

**LAND CERTIFICATE NO. 46334 COPY**

Land Certificate No. 46334 Tulcea

**A. Part I. Property description**

Old land register no.: 858

Old cadastral no.: 753

land within the BUILT-UP AREA

Address: Loc. Tulcea, Str 7 NOIEMBRIE, Nr. 1, Jud. Tulcea

| Item no. | Cadastral number<br>Topographic number | Surface* (sqm)                           | Observations / References   |
|----------|--|--|---|
| A1       | 46334                                  | From the documents:<br>584 Measured: 674 | Fenced land;<br>Land surrounded by a concrete fence between points 12-1, 4-6, constructions on the border between points 2-4, 6-8, 9-12 and bounded by the road between points 8-9. |

**Constructions**

| Item | Cadastral number<br>Topographic number | Address  | Observations / References  |
|------|--|--|--|
| A1.1 | 46334-C1                               | Loc. Tulcea, Str 7 NOIEMBRIE, Nr. 1, Jud. Tulcea | No. of levels: 2; Built area on the ground: 442 sq m; Built-up area: 442 sq m; Residence; G+1; Built-up area = 751 sq m; Built in 1919.          |
| A1.2 | 46334-C2                               | Loc. Tulcea, Str 7 NOIEMBRIE, Nr. 1, Jud. Tulcea | No. of levels: 1; Surface built on the ground: 53 sq m; Built-up area: 53 sqm; Garage; Ground floor; The unfolded area = 53 sq m; Built in 1919. |

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

| Entries regarding property rights and other real rights   |   | References     |
|---|---|----------------|
| 4195 / 17/07/2003   |   |                |
| Deed of Donation no. 2081, dated 15/07/2003 issued by Notary Public Ene Frosina;  |   |                |
| B1  | Tabulation, PROPERTY right as a donation, acquired by Convention, current share 1/1, initial share 1/1<br>1) MANEA CONSTANTIN, married to2)<br>MANEA VICTORIA, own good   | A1, A1.1, A1.2 |
| 24331 / 31/07/2008  |   |                |
| Lease Contract No. 1, dated 01/08/2007, issued between MANEA CONSTANTIN and S.C. NOVOTEL IMPEX S.R.L.;  |   |                |
| B2  | It is noted the rental contract no. 1/01.08.2007 concluded between MANEA CONSTANTIN and S.C. NOVOTEL IMPEX S.R.L. regarding the surface of 80 m.p. from the building, for a period of 5 years, starting from 01.08.2007   | A1, A1.1, A1.2 |
| 118039 / 09/12/2022   |   |                |
| Administrative Act no. 1, from 01/02/2014 issued by the Public Finance Administration, sector 2, Bucharest;   |   |                |
| B3  | It is noted the conclusion of the rejection of this request   | A1, A1.1, A1.2 |
| 151250 / 29/11/2023   |   |                |
| Administrative Act no. 2, from 01/02/2014 issued by S.C. NOVOTEL IMPEX S.R.L.;  |   |                |
| B4  | <del>note the rental agreement no. 2 of 01.02.2014 concluded between MANEA CONSTANTIN and S.C. NOVOTEL IMPEX S.R.L. regarding the surface of 30 m.p. from the building, starting from 01.02.2024 until 31.01.2024</del>   | A1, A1.1, A1.2 |
| Registered Under Private Signature no. FN, from 01/11/2020 issued by S.C. NOVOTEL IMPEX S.R.L.;   |   |                |
| B5  | It is noted the cancellation of the rental contract under B.4   | A1, A1.1, A1.2 |
| Notary Act no. 530, dated 15/06/2023 issued by NP ENE FROSINA; Administrative Act no. 251281, dated 17/11/2023 issued by the TULCEA MUNICIPALITY TOWN HALL - TAXES AND TAXES SERVICE; |   |                |
| B6  | It is noted the updating of the technical information regarding the building according to the location and delimitation plan of the building with coordinate inventory confirmed by the Tulcea Real Estate Cadastre and Publicity Office on 18.12.2023 regarding the introduction of the geometry | A1, A1.1, A1.2 |

| Entries regarding property rights and other real rights |  | References     |
|---|--|----------------|
| B6  | of the building in eterra, the change of the measured area of the building from 584 sq m to 674 sq m, respectively the change of the construction area C.1 (P+1), having the constructed area of 751 sq m, | A1, A1.1, A1.2 |

## C. Part III. ENCUMBRANCES.

| Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances |  | References |
|---|--|------------|
| NOT EXISTING  |  |            |

