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	
		ning) the document (in numbers and words))
Particip	ant in the common ownership	o of the immovable property (Party 1):
□ Natura	l person	
name		
surname		
record-re	egistration address	
passpor	t /identification card/ data	(series, number, date of issue, issued by)
□ Legal p	person	
name		
registrati	ion number	
place of	location	

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
3, Party 4):	o of the immovable property (Party 2, Pa
3, Party 4): □ Natural person	o of the immovable property (Party 2, Pa
3, Party 4): □ Natural person name	o of the immovable property (Party 2, Pa
3, Party 4): Natural person name surname	o of the immovable property (Party 2, Pa
3, Party 4): Natural person name surname	
3, Party 4): Natural person name surname record-registration address	

on behalf of which \Box based on the Statute \Box based on the power of attorney, the
following person shall act:
name
surname
record-registration address
passport /identification card/ data
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) — a
common share:
Party 2 (Party 3, Party 4)
□ land parcel ha, □ over out of which share with Party 1 (Party 3

Party	4)	— as o	common	share	e:							
□ buil	dings, cons the to								uildings, c			
□ ove	er out	of whi	ch	shar	e with	Party	1 (P	arty	3, Part	y 4)		— as
comm	non share:											
The p	olan of the	immov	able pr	operty	/ shal	I — wi	th ir	ndica	ition of	the loc	cation (of the
separ	ated part o	f each I	^D arty —	be at	tache	d to this	s Coi	ntrad	ct and co	onstitut	e an in	tegra
part t	hereof.											
The ex	xpenses for	state re	egistratio	n of p	roper	ty rights	sha	ll be	borne at	t the ex	pense c	of the
perso	n acting as _{(ir}		ıe relevan			ne Contr	act (filled	l in wher	e nece:	ssary).	
The I	egislation o	of the	Republic	c of A	rmen	ia in fo	orce	at t	he time	of co	ncludin	g the
Contr	act shall be	applie	d to rela	tions	not re	gulated	unc	ler tl	nis Cont	ract.		
	litional no information			"Additi n	ional nay be	otes and filled in)	inforı	matio		registrati	ion certif	
Signa	tures:											
Party 1												
D 2		(nam	e, surnan	ne)					(sigr	nature)		
Party 2		(nam	ie, surnar	ne)					(sigr	nature)		
Party 3		(nam	ne, surnar	ne)					(sigr	nature)		
Party 4		(nam	ie, surnar	ma)								
This	Contract	was	signed	•	the	Parti	es	in		nature) presenc	e of	me,
				an	em	ployee	(of	Servio	ce	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

Plac	of signing:
"	" 20
	(year, month, day of drawing up (signing) the document (in numbers and words))
Dor	r:
□ N	ural person
nam	
surr	me
reco	d-registration address
pas	port /identification card/ data
□ R	public of Armenia, represented by
<u> </u>	Community of Marz of RA, represented by
□ Le	gal person
nam	
regi	ration number
plac	of location
on	ehalf of which \square based on the Statute \square based on the power of attorney, the
follo	ring person shall act:
nam	
surr	me

record-registration address
passport /identification card/ data
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 \square based on the Statute \square 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 pleaded 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 N	lo issued by the Cad	astre Committee	of the Republic of
Armenia on _.	— by the right of ow	nership in full.	
□ Under this	s Contract, the Donor shall transfe	r to the ownershi	ip of the Donee the
part — not	initially separated as a separate	property unit —	of the immovable
property uni	it specified in the registration certi	ficate No	issued by the
Cadastre Co	mmittee of the Republic of Armenia	on	_, the plan whereof
shall be attac	ched to this Contract and constitute a	an integral part th	ereof.
The expense	s for state registration of property ri	ghts shall be born	e at the expense of
the person a	cting as under the (indicate the relevant Party)	Contract (filled in	n where necessary).
The legislation	on of the Republic of Armenia in	force at the time	e of concluding the
Contract sha	all be applied to relations not regulate	ed under this Con	tract.
	I notes and information nation entered in Section "Additional notes a may be filled in		ne registration certificate
		(filled in	where necessary).
Signatures:			
Donor:	(nome of sure and s)		(cignoture)
Donee:	(name, surname)	((signature)
	(name, surname)		(signature)

	(name, surname)						(signature)				
This	Contract	was	signed	by	the	Parties	in	the	presence	of	me,
						, a	n em	ployee	of Service	Offi	ce of
					of t	the Cadast	re C	ommit	tee of the R	epub	lic of
Arme	nia. Their r	names,	surname	s, an	d ider	ntities (as	well	as tho	se of repre	senta	tives,
where	e the Repub	olic of	Armenia,	the c	ommu	ınity of the	e Rep	oublic	of Armenia	or a	Legal
perso	n is a Party	to the	Contract) have	e been	verified.					
		-							_		
					(year, s	signature)					

IMMOVABLE PROPERTY SHARE GIFT CONTRACT

Pla	ce of	r signing:	
"	"	20	
		(year, month, day of drawing up (signi	ng) the document (in numbers and words))
D۵	nor:		
Du	1101 .		
□ N	latur	al person	
nar	ne _		
sur	name	e	
rec	ord-ı	registration address	
pa	sspo	rt /identification card/ data	
			(series, number, date of issue, issued by)
_ F	Repul	blic of Armenia, represented by _	
		Community of Marz	z of RA, represented by
_ L	.egal	person	
nar	ne _		
reg	gistra	tion number	
pla	ce of	flocation	
on	beha	alf of which $\hfill\Box$ based on the Sta	tute \square based on the power of attorney, the
foll	owin	g person shall act:	
nar	ne _		

