

LAND CERTIFICATE NO. 37076 COPY

Land Certificate No. 37076 Tulcea

A. Part I. Property description

LAND within the built-up area

Old CF(Land Certificate) no.: 3639

Address: Loc. Tulcea, Str BABADAG, Nr. 4A, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	37076	782	Fenced land; BUILDING FENCED WITH MESH FENCE POINT1-3, BUILDING LIMIT POINT 3-4, IRON FENCE POINT 4-5, CONSTRUCTION LIMIT POINT 5-32, MESH FENCE POINT 32-1.

Constructions

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	37076-C1	Loc. Tulcea, Str BABADAG, Nr. 4A, Jud. Tulcea	No. of floors: 1; Built area on the ground: 469 sq m; Built-up area: 469 sq m; CINEMA

B. Part II. Owners and documents

Entries regarding property rights and other real rights		References
9317 / 15/02/2013		
Ordinance no. 47, dated 11/05/2011 issued by the GOVERNMENT OF ROMANIA;		
B1	Tabulation, PROPERTY right, acquired by law, current share 0/1, initial share 1/1 1) ROMAN STATE, private domain	A1, A1.1, A1.2, A1.3, A1.4, A1.5, A1. 6
B2	Tabulation, ADMINISTRATION right 1) AUTONOMOUS DIRECTION OF THE DISTRIBUTION AND EXPLOITATION OF ROMANIAFILM FILMS, CIF (Fiscal OBSERVATIONS: Deleted by application no. 20598/08.04.2013, act no. 1151/29.03.2013	A1, A1.1, A1.2, A1.3, A1.4, A1.5, A1. 6
12244 / 28/02/2013		
Administrative Act no. 9317, dated 15/02/2013 issued by O.C.P.I. TULCEA;		
B3	It is noted the correction of the material error slipped into the content of the conclusion no. 9317/15.02.2013 issued by O.C.P.I. Tulcea in the sense that it will be read correctly "the right of PROPERTY over A1, A1.1 is entered in favor of the ROMAN STATE, private domain" and not "the right of ownership over A1, A1.1, A1.2, A1.3 is entered , A1.4, A1.5, A1.6 in favor of the ROMAN STATE, private domain", as erroneously recorded	A1, A1.1
B4	It is noted the correction of the material error slipped into the content of the conclusion no. 9317/15.02.2013 issued by O.C.P.I. Tulcea in the sense that it will be read correctly "the ADMINISTRATION right over A1, A1 is tabulated. 1 in favor of the REGIA AUTONOMA A DISTRIBUTIEI SI EXPLOATARII FILMELO ROMANIAFILM" and not "the ADMINISTRATION right over A1, A1.1, A1.2, A1.3, A1.4, A1.5, A1.6 is listed in favor of the REGIA AUTONOMA A DISTRIBUTIEI SI EXPLOATARII FILMELO ROMANIAFILM", as erroneously recorded	A1, A1.1
B5	it is noted that there are still buildings built on the land: C2 shop with a constructed area of 33.58 sq.m., C3 shop with a constructed area of 36.90 sq.m., C4 shop with a constructed area of 35.66 sq.m., C5 shop with a constructed area of 54.61 sq.m., C6 shop in the built area of 33.06 sq m.	A1, A1.1
20598 / 08/04/2013		
Notary Act no. 1151, dated 29/03/2013 issued by BNP TEROVAN MARIA MAGDALENA;		
B6	Tabulation, right of PROPERTY with the title of giving in payment, acquired through	A1, A1.1

