

ماده ۴- تعهدات مشاوره گیرنده :

۴-۱- مشاوره گیرنده تعهد نمود که استناد و مدارک و اطلاعات معتبر لازمه را طبق راهنمایی های مشاوره هزینه خود از مراجع مربوطه (اداره ثبت، کارشناس رسمی دادگستری و سایر مراجع) اخذ و در اختیار مشاور قرار دهد.

۴-۲- در صورت لزوم طرح دعوی و قبول آنها توسط مشاور، پرداخت حق الوکاله متعلقه در دعوی حقوقی معادل ۷٪ ارزش واقعی خواسته بوده و در دعوی کیفری و غیرمالی به طور موردی توافق خواهد شد. مشاور اختیار انجام امور وکالت را شخصاً یا توسط سایر وکلا ندارد.

ماده ۵- شرایط نسخ قرارداد

۵-۱- هر یک از طرفین در طول قرارداد می تواند با اعلام قبلی و کتبی ۳۰ روزه قرارداد حاضر را نسخ کند. از سال به کتبی برای نسخ قرارداد کلی بوده و نیاز به هیچگونه تسهیلات دیگری نیست.

۵-۲- در صورت نسخ قرارداد مبلغ پیش پرداخت مسدود نخواهد شد.

ماده ۶- اعلام تکلیف طرفین

نشانی مندرج بر این قرارداد اعلام تکلیف طرفین بوده و در صورت تغییر محل اقامت هر یک از طرف دیگر کتباً اعلام کرده در غیر این صورت کلیه اوراق و مکاتبات ارسالی ابلاغ شده محسوب می شود.

ماده ۷- نسخ قرارداد

این قرارداد در ۷ ماده و ۲ ضمیمه تنظیم و تاریخ ۱۳۸۴/۰۵/۲۷ تصاد و مبادله شد و هر دو نسخه دارای اعتبار یکسان می باشد.

امضای مشاوره گیرنده

*[Handwritten signature]*

امضای مشاور

*[Handwritten signature]*  
مشارف  
مشاور حقوقی  
وکیل پایه یک دادگستری تهران



کانون وکلای دادگستری مرکز

مشارف

وکیل پایه یک دادگستری

تاریخ: ۱۳۸۴/۰۳/۲۷

شماره:

پیوست:

آدرس: تهران، خ ولعصر  
مقابل پارک ملت، بخش کوچه  
سایه، ساختمان سایه  
طبقه ۷، واحد ۸

کد پستی: ۱۳۶۹۵ - ۱۳۶۷۷

تلفن: ۰۲۱ - ۲۲۰۴۳۶۶۳

فاکس: ۰۲۱ - ۲۲۰۴۹۳۳۲

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شماره ۴۵۶۲۲۶ سو ۴

دفتر ثبت



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کانون وکلای دادگستری

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(آدرس) پلاک ۸۸ طبقه پنجم واحد ۱۹۱ - تلفن: ۲۲۶۶۰۲۲۵ - فکس: ۲۲۶۶۰۲۲۱

Dr. Neda Rafi  
Official English Translation by the Attorney at Law, Neda Rafi  
Official Translation Number/No. 1 Address: Line 14 St. No. 88, corner of Vahdat Alley, Vahdat  
Opposite Mellat Park, Valiasr Ave., Tehran, postal code 19677-13695,  
Iran, Tel: +9821-22043663, Fax: +9821-2204332

**Official Translation from Persian text**

in the name of God, the Almighty  
Iran Bar Association  
Ms. Neda RAFI, 1<sup>st</sup> Class Attorney at Law

Date: May 26, 2018

**CONSULTING CONTRACT**

(extracted)  
Note: The following translation covers the important parts of original copy. (Translator)

This contract is drawn up by and between Mr. Mehryar ALETRATIKHOSROUSHAHI, son of Seyed Jalal, having National ID No. 1698634927 to address Taban Clinic, Derakhti St., Dadman Blvd., Shahrak-e Gharb, Tehran, Tel. 0212321 who is hereinafter called in brief "Consultee" on one side and Ms. Neda RAFI, daughter of Jalal, attorney's license No. 19568, member of Iran Bar Association, to address Apt. 8, 7<sup>th</sup> Floor, Sayeh Bid., Opposite to Mellat Park, Valiasr Ave., Tehran, who is hereinafter called in brief "Consultant", on the other side, and documented to Article 10 of Civil Law is as described below and the contents are obligatory for the parties to the contract:

**Article 1- Subject of the contract:**  
Providing legal consulting services regarding evaluation of a plot of land, located at Zibakenar, belongs to the heir of Mr. Mohammad RADMEHR, consulting in the method of completing the documents by referring the consultee to registration departments and in case of necessity, after evaluating provided documents from the consultee, approving beneficiary of Ms. Sheida ALETRATIKHOSROUSHAHI by the consultant and filing criminal and legal claims on behalf of them against Mr. Mohammad RADMEHR.

**Article 2- Obligations of the consultant:**  
2-1- The consultant is obliged to perform the assigned affairs of Article 1 of the contract in terms of current rules and regulations.

**Article 3- Wage of the Consultant:**  
Wage of the consultant for performing subject of the contract is agreed to be equal to IRR 30,000,000.- from which sum of IRR 15,000,000.- was paid in cash upon signing the contract and the remaining will be paid at the end of the consulting and under the opinion of the consultant.

**Article 5- Contract termination condition:**  
5-1- Each party to the contract can terminate the contract by written notification prior 30 days. Sending written letter for terminating the contract is suffice.  
5-2- In case of contract termination, pre-paid amount will be returned.