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 b	py
□ Community of <i>I</i>	Marz of RA, represented by
□ Legal person	
name	
registration number	
place of location	
on behalf of which $\hfill\Box$ based on the	Statute $\ \square$ based on the power of attorney, the
following person shall act:	
name	
surname	

record-registration address
passport /identification card/ data
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

Signatures: Donor: _ Donee: _ (Where ava	(name, surname) (name, surname) ailable) Participant in joint owner	(signature) (signature) rship to the immovable property
Donor: _		
Donor: _	(name, surname)	(signature)
_		
Signatures:		
		(filled in where necessary).
□ Additional notation (only information	may be filled in)	information" of the registration certificate
Contract shall be	e applied to relations not regulated	d under this Contract.
The legislation	of the Republic of Armenia in f	orce at the time of concluding the
the person acting	g as under the (indicate the relevant Party)	e Contract (filled in where necessary).
The expenses for	state registration of rights to prope	erty shall be borne at the expense of
Committee of th	e Republic of Armenia on	by the right of ownership.
accordance with	$_{ m 1}$ the registration certificate No $_{ m 2}$	issued by the Cadastre
share constitution	ng the ownership of the Donor	over the immovable property — in
		to the Donee the part of ———
□ Under this Co	ontract, the Donor shall transfer	
	nenia on — by the ontract, the Donor shall transfer	right of ownership in full.

This	Contract	was	signed	by	the	Parties	in	the	presence	of	me,
						, ar	n em	ployee	of Service	Offi	ce of
					of 1	the Cadast	re C	ommit	tee of the R	lepub	lic of
Arme	nia. Their ı	names,	surname	s, an	d ider	ntities (as	well	as tho	se of repre	senta	tives,
where	e the Repub	olic of	Armenia,	the c	ommı	ınity of the	e Rep	oublic	of Armenia	or a	Legal
perso	n is a Party	to the	Contract) have	e been	verified.					
		-			(year, s	signature)			_		

CONTRACT OF THE RIGHT TO USE RESIDENTIAL PREMISES

Place of sign	ing:	
" "	20	
(year, n	nonth, day of drawing up (sign	ning) the document (in numbers and words))
Owner:		
□ Natural perso	n	
name		
surname		
record-registrat	ion address	
passport /ident	ification card/ data	(series, number, date of issue, issued by)
		rz of RA, represented by
□ Legal person		
name		
registration nun	nber	
place of location	1	
on behalf of w	hich □ based on the St	atute \square based on the power of attorney, the
following person	n 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 Mai	rz of RA, represented by
□ Legal person	
name	
registration number	
place of location	
on behalf of which \square based on the St	atute \square 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 specified in this Contract to the Borrower	obliged to transfer the immovable property for gratuitous use
Subject matter of the Contract	
Surface area of the residential premises _	
Address	
in the registration certificate No————————————————————————————————————	eparate property unit — of the immovable certificate No issued by the rmenia on, the plan whereof
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).					
Signa	tures:											
Owne	er											
_		(name, surname)						(signature)				
Borro	ower	(name, surname)					(signature)					
□ (Wł	nere availal	ole) Pa i	rticipant	in joi	int ow	nership t	o the	e resid	dential pre	mises	i	
		(name, s	urname)						(signature)			
This	Contract	was	signed	by	the	Parties	in an en	the	presence	of e Offi	me, ce of	
					of t				tee of the F			
Arme	nia. Their	names,	surname	es, an	d ider	ntities (as	well	as tho	se of repre	esenta	tives,	
						•			of Armenia			
perso	n is a Party	y to the	Contract) have	e been	verified.						
		-			(year, s	ignature)						

LIFE RENT CONTRACT

Place of signing	g:	
" "	20	
(year,	month, day of drawing up (sign	ning) the document (in numbers and words))
D 4D :		
Rent Receiver	":	
□ Natural pers	on	
name		
surname		
record-registra	ation address	· · · · · · · · · · · · · · · · · · ·
passport /iden	itification card/ data	
		(series, number, date of issue, issued by)
Rent Payer:		
□ Natural pers	on	
name		
surname		
record-registra	ation address	
passport /iden	ntification 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 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

□ (Where available)	Participant in joint ownership	, g ,
		(Signature)
•	(name, surname)	(signature)
Rent Payer	(name, surname)	(signature)
Rent Receiver	(nome surrens)	(cianations)
Signatures:		
		(filled in where necessary).
□ Additional notes (only informati	and information on entered in Section "Additional notes certificate may be filled in	n)
Contract shall be ap	plied to relations not regulated by	y this Contract.
The legislation of t	he Republic of Armenia in forc	e at the time of concluding the
	under the Cont e the relevant Party)	cract (filled in where necessary).
The expenses for star	te registration of property rights sh	nall be borne at the expense of the
tax incentives, where	e applicable.	
levying tax liabilities	prescribed by the Tax Code of the	ne Republic of Armenia, as well as
The Parties are inf	formed about the tax liabilities,	the procedure for and terms of
u within days f	following the current month.	
\square within days p	preceding the current month	
□ by of the cur	rent month	
_ h£ (l		

This	Contract	was	signed	by	the	Parties	in	the	presence	of	me,
						,	an en	nploye	e of Service	e Offi	ce of
					of 1	the Cadast	tre C	ommit	tee of the R	epub	lic of
Arme	nia. Their ı	names,	surname	s, an	d ider	ntities (as	well	as tho	se of repre	senta	tives,
where	e the Repub	olic of	Armenia,	the c	ommu	ınity of the	e Rep	oublic	of Armenia	or a	Legal
perso	n is a Party	to the	Contract) have	e been	verified.					
		-			(year, s	ignature)			<u> </u>		