Entries regarding property rights and other real rights		References
B6	Convention, current rate 1/1, initial rate 1/1 4) S.C. ROMPRO DESIGN S.R.L., Fiscal Identification Code (CIF): 14394363, Tulcea Municipality	A1, A1.1
4824 / 29/01/2018		
Notary Act no. 43, dated 12/01/2018 issued by Notary Public Ene Frosina;		
B7	It is noted the bilateral promise of sale and purchase on the building property of Rompro Design S.R.L. in favor of BYA INVEST S.R.L. company, with the obligation to conclude the sale and purchase contract in authentic form by April 12, 2018	A1, A1.1
14582 / 07/03/2018		
Notary Act no. 436, dated 06/03/2018 issued by Notary Public Munteanu Nastase;		
B8	Tabulation, right of PROPERTY with title of purchase, acquired by Convention, current share 1/1, initial share 1/1 1) SC BYA INVEST SRL, Fiscal Identification Code (CIF): 16682710	A1, A1.1
B9	It is noted the deletion of the promise of sale registered at no. 4824/29. 01.2018, under B.7, as being left without object	A1, A1.1
21788 / 02/04/2018		
Administrative Act no. 14582, dated 07/03/2018 issued by OCPI TULCEA;		
B10	It is noted the conclusion of the rejection of this request	A1, A1.1
36900 / 04/06/2018		
Administrative Act no. 127276, dated 05/25/2018, issued by TULCEA TOWN HALL, TULCEA COUNTY; Registered Under Private Signature no. 1, dated 01/21/2005 issued by CALIN DUMITRU; Administrative Act no. 13772, dated 25/07/1991, issued by TULCEA TOWN HALL;		
B11	It is noted the conclusion of the rejection of this request	A1, A1.1
43353 / 22/06/2018		
Administrative Act no. 14582, dated 07/03/2018 issued by OCPI TULCEA;		
B12	It is noted the updating of the technical information regarding the building according to the location and delimitation plan of the building with inventory of coordinates and the surveys confirmed by OCPI Tulcea on 07.09.2018, respectively the change of the measured area from 781.50 sq m to 782 sq m	A1, A1.1
42049 / 31/03/2023		
Judicial Decision no. 3362/2021, dated 08/12/2021 issued by the TULCEA COURT;		
B13	It is noted the civil sentence no. 3362/2021 of 08.12.2021 pronounced by the Tulcea Court in file no. 5273/327/2020, by which the request for eviction filed by the plaintiffs MOROEANU VALENTIN, MOROEANU RADU-VLAD, MOROEANU OCTAVIAN, ADNAN KARIM DOUD was rejected in contradiction with the defendant SC BYA INVEST SRL,	A1, A1.1
Judicial Decision no. 720/2022, dated 13/07/2022 issued by the TULCEA COURT;		
B14	civil decision no. 720/2022 of 13.07.2022 pronounced by the Tulcea Court in file no. 5253/327/2020, by which the appeal was admitted, changes the contested decision and orders the eviction of the respondent-defendant SC BYA INVEST SRL,	A1, A1.1

C. Part III. ENCUMBRANCES

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
31060 / 13/03/2020		
Administrative Act No. A_EGL-1044894, dated 02/19/2020 issued by ANAF GALATI;		
C1	It is noted the conclusion of the rejection of this request	A1, A1.1
138519 / 16/12/2020		
Administrative Act no. 199, dated 03/12/2020 issued by ANAF TULCEA;		
C2	the conclusion of the rejection of the request for noting the seizure report is noted	A1, A1.1
143070 / 18/12/2020		
Administrative Act no. 199, dated 03/12/2020 issued by ANAF TULCEA;		
C3	the conclusion of the rejection of the application for registration of the legal mortgage is noted	A1, A1.1
8635 / 09/02/2021		