**Article 7- Copies of the contract:**  
This contract is drawn up in 7 articles and 7 copies each of which has the same value and exchanged and signed on May 26, 2018.

(Other terms and conditions are in the original copy.)



Address: Apt. 8, 7<sup>th</sup> Floor, Corner of Sayeh Alley, Opposite to Mellat Park, Valiasr Ave., Tehran, postal code 19677-13695, Iran, Tel: +9821-22043663, Fax: +9821-22049332

Signed by the Consultant & the Consultee  
Ms. Neda RAFI 1<sup>st</sup> Class Attorney at Law, Legal Consultant  
Iran Bar Association

True Translation Certified  
June 18, 2019 - EA/06176



**دکتر بهناز ذوالفقاری**

مترجم رسمی زبان انگلیسی، شماره پروانه ۶۰۸، شماره دفتر ترجمه ۶۱

آدرس: سعادت آباد، بالاتر از میدان کاج، کوچه کنی فرد (دهم)، پلاک ۳۴، طبقه پنجم، واحد ۱۴  
تلفن: ۲۲۳۷۰۳۲۵ و ۷۱۷۶۴ (خط ویژه)

**Dr. BEHNAZ ZOLFAGHARI**

Official Translator to the Judiciary of I.R.I

Translator License No. 608

Official Translation Bureau No. 61

Address: Unit 14, 5<sup>th</sup> FL, No. 34, Kanifard (10<sup>th</sup>) Alley, Saadat Abad, Tehran, Iran

Telephone: +98 (21) 22370325 & 71764

**توجه**

اعتبار اسناد پلمب شده منوط به موارد زیر است:  
تصدیق کپی های پیوست ترجمه با مهر و امضای مترجم رسمی.  
عدم حک و اصلاح در ترجمه  
مخدوش نبودن پلمب

**ATTENTION**

Validity of the sealed documents shall be subject to :  
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Non-alteration and/or obliteration in the translated text.  
Intactness of the seal.

«فراژداد مشاوره»

قرارداد ذیل ملین آقای مهربار آل عترتی خسروشاهی فرزند سید جلال به شماره ملی ۱۶۹۸۶۳۴۹۲۷، به نشانی تهران شهرک غرب، بلوار دادمان، خیابان درختی کلینیک تپان تلین ۰۲۱۲۳۲۱ از یک طرف به عنوان «مشاوره گیرنده» و خانم نذاریف، فرزند جلال، به شماره پروانه وکالت ۱۹۵۶۸ عضو کانون وکلای مرکز، به نشانی تهران، خیابان ولیعصر روبروی پارک ملت، ساختمان سایه، طبقه ۷ واحد ۷، که متبعا در این قرارداد اختصاراً «مشاور» نامیده می شود از طرف دیگر، مستنداً به ماده ۱ قانون مدنی به شرح شرایط زیر منعقد گردید و طرفین به مفاد آن ملتزم شدند.

ماده ۱- موضوع قرارداد:

موضوع قرارداد عبارتست از ارائه خدمات مشاوره حقوقی در «موسم بررسی مستندات یک قطعه زمین واقع در ریزنا کنار متعلق به ورگه مرحوم محمد رانچهر و مشاوره در زمینه نحوه تکمیل مستندات، مراجعه مشاوره گیرنده به ادارات ثبت و سندسازی پس از بررسی مشارک و مستندات ارائه شده از سوی مشاوره گیرنده و احراز صحت سند ابتدا آل عترتی خسروشاهی به تشخیص مشاوره طرح دعوی حقوقی با کفایت از جانب وی به طرفیت آقای مهربار رانچهر تبصره: در صورت لزوم طرح هرگونه دعوا، مشاوره گیرنده متعهد است نسبت به اخذ وکالتنامه رسمی از خانم نذاریف آل عترتی خسروشاهی یا اختیاری گرفتن وکیل دادگستری جهت طرح و اقامه دعوا اقدام نماید.

ماده ۲- تعهدات مشاور:

۲-۱ مشاور متعهد است امور ذیلخواه مادام که قرارداد با درجه خوبی توانین و مقررات جاری انجام دهد.

۲-۲ مشاور متعهد است که امین مشاور گیرنده بوده و در حفظ اسناد و اطلاعاتی که در اختیار وی قرار گرفته کوشا باشد.

ماده ۳- حق الزحمه مشاور:

حق الزحمه مشاور برای انجام خدمات مشاوره موضوع این قرارداد معادل ۳۰.۰۰۰.۰۰۰ ریال توافق شد که مبلغ ۱۵.۰۰۰.۰۰۰ ریال آن همزمان با امضای قرارداد نقدا پرداخت شد و الباقی در پایان کار و اظهار نظر مشاوره تسویه خواهد شد.

*مهربار آل عترتی*

*نذاریف*



کانون وکلای دادگستری مرکز

نذاریف

وکیل پایه یک دادگستری

تاریخ: ۵/۳/۹۷

شماره:

پوست:

آدرس: تهران، خ ولیعصر  
مقابل پارک ملت، بخش کوچه  
سایه، ساختمان سایه  
طبقه ۷، واحد ۸