IMMOVABLE PROPERTY GRATUITOUS USE CONTRACT (LOAN AGREEMENT)

PΙ	ace of	f signing:	
"	"	20	
		(year, month, day of drawing up (si	gning) the document (in numbers and words))
_	_		
Le	nder	•	
	Natur	al person	
na	me _		
su	rnam	e	
re	cord-	registration address	
р	asspo	rt /identification card/ data	(series, number, date of issue, issued by)
	Repul	blic of Armenia, represented by	
		Community of M	arz of RA, represented by
	Legal	person	
na	me _		
re	gistra	tion number	
pla	ace of	location	
on	beha	alf of which \square based on the $\$$	Statute \square based on the power of attorney, the
fol	llowin	g 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	
	ute \square based on the power of attorney, the
following person shall act:	
name	

surname	
record-registration address	_
passport /identification card/ data	·)
Under this Contract, the Lender shall be obliged to transfer the immovable propagate in this Contract to the Borrower for temporary gratuitous use.	perty
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	 ions
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 pleaded 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	of the Term of the Contract	(the point shall be filled in upon
necessity, when cor	ncluding the Contract for a cert	ain term):
□ upon the expiry cease;	of the Term of the Contract,	the obligations of the Parties shall
prior to the expiry		ner Party on rescinding the Contract it shall be deemed to be concluded
The expenses for sta	ate registration of property rights	s shall be borne at the expense of the
person acting as(indic	under the Cocate the relevant Party)	ontract (filled in where necessary).
The legislation of	the Republic of Armenia in fo	orce at the time of concluding the
Contract shall be a	pplied to relations not regulated	under this Contract.
Signatures:	•	information" of the registration certificate (filled in where necessary).
Lender	(name, surname)	(signature)
Borrower	(name, surname)	(signature)

	the presence of me
, an em	•
	aployee of Service Office o
of the Cadastre Co	• •
of the cadastic co	ommittee of the Republic o
Armenia. Their names, surnames, and identities (as well a	as those of representatives
where the Republic of Armenia, the community of the Rep	oublic of Armenia or a Lega
person is a Party to the Contract) have been verified.	

CONTRACT ON GRANTING THE RIGHT TO DEVELOPMENT OF A LAND PARCEL

Pla	ace of	signing:
17	11	20
O۱	vner:	
_ l	Natur:	al person
na	me	
su	rname	e
re	cord-r	registration address
pa	asspo	rt /identification card/ data
_ l	Repul	olic of Armenia, represented by
□.		Community of Marz of RA, represented by
_ l	Legal	person
na	me	
re	gistra	tion number
pla	ace of	location
on	beha	alf of which \square based on the Statute \square based on the power of attorney, the
fol	lowing	g person shall act:
na	me _	

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	d by
□ Community of	_ Marz of RA, represented by
□ Legal person	
name	
registration number	
place of location	
on behalf of which \square based on the following person shall act:	ne Statute $\hfill\Box$ based on the power of attorney, the
name	
surname	

record-registration address
passport /identification card/ data
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
Lease payment
Amount of payment for granting the development right:

 $\ \square$ 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:
$\ \square$ 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);
$\ \square$ within $\ __$ days following the current month (the point shall be filled in while
determining the lease payment for each month);
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).
by of the next year (the point shall be filled in while
by of the next year (the point shall be filled in while determining the lease payment for each year).
 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
 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
□ 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
 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
□ 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
□ 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
□ 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 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:
$\hfill\Box$ the land parcel provided for by this Contract is not pleaded or leased or provided for gratuitous use or otherwise burdened.
$\ \square$ 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.

(only information entered in Se		tional no may be f		rmatio	on" of th	ne registration	certifi	icate	
		————		((filled	in where ne	cessa	ry).	
Signatures:									
Signatures.									
Owner	/na					/cigns			
Property Developer	(110	me, surr	iame)			(signa	iture)		
	(na	me, surr	name)			(signa	ture)		
□ (Where available) Partici	pant in i	oint ow	nership t	to the	e obie	ct being de	velor	oed	
= (****ior o avaliable) i ai tiel	P ant J		р		o obje	or bomg ac		,,,,	
						/-:\			
(name, surna	ime)					(signature)			
TI: 0		41	D 4	•	41		c		
This Contract was sig	gned by	the	Parties	in	the	presence	of	me,	
			, ;	an er	nploye	e of Servic	e Offi	ice of	
		of t	the Cadas	tre C	ommit	tee of the F	Repub	lic of	
Armenia. Their names, sur	names, a	nd ider	ntities (as	well	as the	se of repre	esenta	tives,	
where the Republic of Arm	enia, the	commu	inity of the	e Rep	oublic	of Armenia	or a	Legal	
person is a Party to the Cor	ntract) ha	ve beer	verified.						
,	in act, ilu	. 2 .3 3 3 1							
		(year, s	signature)			<u></u>			