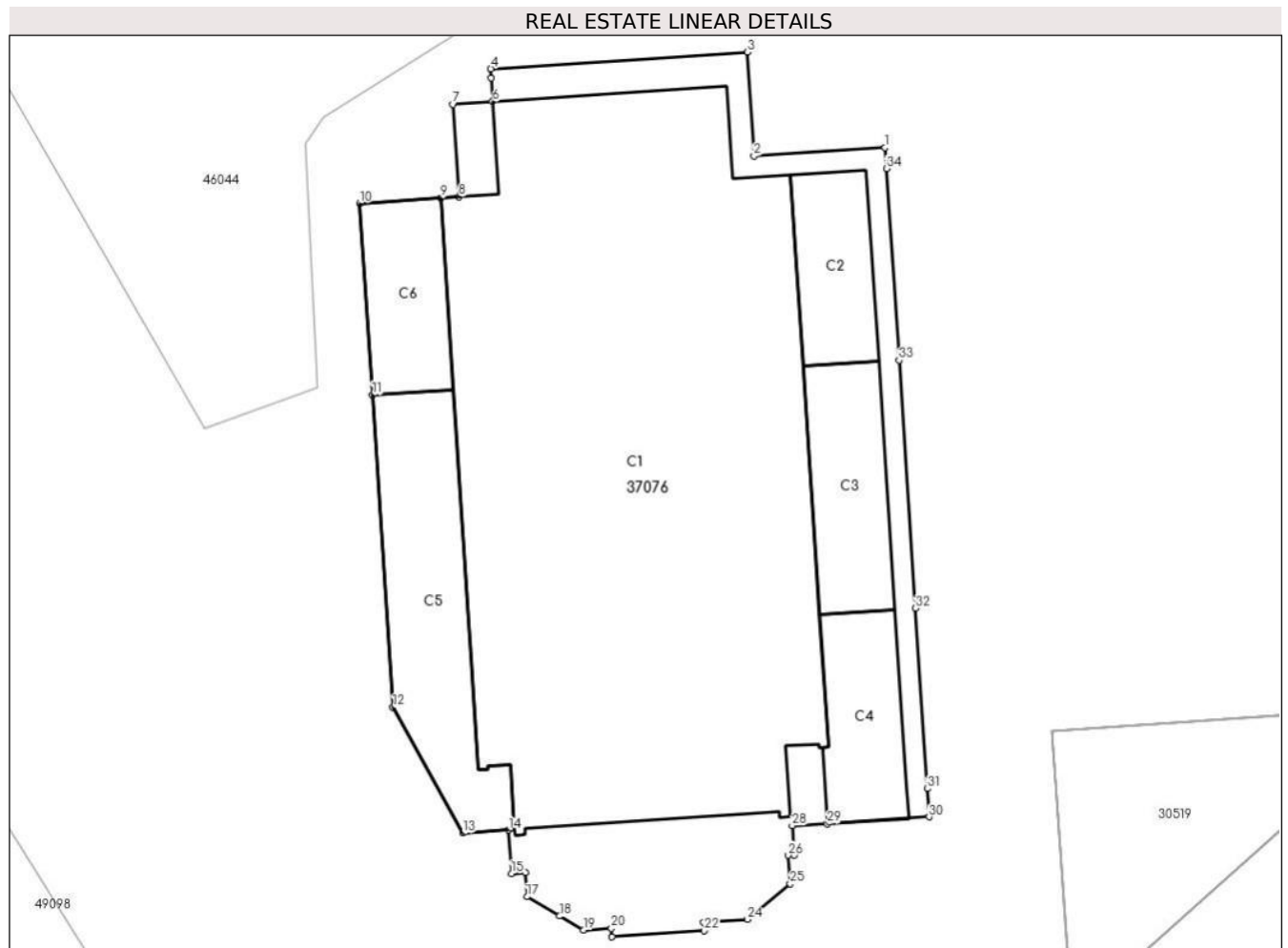
Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
Administrative Act no. 199, dated 02/12/2020 issued by ANAF TULCEA;		
C4	Tabulation, right of LEGAL MORTGAGE, Value: 1391220 - LEI representing fiscal obligations, according to the provisions of art. 242 para. 6 of the Fiscal Procedure Code	A1, A1.1
	1) ROMAN STATE	
14518 / 22/02/2022		
Administrative Act no. 199, dated 15/02/2022 issued by ANAF TULCEA;		
C5	it is noted the deletion of the legal mortgage right registered under no. 8635 of 09.02.2021, under C.4,	A1, A1.1

Annex No. 1 To Part I

Land

Cadastral no.	Surface (sqm)*	Observations / References
37076	782	BUILDING FENCED WITH MESH FENCE POINT1-3, BUILDING LIMIT POINT 3-4, IRON FENCE POINT 4-5, CONSTRUCTION LIMIT POINT 5-32, MESH FENCE POINT 32-1.

* The surface is determined in the Stereo 70 projection plane.



Land related data

Item no.	Usage category	Land within the built-up area	Surface (sqm)	Strip land	Lot	Topographical no.	Observations / References
1	construction yards	YES	782	-	1CC	-	

Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	37076-C1	administrative and social cultural buildings	469	With documents	No. of floors: 1; Built area on the ground: 469 sq m; Built-up area: 469 sq m; CINEMA
A1.2	37076-C2	annex buildings	29	Without documents	Surface built on the ground: 29 sq m; STORE
A1.3	37076-C3	annex buildings	37	Without documents	Surface built on the ground: 37 sq m; STORE
A1.4	37076-C4	annex buildings	32	Without documents	Surface built on the ground: 32 sq m; STORE
A1.5	37076-C5	annex buildings	67	Without documents	Surface built on the ground: 67 sq m; STORE
A1.6	37076-C6	annex buildings	31	Without documents	Surface built on the ground: 31 sq m; STORE

Segments length

1) The segment length values are obtained from the plan projection.

Start point	End point	Segment length (** (m)
1	2	5,813
3	4	11,374
5	6	1.05
7	8	4,099
9	10	3,601
11	12	13,858
13	14	2,034
15	16	0,624
17	18	1,676
19	20	1.24
21	22	4,087
23	24	1,946
25	26	1,264
27	28	1,298
29	30	4,516
31	32	8,001
33	34	8.5

Start point	End point	Segment length (** (m)
2	3	4,602
4	5	0,398
6	7	1,757
8	9	0,801
10	11	8,494
12	13	6,361
14	15	1,929
16	17	1,067
18	19	1,225
20	21	0,381
22	23	0,381
24	25	2,463
26	27	0,256
28	29	1,559
30	31	1.25
32	33	11.0
34	1	0,922

** Segment lengths are determined in the Stereo 70 projection plane and are rounded to 1 millimeter. *** The distance between the points is made up of cumulative segments that are smaller than the value of 1 millimeter.