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Real Estate Appraisal for  
ROBIES PROPRIETATI IMOBILIARE SRL

Land for development  
Bolintin - Deal, Giurgiu County  
(A1 Bucuresti - Pitesti Highway)

Valuation date: 30<sup>th</sup> June 2019



14th November 2019

Land for development in Giurgiu County, Bolintin - Deal

Dear Sir/Madam,

In accordance to your request, we have carried out the valuation for the property located in the western part of Bucharest, in Bolintin - Deal, Giurgiu County.

For the purpose of the study we have assumed that the owner has a good transferable title, and there are no liens or covenants connected to the freehold interest of the subject property;

**Valuation Date: 30<sup>th</sup> June 2019.**

Report Date 14<sup>th</sup> November 2019;

The valuation has been carried out in accordance with the International Valuation Standards (IVS), and the recommendations of The Romanian National Association of Valuers (ANEVAR).

Cosmin Grecu  
Managing Partner  
Head of Valuation and Research

Daiana Alecsandra Nistor  
Head of Advisory



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## EXECUTIVE SUMMARY

Report Date	14 <sup>th</sup> of November 2019
Property Address	Bolintin – Deal, Giurgiu County, near A1 Bucuresti – Pitesti Highway
Portfolio Description	Land for development with a total area of <b>102.498 sq m</b> according to measurements
Tenure	<b>OWNER: ROBIES PROPRIETATI IMOBILIARE SRL</b>  Freehold – The appraisal report did not take into account any pledges or other forms of encumbrance.
Instruction	To value on the basis of Market Value the freehold interest in the Property as at the Valuation Date in accordance with the written instruction.
<b>Valuation Date</b>	<b>30<sup>th</sup> of June 2019</b>
Inspection Date	14 <sup>th</sup> of November 2019
Inspection Valuer	NISTOR Daiana - Alecsandra, RE Valuer – ANEVAR no. 14725/2019
Capacity of Valuer	Independent
Exchange rate	<b>1 EUR = 4,7351 Lei</b> as of National Bank Exchange Rate published on 28 <sup>th</sup> of June 2019.
Purpose of Valuation	Internal purposes
<b>Market Value</b>	<b>1.900.000 €</b> <i>- one million nine hundred thousand eur, exclusive of VAT – ~ 18,6 € / sq m -</i>
Remarks/ Special Assumptions	- All figures above are exclusive of VAT.

This summary should not be read separately but in conjunction with the rest of the valuation report. While this summary lists the main points of the report the report details our findings, opinions and advice.

**The opinion of value is based on:**

- ⇒ the features of the subject real estate property (rarity, location, specifications, development potential, submarket, demand and supply);
- ⇒ the assumptions and special assumptions, limiting conditions and definitions detailed herein;
- ⇒ the fact that the property was valued in its entirety, in the context of the the uses considered for the valuation;
- ⇒ the value stated in Euro, on the status quo of the property, the real estate market performance and the current relevant socio-economical factors (supply and demand levels, inflation, exchange rates, etc.). Property values can fluctuate in time however, there might be no correlation between the exchange rate evolution and the value levels;
- ⇒ the fact that the value is an opinion, it is predictive, subjective and it is forward looking;
- ⇒ as of today, there is no connection between environmental responsibilities and the value;

**The valuation report has 33 (thirty - three) pages and annexes and it presents the basis on which the valuer has expressed his/ her opinion.**

**EYAFTE**  
**Ε.Α.Α.**  
**Λεωφ. Κηφισίας**  
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<b>EXECUTIVE SUMMARY</b>	<b>3</b>
<b>1. TERMS OF REFERENCE FOR THE EVALUATION</b>	<b>6</b>
1.1 IDENTIFICATION AND COMPETENCY OF THE VALUER:	6
1.2 IDENTIFICATION OF THE CUSTOMER / BENEFICIARY	6
1.3 SCOPE OF THE EVALUATION	6
1.4 BASIS OF EVALUATION	6
1.5 ASSET IDENTIFICATION	7
1.6 RELEVANT DATA	7
1.7 INFORMATION DETAILS	7
1.8 THE NATURE AND SOURCE OF INFORMATION ON WHICH THE VALUATION WILL BE BASED ON	7
1.9 HYPOTHESES AND SPECIAL HYPOTHESES	8
1.10 COMPLIANCE WITH STANDARDS	9
1.11 CONFIDENTIALITY	10
1.12 REPORT CURRENCY	10
1.13 TAX	10
<b>2. ANALYZED PROPERTY</b>	<b>11</b>
2.1 PROPERTY LOCATION	11
2.2 TENURE	12
2.3 PHYSICAL CHARACTERISTICS	12
<b>3. MARKET ANALYSIS</b>	<b>13</b>
3.1 MACROECONOMIC INDICATORS	14
3.2 ROMANIAN INVESTMENT MARKET	15
3.3 ROMANIAN RESIDENTIAL MARKET	ERROR! BOOKMARK NOT DEFINED.
<b>4. HIGHEST AND BEST USE ANALYSIS</b>	<b>19</b>
<b>5. VALUATION CONSIDERATION</b>	<b>20</b>
5.1 METHODOLOGY	20
5.2 COMPARISON APPROACH (DIRECT VALUATION)	20
5.3 DEVELOPMENT APPROACH (RESIDUAL METHOD)	23
<b>6. CONCLUSIONS</b>	<b>26</b>
<b>CERTIFICATION</b>	<b>27</b>

## 1. Terms of Reference for the evaluation

### 1.1 Identification and competency of the valuer:

- The valuation report has been prepared by Daiana – Alecsandra Nistor, ANEVAR member, real estate valuation valuer, id no. 14725/2019 and Cosmin Grecu, ANEVAR member, real estate valuation authorized valuer, id no. 12981/2019, on behalf of CP Valuation SRL, certificate 0304/2018, a corporate ANEVAR member, operating under the brand "Crosspoint Valuation", with the head office in Bucharest, 7 Breaza Street, Sector 3, Bucharest.
- We confirm that the surveyor have relevant experience in this type of property and this particular location and is qualified for the purpose of the valuation. We have acted as external valuers as defined in the ANEVAR and International Standards.

### 1.2 Identification of the customer / beneficiary

- Client / Beneficiary: **ROBIES PROPRIETATI IMOBILIARE SRL**, with headquarters in 7A Bucharest-Ploiesti Road, 4th floor, ROBIES PROPRIETATI IMOBILIARE S.R.L., with headquarters in 7A Bucharest-Ploiesti Road, 4th floor, office 1, 1st district, Bucharest, registered at the Trade Registry Office with no. J40/21072/2006, fiscal attribute RO19939950, bank account RO48BUCU306542962511RO01 at Alpha Bank Romania, represented by Konstantinos Georgiopoulos, in the capacity of Administrator.

### 1.3 Scope of the evaluation

- As per the agreed Terms of Engagement, the purpose of this Valuation Report is **for financial reporting**.

### 1.4 Basis of evaluation

- The basis of evaluation is **fair value**, standards ANEVAR - EVS 100 - Framework, edition of 2018: *The fair market value is "an estimate of the market value of a property, based on what a knowledgeable, willing, and unpressured buyer would probably pay to a knowledgeable, willing, and unpressured seller in the market."*

The valuation report complies with International Financial Reporting Standards (IFRS) and more specifically to IFRS13 – Fair Value Measurement.

- Steps to determine these values were:
  - o documentation based on a list of information required from the client;
  - o inspection of the building;
  - o setting limits and assumptions that formed the basis for drafting the report;
  - o selecting the type of the estimated value in this report;
  - o deductions and estimate restrictive conditions specific for the objective that must be taken into account for carrying out the transaction;
  - o analysis of all information gathered, interpreting the results in terms of evaluation;
  - o application of valuation method considerate opportune to determine the value and basis of the valuator's opinion.

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## 1.5 Asset identification

- Land for industrial development with a total area of 102.498 sq m according to property documents located in the western part of Bucharest, Giurgiu County, Bolintin – Deal area, near A1 Highway Bucuresti – Pitesti.
- The plot is registered with:
  - o cadastral no.2457-1578-1582-1583-1584-1588-1589-1661-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959;
  - o Land Book no. 33404, OCPI Giurgiu;

## 1.6 Relevant data

- The valuation date is valuation reference date, as defined by the standards of evaluation. Estimated values in this report are valid for the valuation date:
  - o Valuation date: **30<sup>th</sup> of June 2019**;
  - o Inspection date: Inspection of the property was conducted on **14<sup>th</sup> of November 2019** by the representative of the valuation company, certified valuer Daiana Alecsandra Nistor.
  - o Valuation report date: **14<sup>th</sup> of November 2019**.

## 1.7 Information details

- We prepared this valuation report based on information on the property, provided by the Client, which are detailed further in the report and we considered this information to be accurate and reliable. The accuracy of the report and the estimates below are therefore closely linked to the correctness and completeness of this information; Consequently, if they or some of them will prove to be incorrect or incomplete, correctness of the valuation could be affected and, consequently, we reserve the right to change the report accordingly.
- Data on the evaluated property we have obtained from the owner's representative, after inspection and following the analysis of documents.
- There was not done a detailed verification and we don't have knowledge of the existence of hidden defects. We evaluated the ownership of the building considering a normal state of use.

## 1.8 The nature and source of information on which the valuation will be based on

- Documents made available by the owner of the property, as follows:
  - PUZ;
  - Land Book Excerpt;
- Other needed information found in professional literature, as follows:
  - Local operators;
  - Specialized legislation, SEV 2018 evaluation standards, Implementation Guide.
  - Specialized sites for real estate: [www.imobiliare.ro](http://www.imobiliare.ro), [www.olx.ro](http://www.olx.ro), etc.;
  - Information sites in real estate: [www.insse.ro](http://www.insse.ro), [www.argus.me](http://www.argus.me) , etc.
  - Company database CRM.