کد پستی: ۱۳۶۹۵ - ۱۹۶۷۷

تلفن: ۲۲۰۴۳۶۶۳ - ۰۲۱

فکس: ۲۲۰۴۹۳۳۲ - ۰۲۱

۰۹۱۲۳۶۸۶۱۳۷

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# Mehryar khosroshahi

Technic manager of taban diabetes clinic

Iran | Hospital & Health Care

Current      Taban diabetes clinic

Education      University of medical science



## مشخصات مهريار آل عترتي خسروشاهي

خانه / جستجو پزشک / مهريار آل عترتي خسروشاهي

مشخصات عضو سازمان

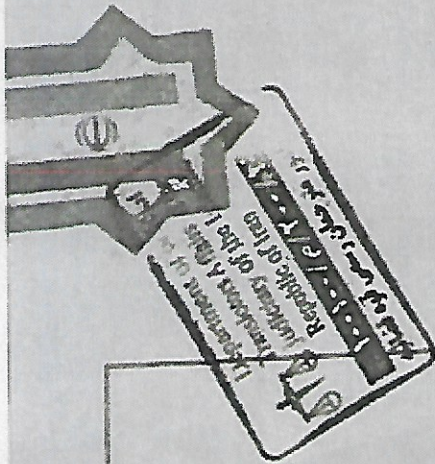
### مهريار آل عترتي خسروشاهي



مدارك تحصيلي: دكتوراي حرفه‌اي پزشكي

آدرس: تهران-تهران-شهرک غرب بلوار دادمان انتهاي بلوار درختي کلينیک ديابت تابان  
تلفن: ۰۲۱ ۲۲۳۷۷۲۵۴

آدرس: تهران-تهران-بزرگراه جلال ال احمد روبروي دانشگاه تربيت مدرس درمانگاه شبانه روزي باران  
تلفن: ۰۲۱ ۸۸۳۳۴۹۷۶



This is Exhibit "C" referred to in the affidavit of Sheida Aleghatikhosroshahi sworn before me, this 30th day of July 2018

*[Signature]*  
A COMMISSIONER FOR TAKING AFFIDAVITS

**سید عزیز ماسومی**

مترجم رسمی قوه قضائیه، شماره پروانه ۴۸۴ ریان انگلیسی تهران  
آدرس: تهران، میدان انقلاب، ابتدای خیابان آزادی، کوچه شهید جنتی، پست فرسار، بلاک ۲، طبقه ۴، واحد ۷  
تلفن: ۶۶۳۰-۶۶۴۰ - تلفن همراه: ۹۰ ۲۴ ۱۵۷ ۹۱۲

**Seyed Aziz Masoumi**

Certified English Translator to the Judiciary of I.R.I  
Translation License No.: 484

Tehran, Enghelab Sq., Beginning of Azadi Ave., Jannati St., Farsar Dead Alley, No. 2, 3<sup>rd</sup> Floor, Flat 7  
Tel: +98 (0) 21 66006630 - Mobile: +98 (0) 912 157 24 90 - [www.masoumitrans.com](http://www.masoumitrans.com)

**توجه**

- اعتبار اسناد پلمب شده منوط به موارد زیر است
- تصدیق کپی های پیوست ترجمه با مهر و امضای مترجم رسمی
  - عدم حک و اصلاح در ترجمه
  - معذوب بودن پلمب

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۹۷/۴/۴۵



صفت نامه شماره ۱۵۹ مورخ ۱۳۹۷/۰۳/۳۰ دفتر خلاء ۱۶۱ انزلی و  
ماترچه به بررسی کارشناسان این اداره هیچگونه سابقه ای از ملک  
بمشخصات منگور (شش دانگ یک قطعه زمین واقع در زیباکنار قریه  
امین آباد) ملکی مرحوم محمد رانمهر مشخص و یافت نشد.

محمد  
رستمی

محمد رستمی

seyd arin



Certified True Copy



شماره پرونده ۴۸۹۴۰۴

ردیف دفتر ثبت



جمهوری اسلامی ایران  
توضیحات اداره ثبت اسناد و املاک

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[Official Translation from Original Persian]

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State Organization for Registration of Deeds and Properties  
Bandaranzali Department for Registration of Deeds and Properties

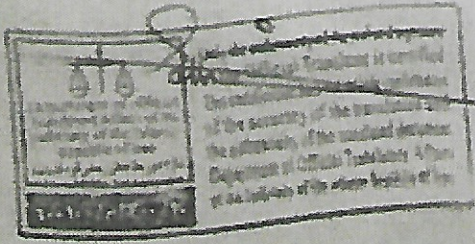
Entry: 125/97/5501  
Date: 16/07/2018

Re the letter No. 159 dated 20/06/2018 issued at the Notary Public No. 161 Bandaranzali and considering  
the investigations done by the experts at this department, no records has been found for the mentioned  
property (the entire six parts out of six parts of a plot of land located at Zibakohar of Amirabad Village)  
belonging to the deceased MOHAMMAD RASMEHR.

Signed and Sealed by:  
• Bandaranzali Department for Registration of Deeds and Properties

This Translation Certified by Ministry of Justice on date of 7/7/2018. The authenticity of this translation can be  
checked at [www.moj.gov.ir](http://www.moj.gov.ir)

سواد آزاد





Slm May 24, 2018, 6:24 p.m.

Dar che hali? May 24, 2018, 6:24 p.m.

Salam May 24, 2018, 6:26 p.m.

Zang bezanam ya nemitooni harf bezani?

May 24, 2018, 6:26 p.m.

Delam kheili gerefte May 24, 2018, 6:27 p.m.



Alan Behtari May 24, 2018, 6:27 p.m.

Dige tahamolle giafasho nadaram

May 24, 2018, 6:27 p.m.

Hey hastam dige May 24, 2018, 6:27 p.m.



سلام عزیزم May 26, 2018, 9:49 p.m.

Salam May 26, 2018, 9:50 p.m.



چطوری May 26, 2018, 9:50 p.m.

در چه حالی May 26, 2018, 9:50 p.m.

Hey engar too kalam ba potk zadan

May 26, 2018, 9:51 p.m.



کجایی May 26, 2018, 9:51 p.m.