PERMANENT RENT CONTRACT

Place of signing:		
11 11	20	
(year, m	onth, day of drawing up (sig	ning) the document (in numbers and words))
Rent Receiver:		
□ Natural persor	า	
name		
surname		
record-registrati	on address	
passport /identi	fication card/ data	
		(series, number, date of issue, issued by)
Rent Payer:		
□ Natural persor	ı	
name		
surname		
record-registrati	on address	
passport /identi	fication 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 a	area or surface areas, as per separate buildings, construction	 ons
Address		
Designated purpose of use	of the building/construction	
property provided for by t	guarantee that he or she is the owner of the his Contract, the property is not sold or subject to on the alienation of the property.	
The Rent Receiver shall gu	arantee, that	
□ the immovable property provided for gratuitous use	provided for by this Contract is not pleaded or or otherwise burdened.	r leased or
·	ned about the fact that the immovable property poed with the rights of other persons.	rovided for
Payer the immovable pro accordance with the regis	Rent Receiver shall transfer to the ownership of perty constituting the ownership of the Rent Fatration certificate No issued by the of Armenia on in full.	Receiver in
Rent payment		
The payment for each mor	th shall be AMD	

The payment for	each month shall be paid:	
□ by of the	current month	
u within da	ys preceding the current month	
u within da	ys following the current month.	
	ties prescribed by the Tax Code of	, the procedure for and terms of the Republic of Armenia, as well as
The expenses for	state registration of rights to proper	ty shall be borne at the expense of
the person acting	as under the (indicate the relevant Party)	Contract (filled in where necessary).
Contract shall be	tes and information entered in Section "Additional notes and in may be filled in)	
Signatures:		
Rent Receiver	(name, surname)	(signature)
Rent Payer	(name, surname)	(signature)
□ (Where availab	ole) Participant in joint ownershi j	o to the rental object
(na	me, surname)	 (signature)

This	Contract	was	signed	by	the	Parties	in	the	presence	of	me,
						,	an e	mploy	ee of Servic	e Off	ice of
					of 1	the Cadas	tre C	ommit	tee of the R	epub	lic of
Arme	nia. Their ı	names,	surname	s, an	d ider	ntities (as	well	as tho	se of repre	senta	tives,
where	e the Repub	olic of	Armenia,	the c	ommu	ınity of th	e Rep	oublic	of Armenia	or a	Legal
perso	n is a Party	to the	Contract) have	e been	verified.					
		.=			(year, s	ignature)			<u> </u>		

IMMOVABLE PROPERTY LEASE CONTRACT

Pla	ace of	r signing:	
"	11	20	
		(year, month, day of drawing up (sign	ing) the document (in numbers and words))
Le	ssor:		
_ I	Vatur	al person	
na	me _		
su	rnam	e	
red	cord-	registration address	
pa	asspo	ort /identification card/ data	(series, number, date of issue, issued by)
_ I	Repul	blic of Armenia, represented by _	
<u> </u>		Community of Mar	z of RA, represented by
_ I	Legal	person	
na	me _		
re	gistra	tion number	
pla	ace of	flocation	
			tute \square based on the power of attorney, the
fol	lowin	g person shall act:	
na	me _		

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	e Statute \square 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 obli	iged to transfer the object specified in this
Contract to the Lessee at the specified payme	ent for temporary possession and use.
Object of lease:	
□ land parcel ha	
□ buildings, constructions	
the total surface area or surface areas, as	s 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 w	orks shall be borne by:
□ the Lessee	
□ the Lessor.	
Provision to a third person for sublease:	
□ shall be allowed without the additional con-	sent of the Lessor;
$\hfill \square$ shall not be allowed without the additional	consent of the Lessor.
The Lessee shall be obliged to (the point sha	Il be filled in where necessary):
ensure the requirements for the use of a	nd 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:
$\hfill\Box$ the object of lease of this Contract is not leased or provided for gratuitous use or otherwise burdened;
$\hfill\Box$ 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:
$\hfill\Box$ 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);
uithin 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);
$\ \square$ 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 Lesses thereon in writing. Within a 15-day period after being notified in writing, the Lesses 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
$\hfill\square$ 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):
$\hfill \square$ upon the expiry of the Term of the Contract, the obligations of the Parties shal cease;
□ where one of the Parties has not notified the other Party on rescinding the Contract

prior to the expi	ry of the Term of the Contrac	ct, it shall be deemed to be concluded
(extended) for an	indefinite period of time.	
The expenses for	state registration of property rig	ghts shall be borne at the expense of the
person acting as _ (in	under the dicate the relevant Party)	e Contract (filled in where necessary).
The legislation of	f the Republic of Armenia in	force at the time of concluding the
Contract shall be	applied to relations not regula	ted under this Contract.
	es and information entered in Section "Additional notes a may be filled	,
		(filled in where necessary).
Signatures:		
	(name, surname)	(signature)
Lessee	(name, surname)	(signature)
□ (Where availab	le) Participant in joint owner	ship to the object of lease
(na	ime, surname)	(signature)
This Contract wa	s signed by the Parties in the p	resence of me,
		, an employee of Service Office of
	of the	Cadastre Committee of the Republic of
Armenia. Their n	ames, surnames, and identities	s (as well as those of representatives,
where the Repub	lic of Armenia, the community	of the Republic of Armenia or a Legal

person is a Party to the	e Contract) have been verified.
	(year, signature)

A BUILDING OR CONSTRUCTION LEASE CONTRACT

Pla	ace of signing:_		
11	"	20	
	(year	, month, day of drawing up	(signing) the document (in numbers and words))
Le	essor:		
	Natural person		
na	me		
su	rname		
re	cord-registratic	n address	
p	assport /identif	cation card/ data	(series, number, date of issue, issued by)
	Republic of Arr	nenia, represented by ₋	
Π.	Comm	unity of Mai	rz of RA, represented by
	Legal person		
na	me		
re	gistration numb	oer	
pla	ace of location		
on	behalf of whi	ch □ based on the St	atute \square based on the power of attorney, the
fol	llowing person	shall act:	
na	.me		