The Client has provided us with such information as details of tenure, use, town planning consents and the like; or, in some cases, such information was retrieved using public information. We have considered this information to be complete and accurate for the scope of our valuation. In case the information is deemed to be incomplete and incorrect, we reserve the right to review the valuation

accordingly.

We have made on-line enquiries of the Local Planning Authority in respect of the property and it is probable that all planning schemes and road proposals which are directly relevant will have come to light. However, we have not made official searches and for the purposes of this valuation we have assumed that full planning consent exists, or established use rights are available for the existing buildings and present uses. Before our valuation is relied upon, we recommend these assumptions be verified by your lawyers who we presume will be making the usual searches and enquiries.

We have not inspected the title deeds or other legal documents pertaining to the property and our valuation is based upon the assumption that there are no unusually onerous restrictions or obligations attaching to the property and that it enjoys good marketable title. The site is as identified to us on site and we have relied upon this for the purposes of our valuation.

The documents provided by the Client are hard or electronic copies of the original documents. We have not made any verification related to their authenticity and we have indicated, as appropriate, any difference or inconsistency, including but not limited to typing errors, expired documentation, etc.

The market information (prices, rents, yields, etc) were collected from various sources, such as real estate portals (www.imobiliare.ro, www.imopedia.ro, www.olx.ro, www.spatii-comerciale.ro, www.espaco.ro, www.esop.ro, etc.), periodic publications (Revista Valoarea, Market Beat, Romania Research & Forecast Report, etc.), internal and external (flexMLS) databases, etc. The information was used as reasonable and pertinent, after crosschecking it; however, while we have considered the information to be complete and accurate, we do not warrant for their precision and any error deriving from using it will be revised and corrected accordingly, as soon as such situation is notified.

## 1.9 Hypotheses and special hypotheses

### Hypotheses:

- ⇒ The legal issues are exclusively based on the information supplied by the client and have been presented without being subject to additional verifications or investigations. The property right is supposed to be actual and fully assignable on the valuation date;
- ⇒ The property is supposed to comply with all zoning and usage regulations and restrictions, except when a non-conformity was identified, described and considered herein; the market value thereof considers the usage and/or construction regulations and restrictions provided;
- ⇒ We did not make a technical expert analysis of the building and did not inspect such parts covered, not exposed or inaccessible, as they are considered to be in a good technical condition. We do not have the necessary competence to give an opinion on the technical condition and this report should not be understood as validating the integrity of the structure or constructive system of the existing building;
- ⇒ The current real estate situation and the purpose of this valuation were used for selecting the valuation methods used and the application methods thereof, in order for the resulted values to lead to the most probable estimation of the market value;
- ⇒ The appraiser considers that the suppositions made when applying the valuation methods were reasonable considering the facts available on the valuation date;
- ⇒ **The income approach** was applied considering the market segment of the property;
- ⇒ In the value estimation, the appraiser **only** used the **available** information; there might be other information too that the appraiser was not aware of.



- ⇒ Any value sharing per components is only valid in case of the usage presented herein. No separate shared values should be used in connection with another valuation and such values are invalid if used in this way;
- ⇒ Getting in possession of a copy of this report does not imply the right to make it public;
- ⇒ The appraiser, by the nature of his work, is not bound to give further assistance or testimony before the Court regarding the relevant property, except when such agreements have been previously reached;
- ⇒ Neither this report nor parts thereof (especially value related conclusions, the appraiser's identity) should be made public or advertised without the appraiser's previous approval;
- ⇒ The EUR estimated value is valid as long as the valuation conditions (market status, offer and demand level, inflation, exchange rate evolution etc) do not significantly change. On the real estate markets, the value can go up or down in time and their variation related to the RON/EUR ratio is not linear);
- ⇒ Any values estimated herein shall be applied to the entire property and any value sharing or distribution per fractional interest shall invalidate the estimated value, except when such a distribution has been provided in the report;

### 1.10 Compliance with Standards

- Valuation report is based on and complies with the latest edition of the National Evaluation Standards (ANEVAR Standards), 2018 edition, published by ANEVAR, subject to hypotheses and special hypotheses explained above.
- The valuer confirms its status as the external valuer to the Customer under Standards acceptance, that "a valuer who, together with any associates, has no material connection with the client, with a representative acting on behalf of client, or with the valuation subject."
- International Valuation Standards which were taken into account in the preparation of this report are:
  - SEV 100 - Background;
  - SEV 102 – Implementation;
  - SEV 103 - Reporting;
  - SEV 230 - Property rights;
  - SEV 300 – Valuation for financial reporting;

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The valuer considered that the remarks supported in this report are real, objectively and fair, not having any actual or prospective interest for the property which is the subject of the work and certifies that it is competent to carry out this evaluation report.

- The analysis, opinions and conclusions in this report is as impartially analysis.
- Compensation of the valuer is not based on a preset value or that would favour the customer wishes to obtain a certain result or the occurrence of an ulterior event. Neither the valuation nor remuneration does not depend on any reported amounts.
- Valuation Report was prepared in duplicate, all original, one for the customer, one for the beneficiary and one remains in valuer's archive.

### 1.11 Confidentiality

- The valuation report is made exclusively for the customer and recipient and the valuer assumes no liability to third parties for the content of the report or parts of it. The report is for the previously defined purpose and use for other purposes is deemed inadequate, which is why this report not to be used for any purpose without consulting the valuer.
- According to the International Valuation Standards, this valuation report "will not be included wholly or partly in documents, internal documents or statements nor published or mentioned otherwise without written permission of the valuer on the form and context in that could be included."
- This report is confidential for you and your advisors and may be used only for the purpose mentioned in the report. We accept no responsibility if transferred to another person or for the stated purpose or for any other purpose.
- The contents of this report, either in whole or in part (in particular the conclusions, identity of the valuer or companies with whom he collaborated), will not be advertised, public relations, news or other media without written approval and prior of the valuer.
- According to the purpose of this valuation, the valuer will not be required to provide further advice or to testify in court, except if it has been agreed, in writing, in advance.

### 1.12 Report currency

- The value is expressed in Euro, denominated in Lei. At the valuation date, the exchange rate was 1 Euro to 4.7351 Lei, as per the Romanian National Bank listing on 28<sup>th</sup> of June 2019.

### 1.13 Tax

- Under the legislation in force, while companies are obliged to pay VAT, individual owners do not have this obligation. Therefore, in estimating the amounts, we considered cash payment at the valuation date, without special conditions of payment.
- The value represents the sale value obtained, from which, where appropriate, the VAT has been deducted.
- Otherwise, where it was the case and were made specifications for this purpose, they have been taken into account charges related to certain specific situations.

The appraiser's opinion shall be analyzed in the general economic context (June 2019) where the appraisal takes place, the development stage of the real estate market, the evolution trend thereof, the nature of the real estate and the purpose of this report. If these changes significantly in the future, the appraiser's responsibility is limited to the information valid and known at the date of the appraisal.

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## 2. Analyzed property

### 2.1 Property location



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s.com

The subject site is located in Bolintin Deal village area, 23 km west from Bucharest. The micro-location is a developing industrial / logistic hub with various international industrial parks and factories present in the area. The most important are CTP Park Bucharest West (Kuehne+Nagel, Gefco, Geodis, Ekol, Cargo Partner, Tiemme) and H. Essers Distribution, Lampero Grup, Tassullo, Gokbora, Renault Trucks.

### **Vehicular access**

The subject site can be reached from A1 Bucharest – Pitesti Highway, at 23<sup>rd</sup> km exit towards Bolintin Deal and then 2.8 km on an asphalted road along the highway.

## **2.2 Tenure**

The value of real estate can be defined as the present worth of the expected future benefits associated with the ownership of property rights. The restriction of these rights serves to reduce a property's value. The property rights appraised and values expressed in this report are based on the free estate unencumbered by loan, leasehold, or taxation interest.

The real estate subject to appraisal is made up of a land plot, owned by the company **ROBIES PROPRIETATI IMOBILIARE SRL**.

According to the documents and instructions provided the property consists of a plot of land with a total area of **102.498 sqm**.

For the purpose of the analysis, we have assumed that the owners have a good transferable title, and there are no other liens or covenants connected to the freehold interest of the subject property.

Analysed documents:

- **Sale – Purchase Agreement 1540/14.09.2007; (7.500 sq m);**
- **Sale – Purchase Agreement 2528/14.09.2007; (95.000 sq m);**
- **Deed of Consolidation 1875/31.10.2007;**
- Land register extract 15584/13.03.2019;
  - o Cadastral Number – 2457-1578-1582-1583-1584-1588-1589-1661-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959;
  - o Land Book Number – 33404;
- Urban development certificate (Planning certificate) for the total area of 102.498 sq m – **EYAGI**  
37/1.04.2019;

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Τηλ: **210**  
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## **2.3 Physical characteristics**

The site is generally of level topography, without major level differences that can affect its exploitation. The plot has an approximately regular shape with 3 openings - px. 270 m opening to northern limit (near the highway) and another 2 asphalted openings (E and S) 377,48 m and apx. 255 m.

### Utilities

- For cold water supply - it will be made through 1-2 wells drilled;
- The gas supply, at this moment has reached the Cortizo property - project located near subject property, if it is not possible to connect to the mainsail that reaches them, the connection can be made from the Romtrailer area, located less than 2 km. of our land.
- Electric power - based on the existing Technical Connection Notice issued by CS Enel Distributie SA there is a low voltage power supply from the 20kV grid, installed power 1594 kVA.
- For the evacuation of waste water in the canal parallel to Ithaca street (km 25) there is a favorable opinion 7739 / 25.11.2010.

### Site improvements

At the date of the inspection, the plot is considered as "green field" (undeveloped) and does not have spaces arranged in order to prepare it for future developments. On the other hand, the vicinity of the plot consists of industrial developments.

### Environment

No investigations were conducted in relation to potential contaminations of the land at issue or of the neighboring sites, but there are no reasons to suspect there might be any hazardous factors in the area which could affect the quality of the surrounding environment.

