude

☐ land parcel, ☐ buildings, constructions, ☐ other immovable property.

The immovable property burdened by servitude

☐ land parcel _____ ha

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

The plan of the immovable property burdened with the servitude shall be attached to this Contract and constitute an integral part thereof with indication of the location of the servitude.

The purpose for providing the servitude

- ☐ passing and traffic,
- ☐ installation or operation of electric transmission lines,
- ☐ installation or operation of communications or pipelines,

- ☐ water supply or amelioration,
- ☐ for other needs _____ .

Payment for servitude

- ☐ without payment
- ☐ the payment for each month shall be AMD _____ .

which is paid

- ☐ by ____ of the current month
- ☐ within ____ days preceding the current month
- ☐ within ____ days following the current month.

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

Term of the Contract

The Contract shall be in effect from " ____ " _____ 20 ____ to " ____ " _____ 20 ____ .

Upon the expiry of the Term of the Contract:

- ☐ the obligations of the Parties shall cease upon the expiry of the Term of the Contract;
- ☐ where one of the Parties has not notified the other Party on rescinding the Contract prior to the expiry of the Term of the Contract, it shall be deemed to be concluded (extended) for an indefinite period of time.

The expenses for state registration of property rights shall be borne at the expense of the person that is _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____
(only the information specified in the section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Owner of the immovable property	_____ (name, surname)	_____ (signature)
Person requiring servitude	_____ (name, surname)	_____ (signature)

☐ (Where available) **Participants in joint ownership to the immovable property burdened with servitude**

_____ (name, surname)	_____ (signature)
--------------------------	----------------------

This Contract was signed by the Parties in the presence of me, _____, an employee of _____ Service Office of the Cadastre Committee of the Republic of Armenia. Their names, surnames, and identities (as well as those of representatives, if the Republic of Armenia, the community of the Republic of Armenia

or a Legal person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY PLEDGE (MORTGAGE) CONTRACT

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Pledgor:

☐ Natural person

name_____

surname_____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the
following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Pledgee (Bank/UCO):

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Debtor:

Borrower

Natural Person

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Co-borrower

Natural Person

name _____

surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Under this Contract, the Pledgor shall be obliged to pledge the immovable property specified in this Contract for the benefit of the Pledgee, as a security for fulfilment of obligations assumed by Debtors towards the Pledgee under the credit Contract concluded between the Pledgee and the Debtors.

Collateral

☐ land parcel _____ ha

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

The Pledgor shall guarantee that he or she is the owner of the immovable property provided for by this Contract, the object is not sold or subject to litigation, there is no restriction on the pledge of the property.

The Pledgor shall guarantee that:

☐ the immovable property provided for by this Contract is not leased or provided for gratuitous use or otherwise burdened;

☐ the Pledgee is informed about the fact that the immovable property provided for by this Contract is burdened with the rights of other persons.

The Pledgor shall pledge the immovable property – specified in this Contract — belonging to him or her by the right of ownership, for the benefit of the Pledgee, as a security for fulfilment of obligations assumed by the Borrower under the credit contract and further agreements concluded attached thereto.

☐ Under this Contract, the Pledgor shall pledge the unit of the immovable property specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.

The Parties to this Contract have agreed that:

- ☐ The Pledgor shall have the right to alienate the collateral, provide it for lease or gratuitous use.
- ☐ The Pledgor shall have the right to alienate the collateral, provide it for lease or gratuitous use or burden it otherwise only upon prior written consent of the Pledgee.
- ☐ For the purpose of satisfying his or her claim, the Pledgee shall, in the manner prescribed by Article 249 of the Civil Code of the Republic of Armenia, have the right to levy execution on the collateral and realise it without applying to court, including transferring the pledged property to the ownership of the Pledgee or a third person mentioned by the Pledgee for the corresponding amount of the principal obligation.
- ☐ For the purpose of satisfying the claim of the Pledgee, the collateral may be levied in execution only through judicial procedure.

Under the credit contract, the Pledgee shall provide ☐ the Pledgor, ☐ the Debtor, a credit under these conditions:

Amount of the credit _____

Annual interest of the credit _____

The credit repayment date _____

Frequency of payment of the credit _____

Sums of the credit subject to payment _____

The expenses for state registration of property rights shall be borne at the expense of the person that is _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated under this Contract.