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	d by
Community of	_ Marz of RA, represented by
□ Legal person	
name	
registration number	
place of location	
on behalf of which □ based on th	he Statute \square 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 the construction — specified in this Contract to the Lestemporary possession and use.	
Object of lease	
Surface area of the object the total surface area or surface areas, as per sepa	rate buildings, constructions
Address	
Designated purpose of use	
The liability and expenses for current repair works sh	nall be borne by:
□ the Lessee;	
□ the Lessor.	
The liability and expenses for major repair works sha	II be borne by:
□ the Lessee;	
□ the Lessor.	
Provision to a third person for sublease:	
$\hfill\Box$ shall be allowed without the additional consent of the	ne Lessor;
$\hfill \square$ shall not be allowed without the additional consent	of the Lessor.
The Lessor shall guarantee that he or she is the ow	oner 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;
$\hfill\Box$ 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.
$\hfill \Box$ 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.
$\hfill\square$ 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:							
$\hfill\Box$ for an indefinite period of time							
□ from ""	_20	_ to "	"			20	·
Upon the expiry of the Term of necessity, when concluding the Co			•	•	hall be	filled	in upon
□ upon the expiry of the Term cease;	of the C	Contract,	the c	bligatio	ons of t	he Par	ties shall
□ where one of the Parties has no prior to the expiry of the Term of (extended) for an indefinite period	of the C	ontract,		•		Ū	
The expenses for state registration	of prope	erty right	s shall	be borr	ne at the	e expen	se of the
person acting as	unc	der the C	ontrac	t (filled	in wher	e neces	ssary).

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.

(indicate the relevant Party)

							(fil	led in	where nece	ssary)).
Sign	atures:										
Less	or _										
			(name, su	irname	e)				(signature	e)	
Less	see _		(name, su	 ırname			_		(signature		
□ (W	/here availa	ble) Pa	rticipant	in jo	int ow	nership 1	to the	e obje	ct of lease		
	(r	name, sui	rname)		_			(signature)		
This	Contract	was	signed	by	the	Parties	in an e	the mploy	presence ee of Servic	of ce Offi	me, ice of
					of t	he Cadas	tre C	ommit	ttee of the F	Repub	olic of
Arme	enia. Their	names	surname	es an						•	
						•			·		
wher	re the Repu	blic of	Armenia,	the c	commu	inity of th	е кер	oublic	of Armenia	or a	Legai
pers	on is a Part	y to the	Contract	:) have	e been	verified.					
									_		
					(year, s	signature)					

IMMOVABLE PROPERTY PARTITION CONTRACT

Place of si	igning:	
11 11	20	
	(year, month, day of drawing up (s	signing) the document (in numbers and words))
Party 1		
□ Natural	person	
name		
surname_		
record-reg	gistration address	
passport	/identification card/ data	(series, number, date of issue, issued by)
□ Legal pe	erson	
name		-
registratio	on number	
place of lo	ocation	
on behalf	of which \Box based on the S	tatute \square based on the power of attorney, the
following p	person shall act:	
name		
surname _		
record-re	gistration address	
passport	/identification card/ data	(series, number, date of issue, issued by)

□ Republic of Armenia, represented I	by
□ Community of	Marz of RA, represented by
Double 2 (Double 2 Double 4)	
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)

□ Republ	lic of Armenia, represent	ted by
o	Community of	Marz of RA, represented by
Property	y 1 and property 2 (property 3, property 4) owned by the Partie
specified	in this Contract shall	be consolidated to become a common propert
considere	ed to be the common sha	ared ownership of the Parties.
Immovab	ble property subject to	consolidation:
Property	y 1, which belongs to $\{ o}$	he Party or Parties shall be indicated
□ land pa	arcel	ha
□ building	gs, constructions the total surface area	or surface areas, as per separate buildings, constructions
Address ₋		
Property	y 2 (Property 3, Prope	rty 4), which belongs to
		The Party or Parties shall be indicated
□ land pa	arcel	ha
□ buildin	gs, constructions the total surface area or sur	face areas, as per separate buildings, constructions
Address ₋		
Each Par	ty shall guarantee that he	e or she is the owner (co-owner) of the immovable
property	owned thereby and subj	ect 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 Prope	rty 2 (Property	3, Property 4) s _i	pecified in thi	is Contract shall
be subject to consolid	ation, as a resu	ult of which Party 1 a	and Party 2 (Party 3, Party
4) shall acquire con	nmon shared ov	wnership right over t	he common p	property located
at the address of		_ in the following sha	ares:	
For Party 1				charo
For Party 1	S	size of the share — in fra	ctions	_ 51141 C
For Party 2 (Party 3	, Party 4)			share
		size of the share — in fr	ractions	
Under this Contract,				
certificate N	of	and N	of	
issued by the Cadastro	e Committee of	the Republic of Arm	nenia shall be	included in the
composition of the cor	nmon property			
The expenses for state	registration of p	property rights shall b	e borne at the	e expense of the
person acting as	U	under the Contract (fil	led in where r	necessary).
	he relevant Party)	,		•,
The legislation of the	Republic of A	Armenia in force at	the time of	concluding the
Contract shall be appl	ied to relations	not regulated under	this Contract	•
□ Additional notes a		•	" (1	
(only information entered		ional notes and informati may be filled in)	on" of the regist	ration certificates