### Building coordinates

According to the existing Town General Planning the property is land for industrial development.

We have been provided with a valid **Urban Development Certificate 37 dated 01.04.2019**:

- Total surface area – 102.498 sq. m;
- Zoning: Mixed area – M2;
- Building ground occupancy = 60%;
- Maximum building land ratio = 4.8 – for office, administrative buildings and 1.5 for industrial;

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### 3. Market analysis

#### 3.1 Macroeconomic indicators

**3.9% UNEMPLOYMENT RATE**  
1.31% in Bucharest

**2.5% INTEREST RATE (NBR RATE)** -  
Constant throughout 2016 and 2017 Up by  
0.75% from 2018

**5% GDP GROWTH RATE** - Second  
highest in EU

**35.1% PUBLIC DEBT TO GDP** -  
Fourth lowest in the EU

**19.4 M POPULATION** Negative  
growth

**4.1% INFLATION RATE** From  
negative in 2016

**3% of GDP BUDGET DEFICIT**  
Up by 0.2%  
since 2018

**120 INDEX POINTS HOUSING INDEX**  
Base year 2009

**4,133 RESIDENTIAL BUILDING PERMITS** - Constant

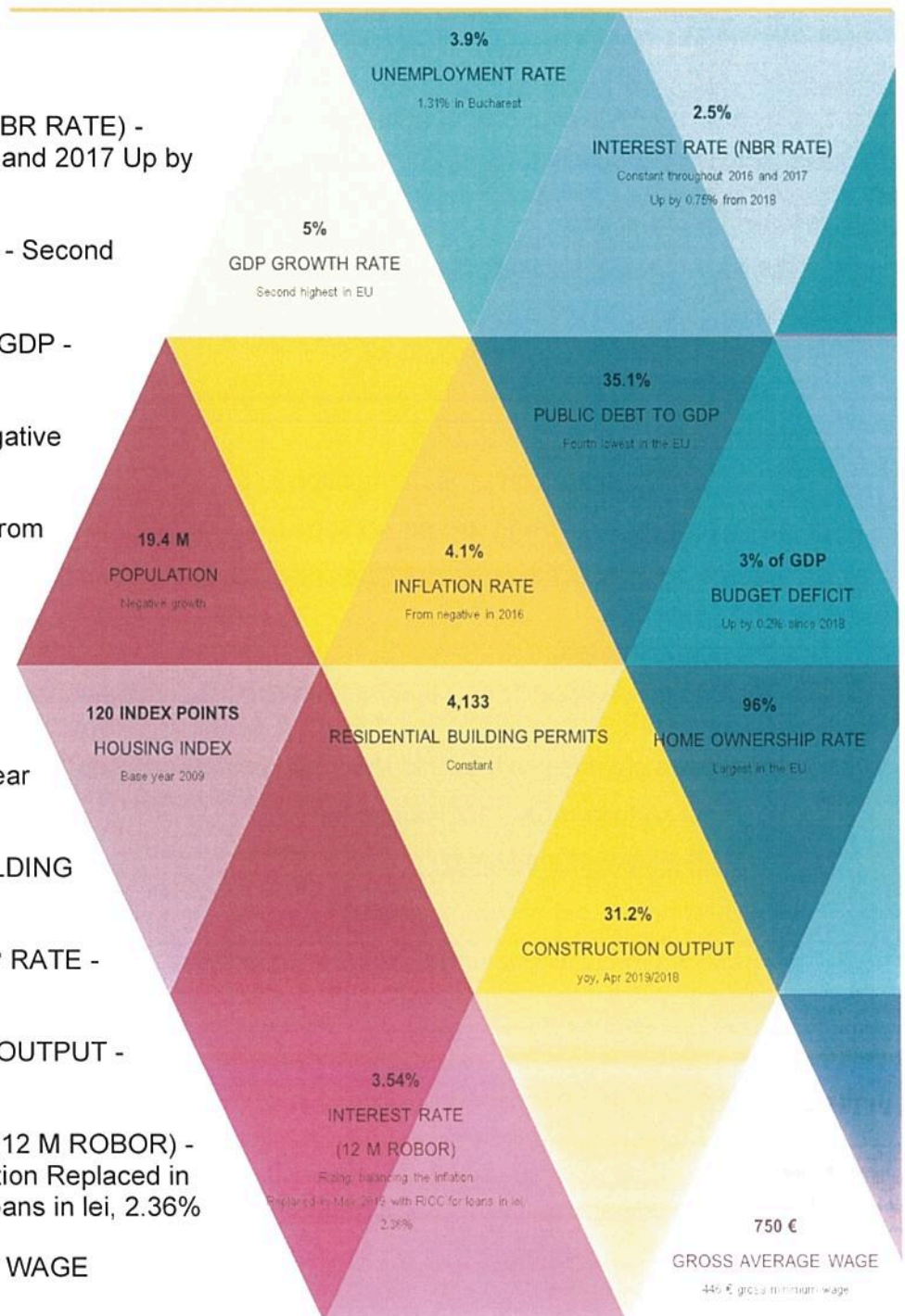
**96% HOME OWNERSHIP RATE** -  
Largest in the EU

**31.2% CONSTRUCTION OUTPUT** -  
yoy, Apr 2019/2018

**3.54% INTEREST RATE (12 M ROBOR)** -  
Rising, balancing the inflation Replaced in  
May 2019 with RICC for loans in lei, 2.36%

**750 € GROSS AVERAGE WAGE**

**446** gross minimum wage



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Romania's economy grew 5.0% year-on-year in the first quarter, overshooting analysts' expectations and marking the strongest outturn in more than a year. Ahead of comprehensive first-quarter national accounts, retail sales through March suggest that household spending remained firmly in the driver's seat, as do falling unemployment and rebounding inflation. Domestic demand, however, was likely hobbled by lackluster fixed investment as weak demand from the Eurozone appeared to stifle first-quarter industrial output. Meanwhile, external imbalances, exacerbated in recent months by tepid export growth and trickling FDI inflows, continue to loom.

Growth is set to decelerate again this year as slower employment growth and labor shortages taper household spending gains in the aftermath of the two-year-old economic boom. Fixed investment, meanwhile, is expected to recover somewhat but could be hit by rising labor costs. Fiscal and current account deficits remain a concern. Focus Economics analysts see growth at 3.5% in 2019, up 0.2 percentage points from last month's forecast, and at 3.0% in 2020.

**Main drivers of growth - Consumer confidence, favorable tax conditions, diverse talent pool drive investments**

#### **Growth propelled by domestic demand**

A healthy growth of personal consumption is also reflected in the data on real retail turnover and growing consumer optimism. Consumer confidence, consumer expectations and consumer sentiment index neared the levels before the recession. The more positive outlook of households is based on two key factors: significant income growth (growth of the minimum income, growth the public sector employees' salaries, pension growth) and the low interest credit rates.

#### **Romania's overall tax burden is comparatively low**

The new Fiscal Code and Fiscal Procedure Code, which came into force on 1 January 2016, introduced several incentives for companies and individual investors, combined with a reduction of the standard VAT rate. Another batch of incentives projected for this year should help further accelerate growth and increase investment. Nearly 70% of Romanian CFOs stress that the tax changes should positively affect their business.

#### **The level of education remains one of Romania's strengths, especially in terms of language proficiency and sciences**

The cost-effective but talented labor force is a factor attracting outsourcing centers. The business services sector is helping drive the country's economy. Nine Romanian cities are among the TOP 15 cities with the highest download speed in the world.

### 3.2 Romanian investment market

#### Overview

The first half of 2019 registered a total investment volume of a little over 340 M EUR. Despite a 20% drop in investments compared to the same period of 2018, the market feeling is optimistic, as there is a significant number of pending deals due to close in H2 2019. Furthermore, there is a record number of quality products available on the market this year and new investors are showing their interest in Romania.

The largest recorded transaction was the sale of The Office project in Cluj-Napoca to Dragos and Adrian Paval for almost 130 M EUR., followed by the acquisition of PKM Development's retail portfolio by MAI REI for 113 M EUR.

National investors have been the most active players so far in 2019, both in terms of investment volumes (48% in total investment value) and number of deals.

Office buildings remain the preferred target for investors but alternative assets like hotels have started to become more appealing lately as a few small products in Bucharest and Iasi have been sold this semester.

Project	Sector	Location	Seller	Buyer	Value (M€)
The Office	Office	Cluj-Napoca	NEPI/Ovidiu Sandor	Dragos& Adrian Paval	129.8
PKM Portfolio	Retail	Nationwide	PKM Developments	MAS REI	113
A1 Park	Industrial	Bucharest	CTP	Vabeld Group	40
K+K	Hotel	Bucharest	Goldman Sachs	InterGlobe	11

#### Prime yields



Top investment transactions H1 2019

Values are estimated -

**340.5M€ H1 2019 investment volume**

#### Yields

Prime yields have registered a slight decline in the first semester of 2019. As the market becomes more liquid further yield compression is expected in the following period.

#### Forecast

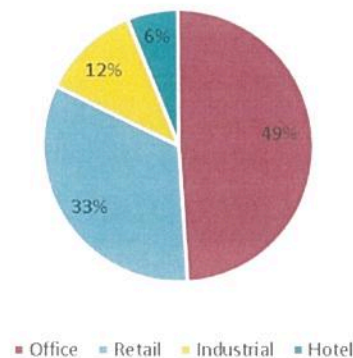
With over 1.5 B EUR worth of assets available on the market, 2019 is set to achieve similar investment volumes to the previous years.



### H1 2019 transactions by sector\*:

- Office: 167 M€
- Retail: 113 M€
- Industrial: 40 M€
- Hotel: 20.5 M€

\*Values are estimated



## 3.3 Industrial Market

### Supply

Romania's industrial stock currently stands at around 3.9 million sqm. Over 600,000 sqm are planned to be delivered by the end of 2019, out of which around 400,000 in the capital city. Bucharest continues to be the largest market, with a 2 million sqm stock (51%), with the West and North-west areas accounting for 40% of the total stock. 105,000 sqm of new industrial facilities were delivered in the first quarter of 2019.