Khoone May 26, 2018, 9:51 p.m.



تنهایی حرف بزیم May 26, 2018, 9:51 p.m.

dige

May 24, 2018, 6:27 p.m.



y 26, 2018, 9:49 p.m.



alam

May 26, 2018, 9:50 p.m.




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 Mon 2018-10-29 9:43 PM  
 info@masoumiitl.com; masoumiitl@yahoo.com; mbury@bloorstreetlaw.com

 syed aziz masoumi.pdf  
2 MB

To whom it may concerned

The documents attached above have been tendered as sworn affidavit in a court proceeding by **Sheida Aletrati Khosroshahi** in the Newmarket court, in Ontario, Canada.

If you have any comments in regards to this matter you may forward it directly to our legal counsel in Anzali Iran Mr. Mohammad Hadi Sorkhinia and Mr. Michael Bury in Toronto Canada.  
 Please review the above attachment carefully.  
 If No response is received from your office regarding the above documents a proceeding will start against you "Seyed Aziz Masoumi" in Iran as well as in Toronto Canada.

Mohammad Sorkhinia (lawyer) in Anzali Iran: 01198-938-260-6859  
 Michael Bury (lawyer) in Toronto 416-885-7887



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- Drafts 1
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 **mahyar radmehr**  
 Mon 2018-10-29 9:46 PM  
 info@masoumi.net; mbury@bloorstreetlaw.com



To whom it may concerned


The documents attached above have been tendered as sworn affidavit in a court proceeding by **Sheida Aletrati Khosroshahi** in the Newmarket court, in Ontario, Canada.

If you have any comments in regards to this matter you may forward it directly to our legal counsel in Anzali Iran Mr. Mohammad Hadi Sorkhinia and Mr. Michael Bury in Toronto Canada.


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If No response is received from your office regarding the above documents a proceeding will start against you "Seyed Aziz Masoumi" in Iran as well as in Toronto Canada.

Mohammad Sorkhinia (lawyer) in Anzali Iran: 01198-938-260-6859  
 Michael Bury (lawyer) in Toronto 416-885-7887



**Let us bring Spring to you**

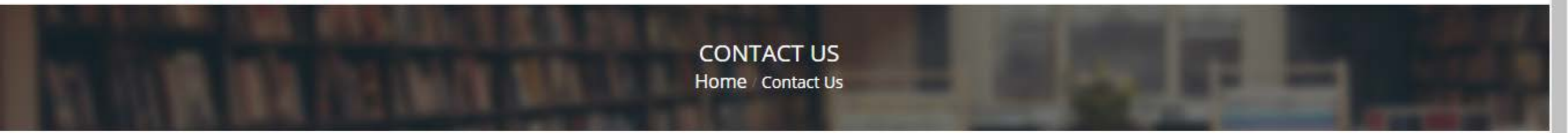


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### EMAIL ADDRESS

info@masoumitrans.com  
mts198tehran@yahoo.com



### ADDRESS

Flat 7, 3rd Floor, No. 2, Farsar  
Alley, Jannati St., North West  
Enghelab Sq., Tehran



### CONTACT TIMING

Monday to Friday 04:00 to  
16:00 GMT  
Saturday 04:00 to 14:00 GMT

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- 📍 P.O. Box: 13145 - 737 Tehran
- ☎ +98 (0) 21 66006630
- ☎ +98 (0) 919 130 8511
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آدرس: تهران-تهران-شهرک غرب بلوار دامن انتهای بلوار درختی کلینیک دیابت تابان  
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# Mehryar khosroshahi

Technic manager of taban diabetes clinic  
Iran | Hospital & Health Care

Current      Taban diabetes clinic

Education    University of medical science

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### For your review

**MR** mahyar radmehr  
Mon 2020-05-11 8:00 PM  
info@gemscopec

Appraisal.pdf

Appraisal.pdf  
63 KB

Hi

My name is Mahyar Radmehr. I need to know if the above attached has been issued by your company in 2007.

My number is 905-235-0533

Thanks

### My account

**MR** mahyar radmehr  
mahyarradmehr@hotmail.com

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RBC Direct Investing	Your RBC Direct Investing statement is ready	MAHYAR RADMEHR	The following RBC Dire...	2019-03-05
Michael Bury	Re: RBC Investment Account 68331819-1-7 - Client Mahyar Radmehr [RBC-LAW_SGO.FID1...			2019-03-04
Michael Bury	Re: RBC Investment Account 68331819-1-7 - Client Mahyar Radmehr [RBC-LAW_SGO.FID1...			2019-03-01
Michael Bury	Fwd: RBC Investment Account 68331819-1-7 - Client Mahyar Radmehr [RBC-LAW_SGO.FI...			2019-03-01
Masoumi ITL Service	Re: Forged documents Dear Sirs, This translation has been done. The delay in response is...			2019-03-01
CIBC	INTERAC e-Transfer: malahat kheradyar accepted your money transfer. View in browser   ...			2019-02-28
The Canadian Real Estate Association	NEWS2Me - February 2019 View online version February 2019 Hi, Most people see sprin...			2019-02-28
RBC Royal Bank	INTERAC e-Transfer: Michael Bury In Trust accepted your money transfer. Hi MAHYAR RA...			2019-02-27
RBC Royal Bank	INTERAC e-Transfer: Michael Bury In Trust accepted your money transfer. Hi MAHYAR RA...			2019-02-27
Michael Bury	Re: Fw: CRA Inquiry Thank you for the update. Sincerely, Michael Bury, LL.M. BLOOR STRE...			2019-02-27
RBC Direct Investing	Your RBC Direct Investing tax document(s) is (are) ready	MAHYAR RADMEHR	Your RBC Di...	2019-02-27
Michael Bury	Order of January 23, 2019 Attached for your records. Sincerely, Michael Bury, LL.M. BLOO...			2019-02-25
Michael Bury	RBC Investment Account 68331819-1-7 - Client Mahyar Radmehr Dear Ms. Humphries, ...			2019-02-25