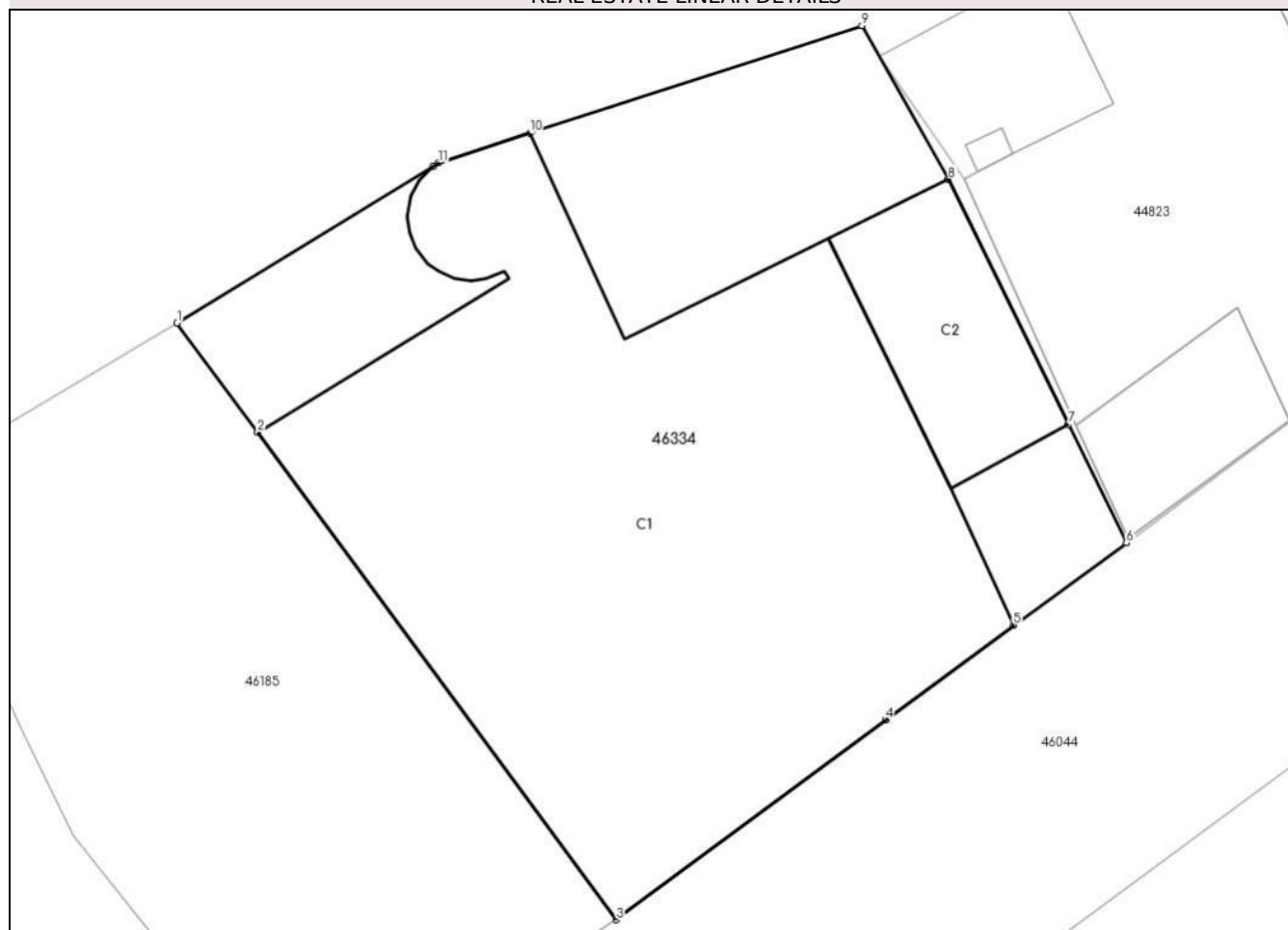
## Annex No. 1 to Part I

## Land

| Cadastral no. | Surface (sqm)*                           | Observations / References   |
|---------------|--|---|
| 46334         | From the documents: 584<br>Measured: 674 | Land surrounded by a concrete fence between points 12-1, 4-6, constructions on the border between points 2-4,6-8,9-12 and bounded by the road between points 8-9. |

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

## REAL ESTATE LINEAR DETAILS



## 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                           | From the documents: 584 Measured: 674 | -          | -   | -                 | Land surrounded by a concrete fence between points 12-1, 4-6, constructions on the border between points 2-4, 6-8, 9-12 and bounded by the road between points 8-9. |

## Construction data

| Item | Number   | Construction destination | Surface (sqm) | Legal situation | Observations / References  |
|------|----------|--------------------------|---------------|-----------------|--|
| A1.1 | 46334-C1 | housing constructions    | 442           | With documents  | No. of levels: 2; Built area on the ground: 442 sq m; Built-up area: 442 sq m; Residence; G+1; Built-up area = 751 sq m; Built in 1919.          |
| A1.2 | 46334-C2 | annex buildings          | 53            | With documents  | No. of levels: 1; Surface built on the ground: 53 sq m; Built-up area: 53 sqm; Garage; Ground floor; The unfolded area = 53 sq m; Built in 1919. |

## Segments length

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

| Start point | End point | Segment length (** (m) |
|-------------|-----------|------------------------|
| 1           | 2         | 5,149                  |
| 2           | 3         | 22,937                 |
| 3           | 4         | 12,713                 |
| 4           | 5         | 6,031                  |
| 5           | 6         | 5,293                  |
| 6           | 7         | 5,006                  |
| 7           | 8         | 10.33                  |
| 8           | 9         | 6,687                  |
| 9           | 10        | 13,233                 |
| 10          | 11        | 3.65                   |
| 11          | 12        | 0,242                  |
| 12          | 1         | 11,361                 |

\*\* 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.