

**LAND CERTIFICATE NO. 41737 COPY**

Land Certificate No. 41737 Tulcea

**A. Part I. Property description LAND**

within the built-up area

Address: Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	41737	681	Fenced land;

**Constructions**

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	41737-C1	Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea	No. of levels: 1; Surface built on the ground: 119 sqm Built-up area: 119 sqm No. of levels: 1, sqm, Built-up area: 119.31 sqm, Built area: 228.62 sq.m., Usable area: 168.84 sq.m., Monument conservation construction with a built-up area of 119.31 sqm
A1.2	41737-C2	Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea	No. of levels: 1; Built-up area on the ground: 8 sqm Built-up area: 8 sqm No. levels: 1, Height regime: ground floor, Built area: 8,34sqm, Built-up area: 8.34sqm, Usable area: 7,20sqm Cabin for the gate with a constructed area of 8.34 square meters.
A1.3	41737-C3	Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea	No. of levels: 1; Surface built on the ground: 52 sqm Built-up area: 52 sqm No. of levels: 1, Height regime: ground floor, Built surface: 51,89sqm, Built-up area: 51,89mp, sqm, Usable area: 49,80 sqm Garages with a constructed area of 51.89 sqm

**B. Part II. Owners and documents**

Entries regarding property rights and other real rights		References
87950 / 22/11/2016		
Administrative Act no. 254608, dated 04/10/2007 issued by ANCPI;		
B1	The land register 41737 of the building with cadastral number 41737/Tulcea is established, resulting from the dismantling of the building with cadastral number 30049 registered in the land register 30049;	A1
G. D. no. 1705 of 2006 issued by the Government of Romania;		
B2	Tabulation, PROPERTY right, acquired by law, current share 1/1, initial share 1/1	A1, A1.1, A1.2, A1.3
	1) ROMAN STATE, public domain	
	OBSERVATIONS: position transcribed from LR 30049/Tulcea, entered by conclusion no. 2391 of 28/01/2009; (derived from LR 20928 conversion)	
Administrative Act no. 4520, dated 02/02/2011 issued by O.C.P.I. Tulcea;		
B3	It is noted the protection regime - HISTORICAL MONUMENT conferred by the classification of this immovable property - building C1, according to the procedure provided by Law no. 422 of 2001, republished, and the List of historical monuments 2010 - Tulcea County, position no. 486,	A1, A1.1
	OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by conclusion no. 4520 of 02/02/2011;	
Administrative Act no. 78943, dated 24/10/2016 issued by OCPI TULCEA; Administrative Act no. 254608, dated 04/10/2007 issued by ANCPI;		
B4	It is noted the updating of the technical information of the building according to the location and delimitation plan of the building with coordinate inventory confirmed on 16.11.2016 by O.C.P.I. Tulcea, respectively, the reduction of the area of construction C.3 from 105 sqm to 74 sqm with the establishment of construction C.7 for the difference in area of 31 sqm	A1, A1.1, A1.2, A1.3
	OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by conclusion no. 86333 of 16/11/2016;	

Entries regarding property rights and other real rights		References
Administrative Act no. 86647, dated 17/11/2016 issued by OCPI TULCEA;		
B5	<del>Based on the report prepared by the cadastral inspector sing. Mihailov Florentina Octavia, within the Cadastre and Real Estate Advertising Bureau of the Tulcea Cadastre and Real Estate Advertising Office, considering that the technical changes for the building with cadastral number 30049 located on the administrative territory of Tulcea mun. were carried out in the cadastral database and the cadastral documentation for dismantling was received, the proposal to dismantle the building with cadastral number 30049 will be noted</del>	A1, A1.1, A1.2, A1.3
OBSERVATIONS: position transcribed from LR 30049/Tulcea, entered by conclusion no. 87092 of 17/11/2016;		
90286 / 29/11/2016		
Administrative Act no. 87950, dated 22/11/2016 issued by OCPI TULCEA;		
B6	It is noted the correction of the material error in Part I of the land register regarding the description of the data relating to the height regime, the built area, the developed area, respectively the usable area for construction C.1, C.2 and C.3 respectively	A1, A1.1, A1.2, A1.3
47527 / 03/08/2017		
Normative Act no. 1288, of 18/12/2012 issued by the GOVERNMENT OF ROMANIA; Normative Act no. 1705, dated 29/11/2006 issued by the GOVERNMENT OF ROMANIA;		
B7	<del>Tabulation, ADMINISTRATION right</del>	A1, A1.1, A1.2, A1.3
<del>1) NATIONAL REGISTRATION AND REAL ESTATE ADVERTISING AGENCY, CIF(Fiscal Identification Code): 9051601</del>		
OBSERVATIONS: position transcribed from CFE 41737 UAT TULCEA, by conclusion no. 87950/22.11.2016		
48320 / 07/08/2017		
Normative Act no. 1288, of 18/12/2012 issued by the GOVERNMENT OF ROMANIA; Normative Act no. 1705, dated 29/11/2006 issued by the GOVERNMENT OF ROMANIA;		
B8	It is noted the correction of the material error intervened in the content of the conclusion no. 47527 of 03.08.2017, in the sense that the right of administration was erroneously entered in favor of the Tulcea Real Estate Cadastre and Publicity Office, correctly being in favor of the NATIONAL REAL ESTATE REGISTRY AND ADVERTISING AGENCY,	A1, A1.1, A1.2, A1.3
1605 / 12/01/2018		
Normative Act no. 909, dated 14/12/2017 issued by the Government of Romania;		
B9	Tabulation, ADMINISTRATION right	A1, A1.1, A1.2, A1.3
1) TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE, CIF(Fiscal identification Code): 9802830		
41539 / 06/05/2022		
Administrative Act no. 1262, dated 05/05/2022 issued by the MINISTRY OF CULTURE - TULCEA COUNTY DIRECTORATE FOR CULTURE;		
B10	it is noted that the building - building C1 registered in this land register has the "historical monument" protection regime according to address no. 1262 of 05.05.2022 issued by the Ministry of Culture - Tulcea County Directorate for Culture in accordance with the provisions of art. 17 of Law 422/2001 on the protection of historical monuments, republished, and with the provisions of the Order of the Minister of Culture and Religion no. 2684/2003 regarding the approval of the Methodology for drawing up the Obligation regarding the Use of the historical monument and its content	A1.1