☐ **Additional notes and information** _____

(only the information specified in the section "Additional notes and information" of the registration certificate may be filled in)

_____ (filled in where necessary).

Signatures:

Pledgor

(name, surname)

(signature)

Pledgee

(name, surname)

(signature)

Debtor

(name, surname)

(signature)

☐ (Where available) **Participant in joint ownership to the immovable property**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of
_____ Service Office of the Cadastre Committee of
the Republic of Armenia. Their names, surnames, and identities (as well as those of
representatives, if the Republic of Armenia, the community of the Republic of Armenia
or a Legal person is a Party to the Contract) have been verified.

(year, signature)

TRILATERAL CONTRACT OF SALE AND PLEDGE (MORTGAGE) OF IMMOVABLE PROPERTY

Place of signing:_____

" ____ " _____ 20 _____
(year, month, day of drawing up (signing) the document (in numbers and words))

Buyer-pledgor and borrower:

Natural Person

name_____

surname_____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Seller:

Natural Person

name_____

surname_____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Pledgee (Bank/UCO):

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

Under this Contract, the Seller shall sell, and the Buyer-pledgor shall acquire as an ownership the residential immovable property belonging to the Seller by the right of ownership.

The Buyer-pledgor shall pledge the immovable property – specified in this Contract — belonging to him or her by the right of ownership, for the benefit of the creditor-Pledgee, as a security for fulfilment of obligations assumed by the borrower under the credit contract and further agreements concluded attached thereto.

Subject matter of the Contract

☐ land parcel _____ ha (not filled in where the building, construction that is the subject matter of the Contract is located in multi-apartment or subdivided buildings)

☐ buildings, constructions _____
the total surface area or surface areas, as per separate buildings, constructions

Address _____

In case the building, construction is an apartment in a multi-apartment or subdivided building and/or a non-residential area, the corresponding share of the property that is

common property of the multi-apartment or subdivided building, belonging to the Seller by the right of ownership shall also be transferred to the Buyer-pledgor by the right of ownership.

The Seller shall guarantee that he or she is the owner of the immovable property provided for by this Contract, the object is not sold or subject to litigation, and there is no restriction on the sale of the property.

The Seller shall guarantee that:

- ☐ the immovable property provided for by this Contract is not leased or provided for gratuitous use or otherwise burdened.
- ☐ the Buyer-pledgor is informed about the fact that the immovable property provided for by this Contract is burdened with the rights of other persons.
- ☐ Under this Contract, the Buyer-pledgor shall acquire and pledge the unit of the immovable property specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.

The Parties to this Contract have agreed that:

- ☐ The Pledgor shall have the right to alienate the collateral, provide it for lease or gratuitous use.
- ☐ The Pledgor shall have the right to alienate the collateral, provide it for lease or gratuitous use only upon prior written consent of the Pledgee.
- ☐ For the purpose of satisfying his or her claim, the Pledgee shall, in the manner prescribed by Article 249 of the Civil Code of the Republic of Armenia, have the right to levy execution on the collateral and realise it without applying to court, including transferring the pledged property to the ownership of the Pledgee or a third person mentioned by the Pledgee for the corresponding amount of the principal obligation.
- ☐ For the purpose of satisfying the claim of the Pledgee, the collateral may be levied in execution only through judicial procedure.

Credit terms

The creditor-Pledgee shall provide a credit to the Borrower for the purpose of acquiring the immovable property prescribed by this Contract under the following conditions:

Amount of the credit _____

Annual interest of the credit _____

The credit repayment date _____

Frequency of paying off the credit _____

Sums of the credit subject to payment _____

Selling price

The selling price of the immovable property provided for by this Contract shall be AMD

(in numbers and words)

The Seller has received from the Buyer-pledgor AMD _____ out of
(in numbers and words)

the sale and purchase price of the immovable property as an advance payment.

The Buyer-pledgor shall be obliged to transfer to the Seller the remaining part of the sale and purchase price of the immovable property, which is AMD _____, within _____ banking days after receiving the credit specified in this Contract.

☐ The immovable property shall be transferred to the Buyer within _____ days after the remaining part of the price is transferred to the Seller.

The Parties are informed about the tax liabilities, the procedure for and terms of

levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

The expenses for state registration of property rights shall be borne at the expense of the person that is _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated by this Contract.

☐ **Additional notes and information** _____
(only the information specified in the section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

Buyer	_____ (name, surname)	_____ (signature)
Seller	_____ (name, surname)	_____ (signature)
Pledgee	_____ (name, surname)	_____ (signature)

☐ (Where available) **Participant in joint ownership to the immovable property**

_____ (name, surname)	_____ (signature)
--------------------------	----------------------

This Contract was signed by the Parties in the presence of me,
_____, an employee of
_____ Service Office of the Cadastre Committee of
the Republic of Armenia. Their names, surnames, and identities (as well as those of

representatives, if the Republic of Armenia, the community of the Republic of Armenia or a Legal person is a Party to the Contract) have been verified.