### Demand

The leasing activity in Q1 2019 amounted to around 29,400 sqm, with Bucharest remaining the most dynamic market, with a 61% share, followed by Timisoara and Ploiesti with a 39% share.

The largest recorded leasing transaction was Honeywell's rental of 17,000 sqm in Equest Logistic Center Bucharest.

### Rent levels

Prime industrial rents have remained roughly unchanged from last year, 4 EUR/sqm/month in Bucharest and 3.7 EUR/sqm/month in the major regional cities. Additional costs include property tax and insurance, security and maintenance and range from 0.5 EUR/sqm/month to 0.9 EUR/sqm/month.

### Vacancy rates

The industrial vacancy rates remain low, around 5% nationwide, with Bucharest's vacancy level at 3%. However, taking into account the large number of deliveries announced for this year, the vacancy rate is expected to reach around 8% on a national level.

### Investment yields

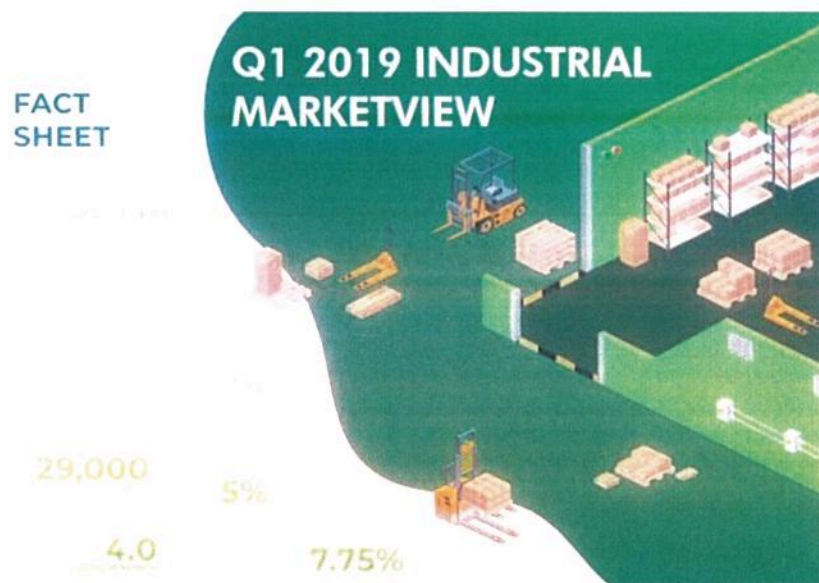
Prime yields in Bucharest hover around last year's levels of 8%, while in regional cities prime yields vary from 8.5% to 9.25% and secondary cities register yields of 9.25%-10.25%.

No industrial transactions were registered in Q1 2019. Currently, CIC's industrial portfolio is the only relevant product available for sale on the market, but, considering its size, its value is greater than that of all the industrial transactions registered last year.

## Forecast

- In 2019 the industrial market will have a similar dynamic with 2018. In Bucharest, due to the continuous development of e-commerce, the demand for logistics and distribution centers inside the beltway, known generically as urban logistics, will increase. Furthermore, the changes in legislation regarding fire safety will raise the demand for modern industrial facilities with areas below 1,500-2,000 sqm. Owners of small facilities built until now will have to make significant investments in the modernization of their spaces in order to comply with the new regulations.
- At a country level, the areas which benefit from highway and infrastructure access will continue to develop logistics and production facilities. Thus, the logistics segment will help the development of cities in Transylvania, like Oradea, Cluj-Napoca and Targu Mures. On the production sub segment, the demand will concentrate on areas where, along with the access to modern infrastructure, there is an availability of qualified workforce. Cities like Brasov for example attract large production companies as well as their local subcontractors. An important advantage that Brasov will have is the opening of the airport in 2020.
- The main players on the market remain WDP, CTP, P3 and Zacaria Group. For 2019-2020, they announced deliveries of over 700,000 sq m in Bucharest, Sibiu, Cluj, Timisoara and Pitesti.
- The fact that more and more companies are moving to self-developed facilities will maintain the rents at the same levels as the previous years. E-commerce company Emag has completed the development of its 120,000 sq m warehouse and retailer Altex is developing its own logistics center, with two warehouses totaling 90,000 sqm and another 46,000 sqm of external logistics platforms.

### *Indicators for prime properties in Bucharest*



#### 4. Highest and Best Use analysis

The “Highest and Best Use” concept is defined as follows:

*“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value.”*

The highest and best use of land as though vacant and property as improved must meet four criteria. “The highest and best use must be legally permissible, physically possible, financially feasible, and maximally productive.”

The above definition applies specifically to the highest and best use of the land. Additionally, we shall consider the highest and best use as currently improved. Implied within this definition is the recognition of the contribution of that specific use to the neighborhood environment.

Also implied is that the determination of highest and best use results from the appraiser's judgments and analytical skill, i.e., that the use judged, based on analysis, represents an opinion and not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use could be most probable use. In the context of investment value, an alternative term would be most profitable use.

The analysis of highest and best use considers those uses that are legally permissible or likely, physically possible, financially feasible, and most profitable. According to the PUZ documentation for the area, this property is zoned for mixed use – commercial and industrial and has attributes that indicate a development which relies on accessibility.

With regard to physical possibility, the topography has no significant slopes and the property will be served by normal utility easements. Soil tests were not provided; however, based upon our physical inspection, the subject property appears suitable for most types of industrial developments.

Given the location attributes of the property, the surrounding neighborhoods and the financial feasibility and market potential, it is reasonable to conclude that the Highest and Best Use of the subject property would be best suited for **industrial use**.

## 5. Valuation consideration

### 5.1 Methodology

The market value as defined above represents the base of the appraisal made in this report.

**The approaches used to establish this value were the market approach (direct comparison) and the development approach.**

The methods applied provided for some values that were interpreted by the appraiser and the appraiser's opinion on the market value was formed by putting together all these values.

#### Stages completed

- ⇒ The documentation, based on the documents enclosed here in copy (cadastral documentation, town planning certificate and permit, site plans);
- ⇒ The site inspection, assessment of its characteristics, identification of its potential to comply with the feasible development variants;
- ⇒ The establishment of the limits and hypotheses that represented the base of this report;
- ⇒ Selection of the type of value estimated in this report;
- ⇒ Deduction and estimation of the restrictive conditions specific for the objective to be taken into account in the development of the transaction;
- ⇒ Analysis of all the data collected, interpretation of the results from the point of view of the appraisal;
- ⇒ Application of the appraisal methods deemed as optimal in order to establish the value of the real estate.

The appraisal procedure is consistent with the IVS standards, guidelines and working methodology recommended by ANEVAR.

**ΕΥΑΓΓΕΛΟΣ**  
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### 5.2 Comparison approach (direct valuation)

The purpose of the sales comparison approach is to select the most comparable market sales and then adjust for differences that cannot be eliminated within the selection process. Elements of comparison include property rights, financing terms, conditions of sale (motivation), expenditures immediately after purchase, market conditions (sale date), location, physical characteristics, available utilities, and zoning. The physical characteristics of a parcel of land include its size, shape, frontage, topography, location, and view. Unit prices were expressed as price per square meters unit used in the market.

From the local market we have selected the most comparable offers of similar plots. The market

comparison grids for valuing the land use the most comparative based on similar area properties for subject property.

The comparison criteria taken into account the comparative analysis performed was the price per square meter; therefore, the values obtained are expressed in EUR/sqm. The EURO is considered as the comparison currency because this is the most frequently used currency in the transactions/demand/supply.

**The market approach was used to determine the obtainable price / sqm for the existing plot.**

Based on our analysis of the above data, it is our opinion that the market value for the land is:

## MARKET VALUE:

**1.900.000 € respectively 228 €/sq m.**

crosspoint valuation		Owner		
		ROBIES PROPRIETATI IMOBILIARE SRL.		
		T10, Parcel 20, Bolintin Deal, Giurgiu County Km 25, A1 Highway Bucharest - Pitesti		
		<b>DIRECT COMPARISON</b>		
CRITERIA	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
<b>Transaction - Specific adjustments</b>				
Price		€ 4,560,000	€ 2,122,500	€ 3,500,000
Surface (sqm)	102,498.00 mp	152,000.00 mp	84,900.00 mp	100,000.00 mp
Price/sqm		€ 30	€ 25	€ 35
Transaction/Offer		Offer	Offer	Offer
Adjustment		-20%	-20%	-20%
Adjusted Value (EUR/sqm)		-€ 6	-€ 5	-€ 7
Adjusted Value (EUR/sqm)		24	20	28
<b>1 Ownership rights</b>	Integral	Integral	Integral	Integral
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 24	€ 20	€ 28
<b>2 Financing conditions</b>	Cash / Loan	On the market	On the market	On the market
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 24	€ 20	€ 28
<b>3 Selling conditions</b>	objectives / subjective	Objective	Objective	Objective
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 24	€ 20	€ 28
<b>4 Necessary expenses immediately after purchase</b>	No	No	No	No
Adjustment		0%	0%	0%
Adjusted value		€ 0	€ 0	€ 0
Adjusted value		€ 24	€ 20	€ 28
<b>5 Date</b>	30.06.2019	On the market since Nov 2018	iun.-19	iun.-19
Adjustment		-3%	0%	0%
Adjusted value		-€ 0.72	€ 0	€ 0
Adjusted value		€ 23	€ 20	€ 28