							(filled	in where ne	cessa	ry).
Ci-matuma.										
Signatures:										
Part 1						_				
		(name, su	rname))				(signature	:)	
Part 2		(name, su	rname))		_		(signature	·)	
Part 3										
_		(name, su	rname)				(signature	:)	
Part 4		,		`		_			`	
		(name, su	rname)				(signature	:)	
This Contrac	t was	signed	by	the	Parties	in	the	presence	of	me,
Tilis Contrac	i was	signed	Dy	tile				•		ŕ
			,			, an e	mploy	ee of Servic	e Offi	ice of
				of t	the Cadas	stre C	ommit	tee of the R	Repub	lic of
Armenia. Their	names,	, surname	es, an	d ider	ntities (as	well	as the	se of repre	senta	tives,
where the Rep	ublic of	Armenia,	the c	ommu	nity of th	e Rep	oublic	of Armenia	or a	Legal
person is a Par	ty to the	· Contract) have	e been	verified	-				
person is a r ar	ty to the	. commuci	, mave	, DCCII	vermea.					
				(year, s	signature)					

IMMOVABLE PROPERTY SALES CONTRACT

Pla	ace of si	gning:
17	***	20
		(year, month, day of drawing up (signing) the document (in numbers and words))
Βι	ıyer:	
_ l	Natural	person
na	me	
su	rname _	
re	cord-reg	gistration address
pa	assport ,	/identification card/ data(series, number, date of issue, issued by)
_ l	Republic	c of Armenia, represented by
<u> </u>		Community of Marz of RA, represented by
	Legal pe	erson
na	me	
re	gistratio	n number
pla	ace of lo	ocation
		of which \square based on the Statute \square based on the power of attorney, the
fol	lowing p	person shall act:
na	me	

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	ł by
□ Community of	_ Marz of RA, represented by
□ Legal person	
name	
registration number	
place of location	
on behalf of which \square based on th	e Statute \square 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 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;

 $\hfill\Box$ 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 t	he immovable property to the Buy	yer
	r act of the immovable property musproving this Contract.	st be drawn up within
□ The immorapproving this		ed to the Buyer at the moment of
The expenses	for state registration of property rights	s shall be borne at the expense of the
•	under the Connoticate the relevant Party)	tract (filled in where necessary).
Contract shall	notes and information formation specified in the section "Additional certificate may be filled.	al notes and information" of the registration
Signatures:		
•	(name, surname)	(signature)
Seller	(name, surname)	(signature)
□ (Where ava	ilable) Participant in joint ownersh	ip to the immovable property
	(name, surname)	(signature)

This	Contract	was	signed	by	the	Parties	in	the	presenc	e of	me,
									, an e	employe	e of
					Sei	vice Offic	e of	the C	adastre C	Committ	ee of
the R	Republic of	Armen	ia. Their	name	es, sur	names, a	nd id	lentitie	es (as wel	l as tho	se of
repre	sentatives,	if the F	Republic o	of Arn	nenia,	the comm	nunity	of the	e Republi	c of Arr	nenia
or a L	_egal perso	n is a F	arty to th	e Coi	ntract)	have bee	n ver	ified.			
		-			(vear. s	signature)					

RESIDENTIAL PREMISES LEASE CONTRACT

Pla	ace of signing:	_
"	" 20	
	(year, month, day of drawing u	up (signing) the document (in numbers and words))
Le	essor:	
_ l	Natural person	
na	me	
su	rname	
160	cord-registration address	
pa	assport /identification card/ data	(series, number, date of issue, issued by)
_ l	Republic of Armenia, represented	l by
	Community of	_ Marz of RA, represented by
	•	·
	Legal person	
na	me	
re	gistration number	
pla	ace of location	
		e Statute \square based on the power of attorney, the
	llowing person shall act:	o clarate a based on the power of attorney, the
Пā	.me	

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	d by
Community of	_ Marz of RA, represented by
□ Legal person	
name	
registration number	
place of location	
on behalf of which □ based on th	he Statute \square based on the power of attorney, the
following person shall act:	
name	
surname	

record-registration address
passport /identification card/ data
(series, number, date or 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 or
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;
$\hfill\Box$ 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
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
uithin days preceding the current month
uithin 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 Co	ntract:						
□ for an indefir	nite period of time	e					
□ from ""_		20	_ to "	"		20	_·
	ry of the Term						in upon
□ upon the ex cease;	piry of the Term	of the C	Contract,	the ob	oligations o	of the Part	ies shall
prior to the ex	the Parties has point of the Terman indefinite peri-	of the C	ontract,		-		
The expenses for	r state registratio	n of prope	erty right	s shall b	e borne at	the expens	e of the
-	ndicate the relevant I		the Con	tract (fil	lled in wher	re necessar	y).
-	of the Republic						ding the
	otes and inform					" of the regis vhere nece	
Signatures:							
Lessor	(name, s	urname)				(signature)	
Lessee	(name, s	urname)				(signature)	

	(name, surname)						(signature)					
This	Contract	was	signed	by	the	Parties	in	the	•		of oloyee	me
					Ser	vice Offic	e of	the C		•	•	
the R	epublic of	Armen	ia. Their	name	es, sur	names, a	nd ic	lentitie	s (as w	ell a	s tho	se of
repre	sentatives,	if the R	Republic o	of Arn	nenia,	the comm	nunity	of the	e Repub	olic o	f Arm	nenia
or a L	_egal persor	n is a P	arty to th	ie Cor	ntract)	have bee	n ver	ified.				
		-			 (vear, s	ignature)						