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mbury@bloorstreetlaw.com	Update	good morning I updated the questionnaire folder in the drop box with supporting ...	2018-11-02
mbury@bloorstreetlaw.com	Fw: [EXTERNAL] Fw: Fw: Bay Receipt	I suggest that you send an official inquiry to the cor...	2018-10-31
mbury@bloorstreetlaw.com	Fw: Fw: Bay Receipt and translation	The interesting thing about the translation is as follo...	2018-10-31
mbury@bloorstreetlaw.com	Fw: Auto Response: Forged documents	response from Masoumi translations	2018-10-31
mbury@bloorstreetlaw.com	Fw: Fw: Bay Receipt	Correspondence between my mother and The Hudson Bay manager ...	2018-10-31
malahat-k@rogers.com	(No subject)	No preview is available.	2018-10-30
		نظريه.pdf Examination of ...	
info@masoumi.net	Forged documents	To whom it may concerned The documents attached above have bee...	2018-10-29
info@masoumiitl.com	Forged documents	To whom it may concerned The documents attached above have bee...	2018-10-29
Michael Bury	Re: New Crucial evidence	3rd affidavitt. Jamileh's papers first page (Cover page of the tra...	2018-10-29
mbury@bloorstreetlaw.com	New Crucial evidence	I googled the name of "Seyed Aziz Masoumi" and their website is ...	2018-10-29
Michael Bury	Re: Advice	yes there is a translation to the forged document. This translation office has a ...	2018-10-28

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11. The Respondent has produced several completely fake documents in Farsi. He may claim that my document attached at Exhibit "C" is also fake. The Iranian embassy in Washington DC will verify that documents are genuine documents from the Iranian government at the request of Iranian citizens. I am willing to send the document I have attached as Exhibit "C" to the embassy for them to verify it. It will take several weeks to get their response.



1 1900. Q. And are you able to assist us  
2 whether you had any medications at that Costco as  
3 well?

4 A. I have a medication at Costco?

5 1901. Q. I'm asking if you had any?

6 A. If I was sick with antibiotics or  
7 something, yes, but not regular-basis medication.

8 1902. Q. Did you ever get a doctor's note  
9 for him from Dr. Williams in his absence, without  
10 him being there?

11 A. No.

12 1903. Q. Did you ever get a doctor's note  
13 with him present for him from Dr. Williams?

14 A. Why I have to get the doctor note  
15 for him? He can talk.

16 1904. Q. I don't know. I'm just asking the  
17 question.

18 A. No.

19 1905. Q. When you filed for divorce  
20 initially, that would have been way back I believe  
21 June 20th if I'm not mistaken.

22 MS. VAN WEERT: Yeah, around then, the  
23 application.

24 BY MR. BURY:

25 1906. Q. Right. In your supporting

1 affidavit, I believe you reference a specific  
2 property back in Iran, his father's property. Do  
3 you remember that?

4 A. Excuse me?

5 MS. VAN WEERT: Let's look at the  
6 affidavit.

7 MR. BURY: I believe it's in the  
8 translation of the Iran documents.

9 MS. VAN WEERT: In the affidavits, the  
10 very first affidavit?

11 MR. BURY: I think so.

12 MS. VAN WEERT: I don't see anything  
13 referring to an Iranian property in  
14 this affidavit.

15 MR. BURY: I think it might be the next  
16 one with the attachments for the  
17 Iranian property. Sorry, that's --

18 MS. VAN WEERT: June 21.

19 MR. BURY: -- the third one, sorry.

20 MS. VAN WEERT: So what date was that?  
21 Probably July.

22 MR. BURY: Probably, sorry.

23 MS. APOSTOLI: Not June 26.

24 MS. VAN WEERT: No. July. That would  
25 be the second one.

1 MR. BURY: Yes, sorry, July.

2 MS. APOSTOLI: Did you have it out?

3 MR. BURY: It's out in front, sorry. I  
4 believe the search is dated June 20th  
5 if I'm not mistaken.

6 MS. VAN WEERT: The search?

7 MR. BURY: Or the document with respect  
8 to the land.

9 THE DEPONENT: He's talking about this.

10 MS. VAN WEERT: Exhibit C, yes, okay.

11 MR. BURY: Yes.

12 MS. VAN WEERT: Right?

13 BY MR. BURY:

14 1907. Q. So my question is how did you know  
15 what parcel of land to look for?

16 MS. VAN WEERT: Oh boy. Go ahead.

17 THE DEPONENT: Was it in -- like what  
18 do you call -- the bill of sale saying  
19 in the north.

20 MS. VAN WEERT: It says the property  
21 listed in the contract of sale. So she  
22 sent the contract of sale.

23 MR. BURY: Right. Well, that's --

24 MS. VAN WEERT: It has a physical  
25 description.

1 things get rolling in court, do you  
2 understand?

3 MS. VAN WEERT: Uh-huh.

4 BY MR. BURY:

5 1909. Q. So my question is, how is it that  
6 you identified that piece of land before him  
7 providing you any information?

8 MS. VAN WEERT: Do you understand that  
9 question?

10 THE DEPONENT: Because he said the  
11 first day of the court, he said this is  
12 all inheritance, do you remember with  
13 Mr. Sherman?