CRITERIA	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	
<b>Property - Specific adjustments</b>					
6	Location	T10, Parcel 20, Bolintin Deal, Giurgiu County Km 25, A1 Highway Bucharest - Pitesti	A1 Parc Logistic West Park, Km23, Ithaca street (near exit)	Ciorogarla, A1 Highway	A1, near Emag, Sano Vita, Nordic Import. Industrial area
	Adjustment		-20%	-20%	-30%
	Adjusted value		-€ 5	-€ 4	-€ 8
7	Access	Asphalted street	Asphalt	Paved road	Asphalt
	Adjustment		0%	10%	0%
	Adjusted value		€ 0	€ 2	€ 0
8	Surface (sqm)	102,498.00 mp	152,000.00 mp	84,900.00 mp	100,000.00 mp
	Land area difference (sqm)		-49,502.00 mp	17,598.00 mp	2,498.00 mp
	Adjustment for land surface (%)		0.00%	0.00%	0.00%
	Adjusted value		€ 0	€ 0	€ 0
9	Utilities	All utilities available at property limit	All utilities available at property limit	All utilities available at property limit	All utilities available at property limit
	Adjustment		0.00%	0.00%	0.00%
	Adjusted value		€ 0	€ 0	€ 0
10	Shape / opening	regular shape, apx. 270 m opening to northern limit (near the highway) and another 2 asphalted openings (E and S) 377,48 m and apx. 255 m	Regular Shape, One opening of 340 m	regular shape, one opening of 206 m	regular shape, 120 m opening
	Adjustment		0%	0%	5%
	Adjusted value		€ 0	€ 0	€ 1
11	Planning	No PUZ required, Planning Certificate available - M2 CUT 1,5, POT 50%	Similar	Similar, industrial area	Similar
	Adjustment		0%	0%	0%
	Adjusted value		€ 0	€ 0	€ 0.0
	NET Adjustment		-€ 5	-€ 2	-€ 7
	NET Adjustment (%)		-22.40%	-10.00%	-25.00%
	GROSS Adjustment		€ 5	€ 6	€ 10
	GROSS Adjustment (%)		22.40%	30.00%	35.00%
	Adjustments no.		2	2	2
	Adjustment value		€ 18.62	€ 18.00	€ 21.00
	ESTIMATED VALUE (EUR/sqm)		€ 18.6		
	ROUNDED ESTIMATED MARKET VALUE		1.900.000		

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Date: 30-Jun-19

- From the market analysis it was found that for industrial lands where there is an obvious availability on the market, considering the large dimensions of the lots, the negotiation margin in the western area is -20%.
- Lately the enthusiasm of developers on the market has calmed down, reaching a point of equilibrium. In the case of comparable 1, an adjustment of -3% was estimated, considering that this offer is on the market from November 2018, with the unadjusted price.
- adjustments were made for location. From the market analysis it was found that for the land in the area, a relevant factor in setting the price is the location compared to the exit on the highway and the distance from Bucharest. Therefore, all 3 comparables are located at a smaller distance from the city and relatively close to the exit of the highway (about 1 km); There have been estimated adjustments between 4 and 8 eur/sq m; Also, for industrial development it is highly

important to have a good efficient acces. There has been estimated a 10% adjustment for comparable 2.

### 5.3 Development approach (residual method)

**The residual method** is used to estimate the value of land or buildings that are going to be developed and/or redeveloped. This is used to attempt to calculate the potential profitability of the property after development. Specifically, the method calculates the **residual land value**, which is the value of the site or land after development has been completed, minus the cost of purchase, plus developing, maintaining, or reselling the land.

The equation for the residual method of valuation in its simplest form is as follows:

$$\text{Land Value} = \text{GDV} - (\text{Construction} + \text{Fees} + \text{Profit})$$

**GDV** = Gross development value

**Construction** = Building and construction costs

**Fees** = Fees and transaction costs

**Profit** = Developers profit required

**Gross Development Value** highlights what the final capital value of the completed development is projected to be when it is eventually sold to an interested party. The GDV part of the residual equation is based on current values and not projected values.

**Build costs and fees** are self-explanatory, with the build costs element including any costs related to the site preparation and construction of the property. The fees element covers things such as payments to professionals who are involved in the process – solicitors, planning consultants, architects, engineers, property agents for example. Other fees such as planning consents, building regulation, agreements etc. should also be included here.

The value resulted by this method was determined based on market information, the documentation made available by the client and after the inspection and investigations carried out in the field. The methodology includes the capitalization of the value of the development project taking into account its expected duration, from which all the necessary costs for development are deducted: development costs, financing, developer costs as well as adjusting the future residual value of the project being executed, to determine the present value his. The calculation is also known as the developer method for estimating the residual value, and assumes that the development project is known and the input variables defined. On the contrary, this method leads to less credible results.

The estimation of the proposed development on the analyzed land started from the urban planning regime of the land, the development project, the development elements and their structure, based on

the information and documents provided by the developer and the information from the building permit / Planning certificate.

## Assumption Analysis

### Development parameters

- Land occupancy (POT) = 50%;
- Total Building rights (Floor area ratio) (CUT) 0.72 - Used CUT (max efficiency no more than 20% vertical development);
- Height regime Gf+1E (partial);
- The rent for industrial new facilities is 4€/sq m, their capitalized value, leads to the gross value of the finalized real estate property; (GROSS DEVELOPMENT VALUE); - yield 9%;
  - o the above values lead to a **GROSS DEVELOPMENT VALUE** of **36.210.493 €**.
- Duration of the project – 2 years:

Estimated average construction hard costs for light industrial: € 300/sq m (upground built area). Total hard costs: **24.298.176 € (apx. 330 €/sqm)**

The cost approach is also based on the following assumptions:

- **Fees**
  - Professional fees for the architect, engineers, planning and other consultants have been estimated at
  - Apx. 10% of the construction cost – **2.165.988 €**
- **Finance**
  - We have made an allowance of 6%/year (over one year) of the total construction cost and professional fees to reflect the cost of finance for building construction.
- **Broker, Lawyer's and Marketing fees**
  - Brokers, solicitors and marketing costs fees upon completion of the buildings were estimated at 5%
- **Developer's Profit**
  - We have allowed 15% of the total construction costs.

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Under these conditions the rounded Value indication is:

**LAND MARKET VALUE = 2.043.500 €**



**Industrial Development - T10, Parcel 20, Bolintin Deal,  
Giurgiu County - Km 25, A1 Highway Bucharest -  
Pitesti**

	%	#	m <sup>2</sup>			
<b>Land area</b>			102,498.00			
<b>Max Building Rights (CUT)</b>		1.5	73,798.56			
<b>Used CUT (max efficiency no more than 20% vertical development)</b>		0.72	73,798.56			
<b>Max Site Coverage (POT)</b>	60%		61,498.80			
<b>1.0 Gross Development Value</b>						
			<b>Euro/ m<sup>2</sup></b>	<b>m<sup>2</sup></b>	<b>Euro</b>	<b>Euro</b>
1.01 Industrial and offices			4.00	x 73,798.56	3,542,331	
1.02 Gross Revenue						3,542,331
1.03 Vacancy rate	5.0%				- 177,117	
1.04 Irrecoverable costs and expenditures	3.0%				- 106,270	
						(283,386)
<b>1.05 Net income</b>						<b>3,258,944</b>
1.06 Industrial Yield - Class A	9.00%					36,210,493
<b>2.0 Gross Development Value Income Producing</b>						<b>36,210,493</b>
<b>3.0 Hard Costs</b>						
3.1 Land preparation and infrastructure	13.6	x	102,498		1,389,873	
3.11 Natural gas	2.0	x	73,799		147,597	
3.12 Water supply	2.0	x	73,799		147,597	
3.13 Power supply	2.0	x	73,799		147,597	
3.14 Waste management	2.0	x	73,799		147,597	
3.15 Internal roads & parking	30.0	x	16,400		491,990	
3.16 Landscaping	15	x	20,500		307,494	
3.2 Demolition costs	15	x	51,249		768,735	
3.4 Industrial construction isolated panes	300	x	73,799		22,139,568	
	329.3					24,298,176
<b>4.0 Soft Costs</b>						
4.1 Architecture & Engineering	5.50%			of hard costs	1,336,400	
4.2 Permits and Checks	1.50%			of hard costs	343,625	
4.3 Project Management	2.00%			of hard costs	485,964	
						2,165,988
<b>5.0 Marketing</b>						
5.1 Marketing @	1.00%			of gross revenue	362,100	
5.2 Sale Agent's fees @	1.50%			of gross revenue	543,150	
						1,231,144
<b>6.0 Other costs</b>						
6.1 Legal and accounting	1.50%			of gross revenue	543,150	
6.2 Insurance	0.15%			of hard costs	36,447	
						579,597
<b>7.0 Contingencies</b>						
7.1 @ Soft costs	3.00%			of soft costs	119,302	
7.2 @ Hard costs	3.00%			of hard costs	728,945	
						848,247
<b>8.0 Development Financing Costs</b>						
8.1 Total Budget	100.0%				29,123,152	
8.3 Financed amount	60.00%				17,473,891	
8.4 Commissions	0.30%					52,422
8.5 Interest @	6.00%					
for (years)		1.00				
applied to (%) of cost/ time	50.00%					524,217
						576,638
<b>9.0 Estimated Development Cost</b>						<b>29,699,791</b>
<b>10.0 Total Project Profit</b>						<b>4,454,969</b>
15% (applied to total development costs)						
<b>TOTAL DEVELOPMENT COST</b>						<b>34,154,760</b>
11.0 RESIDUAL VALUE		in 2 years				2,055,734
11.1 RESIDUAL VALUE		Euro/ m <sup>2</sup>				27.86
minus						
11.2 Financial cost - Land acquisition		in 2 years	@	0.30%		0.994
<b>DISCOUNTED RESIDUAL VALUE OF THE LAND</b>						<b>2,043,500</b>
12.0		Unitary discounted residual value of the land				19.94

## 6. Conclusions

Based on the site inspection, as well as an analysis of the provided documents and the local market, we have arrived to the following conclusions:

- The site is situated located in Baneasa area, in the northern part of Bucharest.
- The development of the area is mainly high end residential;
- The real estate market for this segment is dynamic. The price is usually not the only deciding characteristic for buyers, additional services provided being a plus.