## C. Part III. ENCUMBRANCES

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
87950 / 22/11/2016		
G.D. no. 1705 of 2006 issued by the Government of Romania; Normative Act no. 1210, dated 29/07/2004 issued by regarding the organization and operation of the National Agency for Cadastre and Real Estate Advertising;		
C1	<del>Tabulation, ADMINISTRATION right</del>	A1, A1.1, A1.2, A1.3
<del>1) NATIONAL REGISTRATION AND REAL ESTATE ADVERTISING AGENCY</del>		
OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by closing no. 2391 of 28/01/2009; (derived from the conversion of land register 20928)		
Normative Act no. 1705, dated 29/11/2006 issued by the Government of Romania; Normative Act no. 1210, dated 29/07/2004 issued by regarding the organization and operation of the National Agency for Cadastre and Real Estate Advertising;		
C2	<del>Tabulation, right of USE, current share 1/1, initial share 1/1</del>	A1, A1.1, A1.2, A1.3
<del>1) TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE</del>		
OBSERVATIONS: position transcribed from LR 30049/Tulcea, entered by conclusion no. 86763 of 16/10/2015;		

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
47527 / 03/08/2017		
Normative Act no. 1288, of 18/12/2012 issued by the GOVERNMENT OF ROMANIA;		
C3	note the deletion of the right of administration and the right of use registered at no. 87950 of 22.11.2016, under C/1, C/2	A1, A1.1, A1.2, A1.3
48320 / 07/08/2017		
Normative Act no. 1288, of 18/12/2012 issued by the GOVERNMENT OF ROMANIA; Normative Act no. 1705, dated 29/11/2006 issued by the GOVERNMENT OF ROMANIA;		
C4	<del>Tabulation, right of USE</del>	A1, A1.1, A1.2, A1.3 / C.5
	<del>1) TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE</del>	
	OBSERVATIONS: position transcribed from CFE 41737 UAT TULCEA, by conclusion no. 87950/22.11.2016	
1605 / 12/01/2018		
Normative Act no. 909, dated 14/12/2017 issued by the Government of Romania;		
C5	note the deletion of the right of use registered at no. 48320 of 07.08.2017, under C.4, as having remained without object,	A1, A1.1, A1.2, A1.3

## Annex No. 1 To Part I

## Land

Cadastral no.	Surface (sqm)*	Observations / References
41737	681	

\* 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	681	-	-	-	

## Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	41737-C1	administrative and social cultural buildings	119	With documents	No. of levels: 1; Surface built on the ground: 119 sqm Built-up area: 119 sqm No. of levels: 1, Regimul de inaltime: demisol+parter, Suprafata construita:119,31mp, Suprafata desfasurata: 228.62 sq.m., Usable area: 168.84 sq.m., Monument conservation construction with a built-up area of 119.31 sq.m
A1.2	41737-C2	administrative and social cultural buildings	8	With documents	No. of levels: 1; Built-up area on the ground: 8 sqm Built-up area: 8 sqm No. levels: 1, Height regime: ground floor, Built area: 8,34sqm, Built-up area: 8,34sqm, Usable area: 7,20sqm. Cabin for the gate with a constructed area of 8.34 square meters.
A1.3	41737-C3	annex buildings	52	With documents	No. of levels: 1; Built-up area on the ground: 52 sqm Built-up area: 52 sqm No. levels: 1, Height regime: ground floor, Built area: 51,89sqm, Built-up area: 51,89mp, sqm, Usable area: 49,80 sqm Garages with a constructed area of 51.89 sqm

## Segments length

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

Start point	End point	Segment length (** (m)
1	2	7,202
2	3	14,974
3	4	18,512
4	5	9,154
5	6	11,948
6	7	6,556
7	8	5,312
8	9	2,711
9	10	9.16
10	11	22,214
11	12	1,467
12	13	1,755
13	14	2,394
14	15	3,222
15	1	11,231

\*\* 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.