14 MS. VAN WEERT: Yeah, but this is dated  
15 -- by letter dated June 20th, 2018.

16 THE DEPONENT: I understand it is June,  
17 right?

18 BY MR. BURY:

19 1910. Q. Just so I can recap, before he  
20 provides any documentation or responses or any --

21 MS. VAN WEERT: No, no, no, no, no, no.  
22 Actually -- well, that's interesting.

23 THE DEPONENT: No.

24 MS. VAN WEERT: Go ahead.

25 MR. BURY: Sorry, who's going ahead?

1 MR. BURY: That's what I'm asking her.  
2 MS. VAN WEERT: Yeah.  
3 BY MR. BURY:  
4 1908. Q. So is that how you determined the  
5 property?  
6 MS. VAN WEERT: Well, how are you  
7 supposed to determine it? He's  
8 claiming that that's what he owned.  
9 MR. BURY: Right.  
10 MS. VAN WEERT: So she said, did he own  
11 it. Like it's not up to her to have  
12 some other description of the  
13 properties.  
14 MR. BURY: Right. But that document is  
15 dated June 20th I believe.  
16 MS. VAN WEERT: What document? The  
17 response?  
18 MR. BURY: Right.  
19 MS. VAN WEERT: Yeah. But that's in  
20 response to having seen the contract of  
21 sale.  
22 MR. BURY: Right. But my position --  
23 or my question is this is a document  
24 dated June 20th. He subsequently  
25 discloses the contract of sale once

1 MS. VAN WEERT: This letter is actually  
2 dated July 16 --

3 MR. BURY: Right.

4 MS. VAN WEERT: -- the response. And  
5 it's -- but it's referencing a letter  
6 dated June 20th.

7 THE DEPONENT: Uh-huh.

8 MR. BURY: Right.

9 MS. VAN WEERT: And Mr. Bury's point is  
10 that Mahyar had not yet produced the  
11 contract of sale in the litigation.

12 THE DEPONENT: But it was in the home,  
13 right, and he mentioned that like this  
14 is inheritance the first day.

15 MS. VAN WEERT: Tell Mr. Bury.

16 THE DEPONENT: The first day with Mr.  
17 Sherman, he mentioned, oh --

18 MS. VAN WEERT: The first date with  
19 Mr. Sherman was after June 20th.

20 THE DEPONENT: It wasn't after June  
21 20th I don't believe.

22 MS. VAN WEERT: Yeah, it was because we  
23 started the litigation on June 20th.

24 MR. BURY: That's right.

25 THE DEPONENT: No. He was -- like he

1                   said like it's about like all the  
2                   inheritance thing -- like all the stuff  
3                   is from his inheritance, right.

4                   MR. BURY: That's not the point.

5                   MS. VAN WEERT: Sheida, the  
6                   application, we were in court -- the  
7                   first day you and I were in court  
8                   before -- and we froze everything.

9                   THE DEPONENT: Uh-huh.

10                  MS. VAN WEERT: I believe the first  
11                  order is June 21st.

12                  MS. APOSTOLI: Yes.

13                  MS. VAN WEERT: Although let me just --

14                  MR. BURY: I believe so.

15                  MS. VAN WEERT: Yeah, I think that's  
16                  true.

17                  MR. BURY: So do you understand my  
18                  question?

19                  MS. VAN WEERT: Well, I understand it.

20                  MR. BURY: You understand it, okay.

21                  BY MR. BURY:

22                  1911.           Q. Do you understand my question?

23                                A. Yes.

24                  1912.           Q. Before you had a chance to respond,  
25                  provide any documentation or contra bill of sale,

1 etcetera, etcetera, how is it that that land was  
2 identified and referenced there in that document?

3 A. I remember what -- like he talked  
4 about the inheritance.

5 MS. VAN WEERT: But I -- you came in to  
6 see me like around June 20th -- like  
7 June 20th is when this all started. I  
8 have -- we have no explanation for  
9 that. I don't understand this. Don't  
10 know.

11 MR. BURY: Well, I'd prefer to hear it  
12 from her but ...

13 MS. VAN WEERT: Well, do you -- I mean  
14 she's -- do you have any explanation  
15 for why this is June 20th?

16 THE DEPONENT: I don't understand.  
17 Remember he said like we were there  
18 about the inheritance, was it the June  
19 21st? When was our first affidavit?

20 MS. VAN WEERT: June 21st. I think  
21 that's the date of the first affidavit  
22 is June 21st. And then we served it on  
23 him that day.

24 THE DEPONENT: Okay.

25 MS. VAN WEERT: Do we have a copy of



1 the letter being referenced?

2 THE DEPONENT: No, I don't. That's the  
3 problem.

4 MS. VAN WEERT: Whose letter is it?

5 THE DEPONENT: What do you mean whose  
6 letter is it?

7 MS. VAN WEERT: Well, who prepared --  
8 by letter number 159, whose letter is  
9 that?

10 THE DEPONENT: It's that lawyer Moallen  
11 follow up and then what do you call it  
12 -- the court people who investigate all  
13 that?

14 MS. VAN WEERT: When did you retain  
15 that lawyer?

16 THE DEPONENT: I don't remember exact  
17 date but I told to my brother.

18 MS. VAN WEERT: Before or after you  
19 retained me?

20 THE DEPONENT: Probably -- I don't  
21 remember. I don't remember.

22 MS. VAN WEERT: Okay. Well, we'll have  
23 to find that out. We can't explain it  
24 sitting here.

25 MR. BURY: So can we get an undertaking

1 for an explanation?

2 MS. VAN WEERT: Yes, you certainly can.

3 MR. BURY: Okay. Can I just have one

4 minute outside?