According to the analysis provided above, we applied two valuation approaches, the market and the income approach, which we considered the most adequate for this type of property.

**MARKET VALUE - 1.900.000 €**

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## Certification

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report. All the informations presented in the report are accurate.

I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.

The valuation fee has no connection with the statement of a specific value, or range of values in favour of the client.

I personally inspected the property. No one other than the undersigned or typical comparable data exchanges among appraisers provided significant professional assistance in research to the undersigned. The undersigned prepared the analyses, conclusions, and opinions concerning real estate that are set forth in this appraisal report.

The undersigned hereby certifies that to the best of my knowledge and belief, the statements of fact contained within this report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct; also, this report sets forth all the Limiting Conditions affecting the analyses, opinions and conclusions contained within this report; also, this report has been prepared in conformity with and is subject to the requirements of the Code of Ethics and International Valuation Standards adopted and recommended by the National Association of Romanian Appraisers (ANEVAR);

The appraisal assignment was not based on a requested minimum valuation, a specified valuation, or the approval of a loan. At the date of the valuation, the undersigned valuer is an ANEVAR member, and fulfills all the requirements of the professional qualification to undertake this valuation.

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MRICS Cosmin Grecu  
ANEVAR Certified Real Estate Valuer  
Managing Partner  
Crosspoint Valuation



Daiana – Alecsandra Nistor  
ANEVAR Certified Real Estate Valuer  
Head of Advisory  
Crosspoint Valuation

**Property Photos**

**NORTH WEST LIMIT**



**EASTERN LIMIT**



**ΕΥΑΓΓΙ**

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Λεωφ. Κηφισίας  
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**South**



**ΜΑΡΤΑΡΙΤΗΣ**  
**ΓΡΟΠΟΣ**  
**ΕΛΛΙΣ Α.Ε.**  
Golden Hall 15123 Μαρούσι  
- Κηφ.: 694 60 82 584  
landadev.com

**Comparables**

**4.56 million EUR**

30 EUR / sqm

Commission: sell: 1%

**BUCHAREST – PITESTI HIGHWAY - A1 Exit Km 23**  
**152,000 m2 (15.2 ha's)**  
**COMMERCIAL, LOGISTICS, INDUSTRIAL SITE**  
**FOR SALE**

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152000 sqm | fs 340 m | intravenous | Building

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EXCLUSIVITY NOVA SRL **PRO**

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**REQUEST DETAILS**

**Details**

Exclusivity Nova will propose for sale a land located on the A1 Motorway with the PUZ approved for - LOGISTIC PARK WEST Park A1 Exit Km 23

Area: 152,000 m2

The land is located on the A1 - Bucharest - Pitesti highway at km. 21

Accession:

Exit A1 at km 23, on Ithaca Street - parallel to the highway (concrete road up to 300 m of land)

Dimensions:

an opening 340 m on the parallel road with the A1 Motorway

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**Τηλ.: 210**  
**em:**

or depth: 440 m

CPU approved

POT = 50%, Hmax = 13 m

The PUZ provides the destination of: LOGISTIC PARK and light industry, clean

Height regime: 13

## Characteristics

Land area	152000 sqm	Land type	construction
Road front	340 m	Land classification	urban
POT	50%	Construction on land	No
Height regime	13 m		
Source of urbanism	Urbanism Certificate		

## Specifications

### Utilities

- The water
- Gas
- Current
- Three phase current

### Other area details

- Arranging streets

### neighborhood

In the county road, the motorway

### Other details

Compartmentalization details: Exclusivity Nova will offer for sale a land located on the A1 Motorway with PUZ approved for - WEST LOGISTIC Park A1 Park Exit Km 23

Area: 152,000 m<sup>2</sup>

The land is located on the A1 - Bucharest - Pitesti highway at km. 21

### Access

an Exit A1 at km 23, on Ithaca Street - parallel to the highway (concrete road up to 300 m of land)

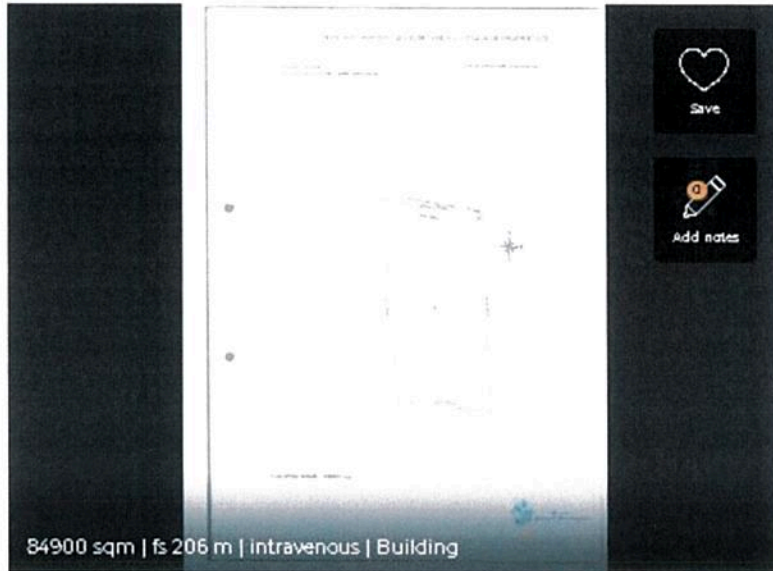
### Dimensions

an opening 340 m to the road parallel to the A1 Highway

depth 440 m

**2.1225 million EUR**

Commission: Standard



84900 sqm | fs 206 m | Intravenous | Building



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**PATRIK'S HOMES & DEVELOPMENT** (PRO)

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**REQUEST DETAILS**

### Details

We offer for sale a land ideally located on the Bucharest-Pitesti highway in the most developed area of logistics spaces.

### Characteristics

Land area	84900sqm	land type	construction
Road front	206 m	land classification	urban
Pl. fronts	1	Construction on land	No

### Specifications

#### Utilities

- Utilities in the area

#### Other area details

- Street layout: cobbled

EYA

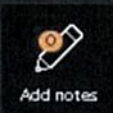
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Τηλ.: 2





Property brokered exclusively by the agency TC CASA NOUA IMOBILIARE

**3,500,000 EUR**



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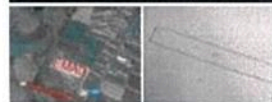
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**REQUEST DETAILS**



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**Details**

Tc Casa Noua Imobiliare

Extraordinary investment opportunity!

All the documents in good condition, opinions taken for a future deposit, certificate of perfect urbanism.

Land intruding!

Possible mixed activity (Offices, Company Headquarters, Food and Non-Food Trade, Warehouse etc)

It will propose you a land on the Bucharest Pitesti Highway, which can be used for warehouse or industrial / commercial activity.

The developed area near the outlying terrain and the warehouse Emag, Sano Vita, Nordic Import.

**ΟΣ ΜΑΡΓΑΡΙΤΗΣ**

**ΙΚΗΓΟΡΟΣ**

**DA MALLS A.E.**

Αττική Golden Hall) 15123 Μαρούσι

5-418- Κιν.: 694 60 82 584

it.is@lamdadev.com

Open 120mp

Total area 100000sqm

The access can be done on 2 roads (asphalt).

The land is sold whole lot, not parceled.

### Characteristics

Land area	100,000 sqm	Land type	construction
Road front	120 m	Land classification	urban
Nr fronts	1	Construction on land	No
POT	50%		
Height regime	18 m		
Source coop. town planners	PUG		

### Specifications

#### Utilities

- Utilities in the area

#### Other area details

- Street layout : asphalted , paved , concrete

#### Vices

Without any vices

#### Other details

Perfect land for investment, very easy access.

#### Acts, notices

Construction of Storage Hall

**ΕΥΑΓΓΕΛΟΣ  
ΔΙΚΙ  
LAMDA**  
Λεωφ. Κηφισίας 37Α (en)  
Τηλ.: 210 68 85 41  
emargaritis

# ACT DE COMASARE

Subscrisa **S.C. ROBIES PROPRIETAȚI IMOBILIARE S.R.L.**, persoană juridică de drept privat român, cu sediul în București, Intr. Bitolia nr. 65, parter, sectorul 1, înmatriculată la Registrul Comerțului sub nr. J40/21072/18.12.2006, C.U.Î. 19939950, atribut fiscal R, prin administrator, **KARLOS XENOFON**, cu domiciliul în Grecia, Atena, str. 28 Octombrie 177, în calitate de proprietara a **terenurilor** situate în **intravilanul comunei Bolintin Deal, județul Giurgiu**, după cum urmează:

- teren în suprafață totală de **7.498,00 (șapte mii patru sute nouăzeci și opt) m.p.** situat în **comunei Bolintin Deal, județul Giurgiu**, înscris în **C.F. nr. 2597/N a localității Bolintin Deal**, cu **nr. cadastral 2457**, dobândit prin cumpărare conf. Contractului de vânzare-cumpărare aut. sub nr. 1540/14.09.2007 de BNP Oprea Alexandra Rodica;

- teren în suprafață totală de **95.000,00 (nouăzeci și cinci mii) m.p.**, situat în **comunei Bolintin Deal, județul Giurgiu**, înscris în **C.F. nr. 1980/N a localității Bolintin Deal**, cu **nr. cadastral 1578-1582-1583-1584-1588-1589-1661-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959**, dobândit prin cumpărare, conform Contractului de vânzare-cumpărare aut. sub nr. 2528/21.12.2006 de BNP Maria Gabura, am hotărât comasarea acestora într-o singură proprietate, după cum urmează:

Imobil compus din teren în suprafață totală, reală și fizică, de **102.498,00 (unasută două mii patru sute nouăzeci și opt) m.p.** situat în **comuna Bolintin Deal, județul Giurgiu**, având **nr. cadastral 2457-1578-1582-1583-1584-1588-1589-1661-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959**.

