

**COMMERCIAL DIRECTORATE
DAEAP
SIMEMFP**

REPORT

Ref: Parcelling optimisation for the real state in Calea Rahovei 266-268

Considering that for the real estate representing the registered office of S.C. Electromagnetica S.A., for economic reasons the land was parceled into 29 parcels (Parceling Act authenticated under number 2021/30.09.2009 representing the certificate of ownership of the company filled in by) and considering the fact that from 2009 up to the present several changes took place, deriving from:

- cadastral corrections with the neighbors,
- new buildings (C1A extension with Construction Authorization no. 01R / 06.01.2014),
- purchase of 182 m² of land from S.C. Electromagnetica Goldstart S.R.L.,
- demolitions (school/health centre, etc.),
- the need to build a production hall.

Please approve and authorize as follows:

Parcelling:

- 1) Parcelling of lot 28/1 in 9 lots (drawing no.: D2; D3)
 - lot correction and parcelling for the optimisation of the rest of the lots
- 2) Parcelling of lot 14 in two lots (drawing no.: D4; D5)
 - new the land registry, lot correction and the transfer of Element C59 (elevator) from lot 14 to lot 20 (Element C61)
- 3) Parcelling of lot 20 in two lots (drawing no.: D6; D7)
 - new land registry, lot correction, lot optimisation
- 4) Parcelling of lot 5 in two lots (drawing no.: D8)
 - real estate limit correction, parcelling for the joining and optimisation of land

Joining:

- 1) Joining of lot 1 and lot 2 (drawing no.: A2; A3):
 - real estate limit correction, new land registry and area increase,
- 2) Joining of lot 28/1 and lot 5/2 (drawing no.: A4; A5):
 - lot correction and execution of the access,
- 3) Joining of lot 5/1 and lot 28/1/2; lot 6; Lot 7; lot 28/1/3 (drawing no.: A6; A7):
 - reorganising the land for a possible construction activity,
- 4) Joining of lot 9 and lot 28/1/4 (drawing no.: A8; A9):
 - consolidation of the area for the parking lot,
- 5) Joining of lot 14/1 and lot 28/1/5 (drawing no.: A10; A11):
 - correction of real estate register, new land registry, increasing the lot's area,
- 6) Joining of lot 15 and lot 28/1/6 (drawing no.: A12; A 13):
 - new land registry and annexes added to the construction,
- 7) Joining of lot 20 and lot 14/2; lot 28/1/7 (drawing no.: A14; A15):
 - the C59 elevator will be transferred to lot 20 and the C61 building wing, area will be reorganised,

- 8) Joining of lot 23 and lot 20/2; lot 24; lot 25; lot 28/1/8 (drawing no.: A16; A17):
- elimination of small lots and creating a new lot with high constructive potential

These corrections are necessary for a better management of the areas in terms of constructions, submissions of bank guarantees, etc.

We hereby enclose the following drawings with a general role in land registry modifications:

- 1) General parcelling plan, drawing no. D1
- 2) General joining plan, drawing no. A1
- 3) General layout plan after parcelling and joining, drawing no.: F1
- 4) Parcelling and joining plans, drawings no.: D2 – D8 and A2 – A17.

Remark:

The total area of the real estate is subject to the following changes:

- increase of the land area following the purchase of 182 m² from S.C. Electromagnetica Golstar SRL
- increase of the land area by approximately 60 m², following material error corrections with the neighbours.

Head of DAEAP
Maria Rogoz

Head of SIMEMFP
Constantin Ostaciuc