5

6 --- SHORT RECESS

7

8 MS. VAN WEERT: So we believe -- Sheida

9 has thought about this and she believes

10 that what likely happened was that her

11 brother -- she phoned her brother on

12 June 9th because Mr. Radmehr had

13 threatened to have her imprisoned for

14 tax fraud for having filed tax returns

15 that indicated no income. And she was

16 very, very upset about that and was

17 crying and she told her brother that he

18 filed her tax returns for her and that

19 in addition he had committed tax fraud

20 in 2005 alleging that this property in

21 Iran was an inheritance. And her

22 brother already had the documents

23 because she sent him a copy of all of

24 them in 2012 when they had the first

25 very serious matrimonial dispute. And

1 she believes that her brother would  
2 have retained the Iranian lawyer at  
3 that point but she doesn't know that.  
4 She's speculating that that's why that  
5 date is in there and therefore she's  
6 going to ask him if that is the  
7 situation.

8 MR. BURY: Okay. And along those  
9 lines, if possible, can we get an  
10 affidavit from your brother attesting  
11 to that?

12 MS. VAN WEERT: I think so.

13 THE DEPONENT: My brother's in Iran.

14 MS. VAN WEERT: Yeah, well.

15 MR. BURY: Sure.

16 MS. VAN WEERT: I mean we can draft it.  
17 Does he read English?

18 THE DEPONENT: Yeah.

19 MS. VAN WEERT: So, yeah, if that turns  
20 out to be correct, which she's thinking  
21 that must be the situation. She  
22 doesn't understand it otherwise and she  
23 does recall the June 9th phone call.

24 BY MR. BURY:

25 1913. Q. And do you have any telephone

1 records with respect to the June 9th phone call?

2 A. June 9th phone call?

3 1914. Q. To your brother.

4 MS. VAN WEERT: The one to your  
5 brother.

6 THE DEPONENT: No. I'm talking to my  
7 brother with the apps.

8 MS. VAN WEERT: What's App?

9 THE DEPONENT: What's App, Imo,  
10 different apps, whatever, Telegram.

11 MR. BURY: Okay. Can we get an  
12 undertaking for her to check her  
13 records for any proof of that  
14 conversation electronically if that's  
15 how it took place?

16 MS. VAN WEERT: Yeah. I don't know. I  
17 mean I don't know how long they keep  
18 those records if they even have them.

19 MR. BURY: What's App history stays for  
20 quite a long -- like your whole --

21 MS. VAN WEERT: If it was What's App,  
22 but anyways.

23 MR. BURY: If it was.

24 MS. VAN WEERT: Yes, if you can find  
25 any proof --

1 THE DEPONENT: It's the problem, like I  
2 was talking with them since May 23rd,  
3 like the June 9th, but it's -- because  
4 he was keep threatening me, right, for  
5 that two weeks. But then June 9 was I  
6 was crying and I told him like ...

7 BY MR. BURY:

8 1915. Q. Okay. So how did you communicate  
9 it with your brother? Is it What's App or you  
10 don't know?

11 A. It is What's App, Imo, Telegram.

12 MR. BURY: Okay. So can we get an  
13 undertaking to get copies of those  
14 communications if still available?

15 MS. VAN WEERT: No. I mean what she  
16 says to her brother like ...

17 MR. BURY: With respect to this issue.

18 MS. VAN WEERT: You mean just the  
19 record of whether the calls took place?

20 MR. BURY: Well, that. And then if  
21 there's any content if they're  
22 discussing the issue.

23 MS. VAN WEERT: Did you ever text  
24 with --

25 THE DEPONENT: No, no. I don't text.

1 It's just talking on the phone,  
2 talking.

3 MS. VAN WEERT: Right, it's talking.

4 BY MR. BURY:

5 1916. Q. Okay. So was there any written --  
6 yeah, that -- any written communications?

7 A. No.

8 1917. Q. Or this was all chatting?

9 A. Always like talk on the phone.

10 MR. BURY: So if we get an undertaking  
11 for any records of those conversations.

12 MS. VAN WEERT: Is there anything other  
13 than those three? Are there any apps  
14 other than the three that you've  
15 mentioned?

16 THE DEPONENT: There's lots of apps but  
17 that's mostly we talk on that. I have  
18 Line, Line and Viber, very little. I  
19 don't remember that day what I used.  
20 But mostly is Imo, What's App and  
21 Telegram.

22 MS. VAN WEERT: We'll try to go back.

23 MR. BURY: Right. Based on my  
24 experience, if you haven't deleted your  
25 -- they should still be there but I'll

1 leave it --

2 MS. VAN WEERT: Yeah, I don't know.

3 MR. BURY: -- up to you to do.

4 MS. VAN WEERT: Okay.

5 MR. BURY: So that's that issue.

6 BY MR. BURY:

7 1918. Q. The other issue we haven't really  
8 touched upon deals with access and specifically  
9 your parents and their capability or ability to  
10 assist with the caregiving. You indicated in your  
11 35.1 affidavit, that's the affidavit that deals  
12 with your plan for how the kids will be looked  
13 after, that your parents will be assisting you?

14 A. Yes.

15 1919. Q. Okay. I just want to touch upon  
16 their health issues and whether they in any way  
17 impact on that. First of all, with respect to your  
18 father, did your father have a stroke back home  
19 prior to coming to Canada?

20 A. It wasn't a stroke. They -- what  
21 do you call -- like they do the -- check the heart  
22 in hospital.

23 1920. Q. I don't know.