Imobilul descris mai sus va avea un singur număr cadastral și se va înscrie într-o singură Cartea Funciară, pe numele proprietarei cu titlul de comasare.

Actul a fost evaluat în vederea taxării lui, conf. Expertizei C.N.P.B. la suma de **581.200,00 Lei**.

Pentru prezentul act s-au eliberat Extrasele de Carte Funciară nr. 47097 și nr. 47099, toate înregistrate la O.C.P.I. județul Ilfov la data de 26.10.2007 și certificatul de urbanism nr. 216/24.10.2007 eliberat de Primăria comunei Bolintin Deal, județul Ilfov.

Actul s-a întocmit, la Biroul Notarului Public **OPREA ALEXANDRA RODICA**, în 7 exemplare, azi data autentificării

SEMNĂTURA



APTELE

S.C.  
ROBIES PROPRIETAȚI  
IMOBILIARE S.R.L.  
CUI 19939950  
J40/21072/18.12.2006

ROMANIA  
BIROUL NOTARULUI PUBLIC  
OPREA ALEXANDRA RODICA  
SEDIUL Calea Grivitei, nr. 148, sc. A, ap. 3,  
Bucuresti  
- 971 -

**ÎNCHEIERE DE AUTENTIFICARE Nr. 1875**  
Anul 2007 luna octombrie ziua 31

În fața mea **OPREA ALEXANDRA RODICA** notar public la sediul biroului s-a prezentat **KARLOS XENOFON**, cu domiciliul în Grecia, Atena, str. 28 Octombrie 177, identificat prin Pașaport seria AB nr. 4358013 eliberat de autoritățile din Grecia la data de 03.01.2007, valabil până la data de 02.01.2012, în calitate de administrator al **S.C. ROBIES PROPRIETAȚI IMOBILIARE S.R.L.**, cu sediul în București, Intr. Bitolia nr. 65, parter, sectorul 1, înmatriculată la Registrul Comerțului sub nr. J40/21072/18.12.2006, C.U.Î. 19939950, atribut fiscal R, care, după citirea actului, a consimțit la autentificarea prezentului înscris și a semnat toate exemplarele.  
În temeiul art.8 lit.b din Legea nr.36/1995

**SE DECLARĂ AUTENTIC PREZENTUL ÎNSCRIS**

S-a perceput onorariul de 1.300,00 lei cu bon fiscal nr. 3122/31.10.2007.

NOTAR PUBLIC,  
OPREA ALEXANDRA RODICA



ΕΥΑΓΓΕΛ  
Δ  
LAM  
Λεωφ. Κηφισίας 3'  
Τηλ.: 210 68 8  
emarga



Nr.cerere: 48978  
Ziua: 14  
Luna: 11  
Anul: 2007

OFICIUL DE CADASTRU ȘI PUBLICITATE IMOBILIARĂ GIURGIU  
BIROUL DE CADASTRU ȘI PUBLICITATE IMOBILIARĂ GIURGIU

EXTRAS DE CARTE FUNCİARĂ  
pentru  
INFORMARE

Cartea funciară cu nr.2806/N

Comuna/Oraș/Municipiu: **BOLINTIN DEAL**

A. Partea I

Nr.crt.	Nr.cadastral	Descrierea imobilului	Suprafața în mp.	Observații
I	2457-1578-1582-1583-1584-1588-1589-1661-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959.	TEREN INTRAVILAN IN SUPRAFATA DE 102498 M.P., SITUAT IN COMUNA BOLINTIN DEAL, JUDETUL GIURGIU.	102498 M.P.	TRANSCRIS DIN CF 1980/N SI CF 2597/N

B. Partea a II-a

Nr.crt.	Înscrieri privitoare la proprietate	Observații
I.	SC ROBIES PROPRIETATI IMOBILIARE SRL - 1/1 parte CU SEDIUL IN MUNICIPIUL BUCURESTI IN TR. BITOLIA NR. 65, PARTER, SECTOR 1 - ALIPIRE: ACT - ACT DE COMASARE NR. 1875/2007; - DREPT DE PROPRIETATE, BUN PROPRIU; - INCHEIEREA NR. 48978/2007	

C. Partea a III-a

Nr.crt.	Înscrieri privitoare la sarcini	Observații
	NU SUNT	

Certific că prezentul extras corespunde întru totul cu pozițiile în vigoare din cartea funciară originală, din prețuia eliberării acestuia, păstrată de acest birou.

Prezentul extras de carte funciară poate fi utilizat, conform cererii, în "personal" și NU este valabil la încheierea actelor autentificate de notarul public.

S-a achitat tariful de \*lei, prin chitanța nr \*/2007, pentru serviciul de publicitate imobiliară cu codul nr. 11.7

C.C.P.I. GIURGIU

Asistent - registrator

REGISTRAR  
S.A.E.  
1120-13123  
604 60 82 584  
www.ancp.ro

**EXTRAS DE CARTE FUNCİARĂ  
PENTRU INFORMARE**

Carte Funciară Nr. 33404 Bolintin-Deal



**A. Partea I. Descrierea imobilului**

**TEREN** Intravilan

Nr. CF vechi:2806/N

**Adresa:** Loc. Bolintin-Deal, Jud. Giurgiu

Nr. Crt	Nr. cadastral Nr. topografic	Suprafața* (mp)	Observații / Referințe
A1	CAD: 2457-1578- 1582-1583-1584- 1588-1589-1661- 1950-1951-1952- 1953-1954-1955- 1956-1957-1958- 1959	Din acte: 120.498 Masurata: 102.498	

**B. Partea II. Proprietari și acte**

Înscrieri privitoare la dreptul de proprietate și alte drepturi reale	Referințe
<b>48978 / 06/11/2007</b>	
Act Alipire nr. comasare nr. 1875 din 2007 emis de BNP;	
B1	A1
Intabulare, drept de PROPRIETATE alipire, dobandit prin Conventie, cota actuala 1/1	
1) <b>SC ROBIES PROPRIETATI IMOBILIARE SRL</b> , cu sediul in Bucuresti, intr. Bitolia, nr. 65, parter, sector 1	
OBSERVATII: (provenita din conversia CF 2806/N)	

**C. Partea III. SARCINI .**

Inscrieri privind dezmembrămintele dreptului de proprietate, drepturi reale de garanție și sarcini	Referințe
NU SUNT	

**ΕΥΑΓΓΕΛΑΚ  
ΔΙΙ  
ΛΑΜΔ,**  
Λεωφ. Κηφισίας 37Α ( )  
Τηλ.: 210 68 85 4  
emargariti

**Anexa Nr. 1 La Partea I****Teren**

Nr cadastral	Suprafața (mp)*	Observații / Referințe
CAD: 2457-1578-1582-1583-1584-1588-1589-1661-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959	Din acte: 120.498 Masurata: 102.498	

\* Suprafața este determinată în planul de proiecție Stereo 70.

**DETALII LINIARE IMOBIL**

*Geometria pentru acest imobil nu a fost găsită.*

**Date referitoare la teren**

Nr Crt	Categorie folosință	Intra vilan	Suprafața (mp)	Tarla	Parcelă	Nr. topo	Observații / Referințe
1	arabil	DA	102.498	-	-	-	

Certific că prezentul extras corespunde cu pozițiile în vigoare din cartea funciară originală, păstrată de acest birou.

Prezentul extras de carte funciară este valabil la autentificarea de către notarul public a actelor juridice prin care se sting drepturile reale precum și pentru dezbaterea succesiunilor, iar informațiile prezentate sunt susceptibile de orice modificare, în condițiile legii.

S-a achitat tariful de 20 RON, -Online nr.7168/13-03-2019 în suma de 20, pentru serviciul de publicitate imobiliară cu codul nr. 272.

Data soluționării,  
15-03-2019

Data eliberării,  
\_\_/\_\_/\_\_

Asistent Registrator,  
IULIANA FRUMUSELU

(parafa și semnătura)

Referent,

(parafa și semnătura)

JUDETUL GIURGIU  
 PRIMARIA MUNICIPIULUI/ORASULUI/COMUNEI BOLINTIN DEAL  
 Primar

Nr. 2497 din 01.04.2019.

## CERTIFICAT DE URBANISM

Nr. 37 din 01.04.2019.

In scopul : Instrainare teren.

Ca urmare a cererii adresate de(1) S.C Robies Proprietati Imobiliare S.R.L.

cu domiciliul/sediul (2) in judetul, - municipiul/orasul/

comuna Bucuresti satul/sectorul 1.

cod postal - strada Sos. Bucuresti-Ploiesti nr 7A bl. - sc - et 4 ap -.

ap - telefon/fax - e-mail -.

inregistrata la nr. 2497 din 14.03 20 19.

pentru imobilul – teren si/sau constructii – situat in judetul Giurgiu.

municipiul/orasul/comuna Bolintin - Deal satul/sectorul Bolintin Deal.

cod postal 087015 strada Ithaca nr. - bl - sc - et - ap -.

sau identificat prin(3) \_\_\_\_\_.

Plan amplasament ; Plan incadrare in zona ; \_\_\_\_\_.

In temeiul reglementarilor documentatiei de urbanism nr 85 / 2006, faza  
 PUG/PUZ/PUD , aprobata cu Hotararea Consiliului Judetean/Local al comunei Bolintin Deal  
 nr. 60 ./ 21.09.2009.

## SE CERTIFICA

### I. REGIMUL JURIDIC

Terenul ,cu nr. cad.2457-1578-1582-1583-1584-1588-1589-1661-1950-1951-1952-1953-1954-1955-  
 -1956-1957-1958-1959 areo suprafata de 120498 mp din acte si o suprafata de 102498 din masuratorile  
 cadastrale , este situa in intravilanul localitatii conform P.U.G aprobat prin H.C.L. nr. 60/21.10.2009 .

Restrictii: - nu sunt inscrieri privitoare la sarcini conform extras CF cu nr.33404 din data de 05.02.2019 .