(year, signature)

IMMOVABLE PROPERTY FINANCIAL LEASE CONTRACT

Place of signing:_____

" ____ " _____ 20 ____
(year, month, day of drawing up (signing) the document (in numbers and words))

Buyer-lessor:

Legal person, bank/leasing

organisation

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____ surname _____

record-registration address _____

passport /identification card/ data

(series, number, date of issue, issued by)

Lessee:

☐ Natural person

name_____

surname_____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____

(series, number, date of issue, issued by)

Seller determined by the Lessee:

☐ Natural person

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

☐ Republic of Armenia, represented by _____

☐ _____ Community of _____ Marz of RA, represented by _____

☐ Legal person

name _____

registration number _____

place of location _____

on behalf of which ☐ based on the Statute ☐ based on the power of attorney, the following person shall act:

name _____

surname _____

record-registration address _____

passport /identification card/ data _____
(series, number, date of issue, issued by)

Under this Contract, the Seller determined by the Lessee shall sell, and the Buyer-lessor shall be obliged to acquire — from the Seller determined by the Lessee — the immovable property specified in this Contract by the right of ownership and transfer for temporary possession of the Lessee in return for payment.

Subject matter of the Contract

☐ land parcel _____ ha

☐ buildings, constructions _____
size of the total surface area or surface areas, as per separate buildings, constructions

Address _____

The Seller shall guarantee that he or she is the owner of the immovable property provided for by this Contract, the object is not sold or subject to litigation, is not leased or provided for gratuitous use or otherwise burdened, is not under attachment.

☐ Under this Contract, the Buyer-lessor shall acquire and transfer for use of the Lessee the unit of the immovable property specified in the registration certificate No _____ issued by the Cadastre Committee of the Republic of Armenia on _____ in full.

Selling price

The selling price of the immovable property provided for by this Contract shall be

AMD _____
(in numbers and words)

The price of the immovable property provided for by this Contract

- ☐ has been paid in full
- ☐ will be paid within _____ days, to the account _____.

Transfer of the immovable property to the Lessee

- ☐ The transfer act of the immovable property must be drawn up within _____ days after approving this Contract.
- ☐ The immovable property has been transferred to the Lessee at the moment of signing this Contract.

The lease payment

The payment for the use of the property specified in this Contract shall be AMD _____

The Lessor shall pay the amount to the account specified by the Buyer-lessor on the _____ day of each reporting month.

The Parties are informed about the tax liabilities, the procedure for and terms of levying tax liabilities prescribed by the Tax Code of the Republic of Armenia, as well as tax incentives, where applicable.

Term of the Contract

The object of lease shall be transferred to the Lessee for use by “____” _____20__.

The liability and expenses for current repair works shall be borne by:

- ☐ the Lessee
- ☐ the Buyer-lessor.

The liability and expenses for major repair works shall be borne by:

- ☐ the Lessee
- ☐ the Buyer-lessor.

Provision to a third person for sublease:

- ☐ shall be allowed without the additional consent of the Buyer-lessor;
- ☐ shall not be allowed without the additional consent of the Buyer-lessor.

Conditions of lease

In case the Lessee pays the price provided for by the Contract, the leased property:

☐ shall be transferred to the ownership of the Lessee

☐ shall not be transferred to the ownership of the Lessee.

The expenses for state registration of property rights shall be borne at the expense of the person that _____ under the Contract (filled in where necessary).
(indicate the relevant Party)

The legislation of the Republic of Armenia in force at the time of concluding the Contract shall be applied to relations not regulated by this Contract.

☐ **Additional notes and information** _____
(only the information specified in the section "Additional notes and information" of the registration certificate may be filled in)
_____ (filled in where necessary).

Signatures:

**Seller determined
by the Lessee**

(name, surname)

(signature)

Buyer-lessor

(name, surname)

(signature)

Lessee

(name, surname)

(signature)

☐ (Where available) **Participant in joint ownership to the immovable property**

(name, surname)

(signature)

This Contract was signed by the Parties in the presence of me,
_____, an employee of
_____ Service Office of the Cadastre Committee of

the Republic of Armenia. Their names, surnames, and identities (as well as those of representatives, if the Republic of Armenia, the community of the Republic of Armenia or a Legal person is a Party to the Contract) have been verified.

(year, signature)

(Annex edited by No 310-N of 1 March 2012, supplemented by No 639-N of 24 May 2012, edited by No 445-N of 2 April 2020)

**Chief of the Staff of the Government
of the Republic of Armenia**

D. Sargsyan