IMMOVABLE PROPERTY TRUST MANAGEMENT CONTRACT

Place	of signing:
" "	20
	(year, month, day of drawing up (signing) the document (in numbers and words))
_	
Trust	or:
□ Nat	ural person
name	
surna	me
recor	d-registration address
pass	port /identification card/ data
	(series, number, date of issue, issued by)
□ Re _l	oublic of Armenia, represented by
	Community of Marz of RA, represented by
□ Leջ	gal person
name	
regisi	ration number
place	of location
on be	ehalf of which \square based on the Statute \square based on the power of attorney, the
follow	ring 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 \square based on the Statu	te \square 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 $\hfill\Box$ based on the Statute $\hfill\Box$ 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
$\hfill\Box$ the amount of remuneration for each month shall be AMD ,
which is paid
□ by of the current month

uithin days p	receding the current mo	nth	
u within days for	ollowing the current mon	th	
	prescribed by the Tax Co		e procedure for and terms of Republic of Armenia, as well as
Term of the Contra	ict:		
from ""	20 to "_		20
The expenses for state	e registration of property	rights shall	be borne at the expense of the
	under the e the relevant Party)	· Contract (1	filled in where necessary).
The legislation of the	ne Republic of Armenia	in force a	at the time of concluding the
Contract shall be app	olied to relations not regu	ulated unde	er this Contract.
□ Additional notes at (only the information	specified in the section "Addit certificate may l	ional notes ar be filled in)	nd information" of the registration (filled in where necessary).
Signatures:			
	(name, surname)		(signature)
Trust Manager	(name, surname)		(signature)
	Participant in joint own	ership to	
(name,	surname)		(signature)

This	Contract	was	signed	by	the	Parties	in	the	presence	e of	me,
							,	ar	n emp	loyee	of
					Sei	vice Offic	e of	the C	adastre C	ommitt	ee of
the R	epublic of	Armen	ia. Their	name	es, sui	names, a	nd id	entitie	s (as well	as the	se of
repre	sentatives,	if the R	Republic o	of Arn	nenia,	the comm	nunity	of the	e Republic	of Arr	nenia
or a L	_egal perso	n is a P	arty to th	ie Coi	ntract)	have bee	n ver	ified.			
		-			(vear. s	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
□ Republic of Armenia, represented by
□ Community of Marz of RA, represented by
□ Legal person
name
registration number
place of location
on behalf of which $\ \square$ based on the Statute $\ \square$ 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, represente	ed by
□ Community of	Marz of RA, represented by
□ Legal person	
name	
registration number	
place of location	
on behalf of which \Box based on the	Statute \square 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
$\hfill\Box$ land parcel, $\hfill\Box$ buildings, constructions, $\hfill\Box$ 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 name of few manifications and a
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
$\hfill\Box$ the payment for each month shall be AMD
which is paid
□ by of the current month
□ within days preceding the current month
uithin 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 reg	sistration of pr	operty	rights sha	all be	borne	at the expe	nse of	f the		
	erson that is under the Contract (filled in where necessary). (indicate the relevant Party)									
The legislation of the Rep	oublic of Arme	enia in	force at 1	the tir	ne of c	concluding	the			
Contract shall be applied	to relations n	ot reg	ulated un	der tl	nis Cor	ntract.				
□ Additional notes and	_	"A al	disi 1		:£					
(only the information spec			be filled in		intorma	ation of the r	egistra	ation		
					(filled	in where n	ecess	ary).		
Signatures:										
Owner of the										
immovable property	(nam	e, surn	ame)		(signature)					
Person requiring	_									
servitude	(nam	e, surn	ame)		(signature)					
□ (Where available) Par	ticipants in	joint	ownershi	ip to	the ir	nmovable	prop	erty		
burdened with servitud	е									
(name, surna	 ame)	-	_		(si	gnature)				
This Contract was	signed by	the	Parties	in	the	presence	of	me,		
				,	an	emplo	yee	of		
		_ Ser	vice Offic	e of	the Ca	dastre Con	nmitte	ee of		
the Republic of Armenia	. Their name	s, sur	names, ar	nd ide	entities	(as well a	s tho	se of		
representatives, if the Re	public of Arm	enia,	the comm	nunity	of the	Republic o	f Arn	nenia		

r a Legal	person is	a Party to th	e Contract)	have been	verified.
			,		
			(year, s	signature)	

IMMOVABLE PROPERTY PLEDGE (MORTGAGE) CONTRACT

Place of	rt signing:	
п п	20	
	(year, month, day of drawing up (signing) the document (in numbers and words))
Pledgo	or:	
□ Natur	ral person	
name		
surnam	ne	
record-	registration address	
passpo	ort /identification card/ data	
		(series, number, date of issue, issued by)
□ Legal	l person	
name _		
registra	ation number	
place o	f location	
on beh	alf of which based on the	Statute □ based on the power of attorney, the
followin	ng person shall act:	
name _		
surnam	ne	
record-	-registration address	
passpo	ort /identification card/ data	(series, number, date of issue, issued by)

Pledgee (Bank/UCO):	
name	
registration number	
place of location	
on behalf of which \Box based on the Sta	tute \Box 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	Co-borrower
Natural Person	Natural Person
name	name
surname	surname
record-registration address	record-registration address
passport /identification card/ data	passport /identification card/ data
(series, number, date of issue, issued by)	(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 are	ea or surface areas, as per s	eparate buildings, construction	ns
Address			
The Pledgor shall guarant	ee that he or she is th	ne owner of the immovab	le property
provided for by this Contra	act, the object is not so	ld or subject to litigation,	there is no
restriction on the pledge o	f the property.		
The Pledgor shall guarante	e that:		
□ the immovable property	provided for by this C	ontract is not leased or p	provided for
gratuitous use or otherwise	e burdened;		
□ the Pledgee is informed	about the fact that the	immovable property prov	vided for by
this Contract is burdened v	with the rights of other	persons.	
The Pledgor shall pledge	the immovable prope	erty – specified in this (Contract —
belonging to him or her by	the right of ownership	o, for the benefit of the Pl	ledgee, as a
security for fulfilment of	obligations assumed	by the Borrower under	the credit
contract and further agree	ments concluded attach	ned thereto.	
□ Under this Contract, the	e Pledgor shall pledge	the unit of the immovab	le property
specified in the registrat	ion certificate No	issued by th	e 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 \square the Pledgor, \square 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.