24 A. It wasn't stroke, but they just --  
25 they check the --

ONTARIO

Court File No. FC-16-056454-00

Superior Court of Justice Family Court Branch  
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B E T W E E N:

SHEIDA ALETRATIKHOSROSHAHI

Applicant

- and -

MAHYAR RADMEHR

Respondent

This is the Continuation of the Questioning of  
SHEIDA ALETRATIKHOSROSHAHI, Applicant herein, taken  
before Carrie-Ann Gallinger, Verbatim Reporter, at  
the offices of Exact Transcription, 17665 Leslie  
Street, Unit 31, Newmarket, Ontario, on the 23rd  
day of May 2019, commencing at 9:12 a.m.

A P P E A R A N C E S:

MS. I. VAN WEERT -- For the Applicant

MR. M. BURY -- For the Respondent

Also Present: Vanessa Apostoli

Mahyar Radmehr

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1 Just a brief indulgence.

2 BY MR. BURY:

3 1842. Q. Moving on to another batch. In  
4 your July 30th, 2018, affidavit. I think we have  
5 that one out. Thanks. Paragraph 8, if you can  
6 just turn to I think it's page 2 at the bottom,  
7 Paragraph 8.

8 A. Okay.

9 1843. Q. You mention there that you hired a  
10 lawyer to conduct a deed search for you. Is that  
11 correct? Have a look at it and let me know.

12 A. Yes.

13 1844. Q. Okay. And can you tell us the name  
14 of that lawyer that you used?

15 A. Mrs. Moallen.

16 1845. Q. Can you spell that for us?

17 A. M-o-a-l-l-e-n.

18 1846. Q. Do you have a first name?

19 A. I don't remember her first name.

20 1847. Q. So it was a she?

21 A. Yeah.

22 1848. Q. So she's a lawyer back where?  
23 Where is she located?

24 A. What do you mean?

25 MS. VAN WEERT: Tehran. Isn't she?

1 She's in Tehran.

2 THE DEPONENT: Uh-huh.

3 BY MR. BURY:

4 1849. Q. Okay. Do you have an address for

5 her?

6 A. No.

7 1850. Q. Sorry?

8 A. No.

9 1851. Q. Okay. So how did you contact --

10 how did you decide to use this person?

11 A. My brother find it in Iran.

12 1852. Q. And, sorry, what's your brother's

13 name? I don't know him.

14 A. Mehryar Aletratikhosroshahi.

15 MR. BURY: Do you need that spelled?

16 THE REPORTER: Yes.

17 MS. VAN WEERT: It's the same as her

18 last name.

19 MR. BURY: Same as her last name.

20 MS. VAN WEERT: And the first name is

21 the same as --

22 THE DEPONENT: No, no, it's not the

23 same. It's M-e-h-r-y-a-r.

24 MR. BURY: Okay. In the same affidavit

25 under Paragraph 11. Let me know when

1                   you're done.

2                   MS. VAN WEERT:   Yes.

3                   THE DEPONENT:   Uh-huh.

4   BY MR. BURY:

5   1853.           Q.   And has that process taken place,  
6   that verification process?

7                   MS. VAN WEERT:   No.

8                   MR. BURY:   Is there any reason it  
9   hasn't taken place yet?

10                  MS. VAN WEERT:   Well, my client told me  
11   that that was the effective way of  
12   doing it, that was her understanding.  
13   But I subsequently learned that I don't  
14   believe that's the way of verifying  
15   whether documents are true or not.

16   BY MR. BURY:

17   1854.           Q.   Have you since determined how to  
18   verify these documents?  I guess either of you can  
19   answer.

20                  MS. VAN WEERT:   We will be leading  
21   evidence with respect to their  
22   voracity.

23                  MR. BURY:   Okay.  Meaning an expert or?

24                  MS. VAN WEERT:   Uh-huh.

25



شماره ۵۸۴۶

رشته: زبان انگلیسی

جمهوری اسلامی ایران  
میت کارشناس رسمی دادگستری

### Translation

(certified photocopy of the Persian document is enclosed)

Emblem

Guilan Province General Administration of Justice

First Branch of Pronouncement of Bandaranzali County Public and Revolutionary Court

### **Criminal Charge**

Number of Criminal Charge : 9810431815000922

Case No. : 9709981815200971

Archiving No. of branch : 971076

Date of documentation : Aug.29,2019

Honorable Magistrate of Bandaranzali County Public , Penal and Revolutionary Courts ,  
With greetings and respectfully , with regard to the contents of this case :

First Defendant : Ms. Sheyda Ale Etrati Khosroshahi , father's name : Seyed Jalal ,  
records of conviction : concealed

is convicted to : Forgery of Official Instrument ( Letter issued by Administration for Registration of Deeds and  
Properties ) , subject to the complaint of Ms. Malahat Kheradyar , by the power of attorney of Ms.  
Mohammad Hadi Sorkhi Nia

which considering the following evidences :

1. Surveys performed by disciplinary authorities
2. Response of inquiry from Bandaranzali Administration for Registration of Deeds and Properties and  
Notary Public No. 161 of Bandaranzali.
3. Confession of Witnesses at this prosecutor's office .
4. Absence of the accused for defending herself of the affiliated accusation in spite of announcing her  
through publication of a notice and dedicating 2 months of deadline .
5. Other presumptive evidences available in the case .

The crime affiliated to the accused is obvious and absolute and taking into consideration that the place of  
performance of crime was Bandaranzali on the date July 16,2018 which by reference to Art.533 of Islamic  
Retribution Law , book of Discretionary Punishments ratified in 1996-97 , punishment of aforementioned is  
claimed .

Name and surname of issuer : Mohammad Noei (signed )

True translation certified :

Mahdiyeh Matin

Certified Expert of English to the Judiciary

Justice Administration , Bandaranzali

Sept.11,2019

Mahdiyeh Matin