	ditional not ly the informa		cified in the	e sectio				informa	tion" of the re	gistrati	ion
				certific	ate may	be filled in) 	(filled	l in where n	ecess	ary).
Signa	atures:										
Pledg	gor _						_				
Pledg	dee		(name, s	urnam	ie)				(signatur	e)	
i icag	_		(name, s	urnam	ie)				(signature	e)	
Debte	or _		(name, s	urnam	 ie)		_		(signatur	e)	
□ (Wł		ole) Pa i		in jo	int ow	nership t _	o the		ovable pro	perty	
	(**	,	,					`			
This	Contract	was	signed	by	the	Parties	in	the	presence	of	me,
									, an em	ploye	e of
					_ Ser	vice Offic	e of	the C	adastre Co	mmitte	ee of
the R	epublic of	Armen	ia. Their	name	es, sur	names, a	nd id	lentitie	es (as well a	as tho	se of
repre	sentatives,	if the F	Republic c	of Arn	nenia,	the comm	nunity	of the	e Republic o	of Arn	nenia
or a L	_egal perso	n is a F	arty to th	ie Coi	ntract)	have bee	n ver	ified.	•		
			•		,						
		-							_		
					(year, s	ignature)					

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

Place of signing:	
"	
	ning) 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 $\hfill\Box$ based on the Statute $\hfill\Box$ 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
$\hfill\square$ 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:
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

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 \ensuremath{AMD}
(in numbers and words)
The Seller has received from the Buyer-pledgor AMD out of out of
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

The creditor-Pledgee shall provide a credit to the Borrower for the purpose of

levying tax liab	ilities pre	escribed b	y the	Tax C	ode of th	е кер	ublic	of Armeni	a, as we	ell as
tax incentives,	where ap	oplicable.								
The expenses for	or state r	egistration	ı of pr	operty	rights sh	ıall be	borne	at the exp	ense of	the
person that is _ (indi		elevant Party		der th	e Contrac	t (fille	d in w	here neces	ssary).	
The legislation	of the	Republic	of A	rmenia	a in forc	e at t	he tir	ne of con	cluding	the
Contract shall	be applie	d to relat	ions n	not reg	gulated by	/ this (Contra	act.		
□ Additional r			-	 on "Add	itional note	s and i		tion" of the u	registrati	 on
(only the inion	nation spc				be filled ir	n)			J	
						(†	ılled ıı	n where no	ecessar	y).
Signatures:										
Buyer						_				
Seller		(name, s	urnam	e)				(signatu	ıre)	
	(name, surname)					(signature)				
Pledgee										
□ (Where avail	able) Pa	rticipant	in joi	nt ow	nership 1	to the	imme	ovable pr	operty	
	(name, sui	rname)		-	_		(5	signature)		
This Contrac	t was	signed	by	the	Parties	in	the	presence , an e	e of mployee	me, e of
				_ Ser	vice Offic	ce of	the C	adastre Co	ommitte	ee of
the Republic o	of Armen	ia. Their	name	es, sur	names, a	and ide	entitie	s (as well	as thos	se 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))
Buver	-lessor:
Bayor	
Legal	person, bank/leasing
organ	isation
name	
regist	ration number
place	of location
on be	half of which \square based on the Statute \square based on the power of attorney, the
follow	ing person shall act:
name	surname
recor	d-registration address
nassi	port /identification card/ data
Pussi	(series, number, date of issue, issued by)
Lesse	e :
□ Nat	ural person
name	
surna	me

record-registration address	
passport /identification card/ data	(series, number, date of issue, issued by)
□ Republic of Armenia, represented l	ру
□ Community of	Marz of RA, represented by
□ Legal person	
name	
registration number	
place of location	
on behalf of which \square based on the	Statute $\ \square$ 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 $\ \square$ based on the Statute $\ \square$ 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 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
uill 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:

$\hfill\Box$ shall be transferred to	the ownership	of th	e Lessee				
□ shall not be transferre	ed to the owner	ship c	of the Less	see.			
The expenses for state i	egistration of p	roper	ty rights :	shall I	be bo	rne at the expense of	
the person that(indicate the	ne relevant Party)	under	the Cont	ract ((filled	in where necessary).	
The legislation of the	Republic of Ar	menia	ı in force	e at t	the ti	me of concluding the	
Contract shall be applie	d to relations no	ot reg	ulated by	this (Contr	act.	
Add Pdf and book as a second	1						
	Additional notes and information (only the information specified in the section "Additional notes and information" of the registration certificate may be filled in)					ation" of the registration	
		———	————	•	illed i	in where necessary).	
Signatures:							
Seller determined							
by the Lessee	(name	(name, surname) (name, surname)			(signature)		
Buyer-lessor	(name					(signature)	
Lessee		(name, surname)				(signature)	
	(Haine	5, 5 0111	amej			(signature)	
□ (Where available) Pai	ticipant in joir	ıt owı	nership t	o the	imm	ovable property	
(name, sur	ame)		(signature)				
This Contract was	signed by	the	Parties	in	the	presence of me, , an employee of	
		 _ Ser	vice Offic	e of	the C	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