Terenul in cauza nu este si nu se afla in zona de influenta a monumentelor istorice \_\_\_\_\_.

(1)Numele si prenamele solicitantului

(2)Adresa solicitantului

(3)Date de identificare a imobilului



## 2. REGIMUL ECONOMIC

Flosinta actuala : intravilan arabil conform extras CF nr.33404 din data de 05.02.2019

-teren intravilan conform PUG aprobat prin HCL nr.60/21.10.2009

Destinatie : conform prevederilor P.U.G terenul in cauza se afla intr-o zona mixta M , subzona M2

Alte prevederi conform H.C.L ori H.C.J. cu privire la zona in care se afla imobilul – nu sunt

Nu sunt reglementari fiscale deosebite

## 3. REGIMUL TEHNIC

3.1 Informatii conform P.U.G, P.U.Z ori P.U.D : - conform PUG aprobat prin Hotararea Consiliului

Local Bolintin – Deal terenul in cauza se afla intr-o zona de mixta M

3.2 Subzona : - subzona M2 ,subzona mixta

Utilizari admise : - activitati industriale si depozitare ( parcuri logistice , parcuri tehnologice , parcuri industriale ) - hale de prezentare de tip „ showroom „ - comert ( unitati comerciale de tip mall , magazine , mici , hipermarket, supermarket ) - depozitare en-gros - activitati manufacturiere - servicii ( hotel , motel , restaurant ) - birouri , sedii ale unor firme , servicii pentru interprinderi , proiectare , consultanta in diferite domenii si alte servicii profesionale - sedii ale unor organizatii politice , profesionale - spatii verzi amenajate - spatii libere pietonale - parcaje la subsol si subteran

Utilizari permise conditionat :-se interzice localizarea restaurantelor care comercializeaza bauturi alcoolice la o distanta mai mica de 100 metri de servicii si echipamente publice si de biserici – pentru orice utilizari se va tine seama de conditiile geotehnice si de zonare seismica

Utilizari interzise : - se interzice localizarea unitatilor care nu se inscriu in profilul zonei sau pot incomoda functionarea acesteia – se interzice localizarea activitatilor poluante si care prezinta risc tehnologic – lucrari de terasament de natura sa afecteze amenajarile din spatiile publice si constructiile de pe parcele adiacente- se interzice amplasarea locuintelor si functiuni complementare locuirii ( unitatilor de invatamant prescolar , scolar si gimnazial , a serviciilor publice sau de interes general si a spatiilor pentru sport in interiorul limitelor in care poluarea depaseste CMA )

3.3 Regimul de aliniere a terenului si constructiilor fata de drumurile publice : -echipamentele publice vor fi retrase de la aliniament cu minimum 6.00 - 10.00 metri sau vor fi dispuse pe aliniament in functie de caracterul strazii , de profilul activitatii si de normele specifice existente , dar nu mai putin de 6.00 metri fata de axul drumului – in cazul in care cladirile de pe parcelele adiacente prezinta calcane este obligatorie alipirea la acestea – cladirile care alcatuiesc fronturi continue vor avea o adancime fata de aliniament care nu va depasi 20.00 metri ( posterior )

3.4 Retrageri si distante fata de proprietatile vecine : -retragerile fata de limitele laterale ale parcelei va fi , de minim jumătate din înălțimea la cornisa a clădirii , dar nu mai puțin de 5.00 metri – retragerea fata de , limitele posterioare ale parcelei va fi de minim jumătate din înălțimea la cornisa a clădirii , dar nu mai puțin de 5.00 metri – clădirile se vor alipi de calcanele clădirilor învecinate dispuse pe limitele laterale ale parcelelor pana la o distant de maxim 20.00 metri de la aliniament – în cazul în care parcela se învecineaza numai pe una dintre limitele laterale cu o clădire avand calcan pe limita de proprietate , iar pe cealalta latura se învecineaza cu o clădire retrasa de la limita lateral a parcelei si avand pe fatada lateral ferestre , noua clădire se va alipi de calcanul existent , iar fata de limita opusa se va retrage obligatoriu la o distantă egala cu jumătate din înălțime , dar nu mai puțin de 3.00 metri , în cazul în care aceasta limita separa zona rezidentiala , de o functiune publica sau de o biserica , distantă se majoreaza la min. 5.00 metri – se interzice construirea pe limita parcelei daca aceasta constituie linia de separatie dintre zona mixta si zona rezidentiala , o functiune publica sau o biserica , cazuri în care se admite realizarea noilor clădiri numai cu o retragere fata de limitele laterale ale parcelei egala cu jumătate din înălțimea la cornmisa , dar nu mai puțin de 5.00 metri – distantă dintre clădirea unei biserici si limitele laterale si posterioare ale parcelei este de minim 10.00 metri – în cazul clădirilor comerciale si de productie se admite regimul compact de constuire cu conditia respectarii celorlalte prevederi ale regulamentului

3.5 Elemente privin volumetria si/aspectul general al clădirilor :-aspectul clădirilor va fi subordonat cerintelor specifice unei diversitati de functiuni si exprimari prestigiului investitorilor , dar cu conditia realizarii unor ansambluri compositionale care sa tina seama de particularitatile sitului, de caracterul general al zonei si de arhitectura clădirilor din vecinatate cu care se afla în relatii de co-vizibilitate

3.6 Înălțimi ale constructiilor : - înălțimea maxima admisibila în planul fatadei nu va depasi 28.00 metri la cornisa , poate fi adaugat suplimentar un nivel , cu conditia retragerii acestora dupa o linie la 45° în plan vertical fata de planul fatadei –pentru clădiri cu functiuni de depozitare si industrial , înălțimea maximaadmisibila în planul fatadei a halelor nu va depasi 20.00 metri de la cornisa / atic – în intersectii, zone importante din punct de vedere spatial-urbanistic , nesustinite de capete de perspective , se admit punctual accente vertical

3.7 Procentul maxim de ocupare al terenului P.O.T : - P.O.T maxim = 60%

3.8 Coeficientul maxim de utilizare a terenului C.U.T : - C.U.T maxim = 4,8 mp ( ADC / mp.teren ) pentru functiunile de servicii , birouri – C.U.T volumetric maxim ( mc/mp.teren ) = 12 pentru hale industriale si depozitare sau conform PUZ

3.9 Echipare cu utilitati existente : - retea de distributie energie electrica

3.10 Circulatia pietonilor si autovehiculelor , parcaje si numarul acestora : - parcela este construibila daca, are asigurat un acces carosabil de minim 5.00 m latime dintr-o circulatie publica in mod direct – pentru functiunile industriale si de depozitare trebuie asigurat un acces carosabil de minim 7.00 metri latime - pentru asigurarea accesului autovehiculelor de stingere a incendiilor in curtea posterioara , distanta dintre cladire si una din limitele laterale va fi de minim 3.00 metri – se pot realiza pasaje si curti comune, private sau accesibile publicului permanent sau numai in timpul programului de functionare precum si pentru accese de serviciu – in toate cazurile este obligatorie asigurarea accesului in spatiile publice a persoanelor handicapate sau cu dificultati de deplasare

3.11 Tipuri de documentatii de urbanism solicitate : - nu este cazul

3.12 Caracteristici ale parcelelor:-se recomanda lotizarea terenului in parcele avand minim 5000 mp si un front la strada de minim 20.00 metri

3.13 Imprejmirile spre strada vor fi transparente , cu inaltime de minim 2.00 metri din care un soclu de 0.6 m si dublate cu gard viu – portile de intrare vor fi retrase fata de aliniament pentru a permite stationarea vehiculelor tehnice inainte de admiterea lor in incinta , pentru a nu incomoda circulatia pe drumurile publice - spatiile comerciale si alte servicii retrase de la aliniament pot fi lipsite de gard , pot fi separate cu borduri sau cu garduri vii si pot fi utilizate ca terase pentru restaurante , cafenele

Prezentul certificat de urbanism poate fi utilizat / nu poate fi utilizat in scopul declarat (4) pentru / Intrucat :

#### Instrainare teren

**CERTIFICATUL DE URBANISM NU TINE LOC DE  
AUTORIZATIE DE CONSTRUIRE/DESFIINTARE  
SI NU CONFERA DREPTUL DE A EXECUTA  
LUCRARI DE CONSTRUCTII**

#### 4. OBLIGATII ALE TITULARULUI CERTIFICATULUI DE URBANISM:

In scopul elaborarii documentatiei pentru autorizarea executarii lucrarilor de constructii – de construire/de desfiintare-solicitantul se va adresa autoritatii competente pentru protectia mediului: **AGENTIA PENTRU PROTECTIA MEDIULUI GIURGIU**

In aplicarea Directivei Consiliului 85/337/CCE privind evaluarea efectelor anumitor proiecte publice si private asupra mediului , modificata prin Directiva Consiliului 97/11/CE si prin Directiva Consiliului si Parlamentului European 2003/35/CE privind participarea publicului la elaborarea anumitor planuri si programe in legatura cu mediul si modificarea cu privire la participarea publicului si accesul la justitie , a Directivei 85/337/CEE si a Directivei 96/61/CE prin certificatul de urbanism se comunica solicitantului obligatia de a contacta autoritatea teritoriala de mediu pentru ca aceasta sa analizeze sis sa

decida , dupa caz, incadrarea/neincadrarea proiectului investitiei publice /private in lista proiectelor supuse evaluarii impactului asupra mediului .

In aplicarea prevederilor Directivei Consiliului 85/337/CEE, procedura de emitere a acordului de mediu se desfasoara dupa emiterea certificatului de urbanism , anterior depunerii documentatiei pentru autorizarea executarii lucrarilor de constructii la autoritatea administratiei publice competente.

In vederea satisfacerii cerintelor cu privire la procedura de emitere a acordului de mediu , autoritatea competenta pentru protectia mediului stabileste mecanismul asigurarii consultarii publice, centralizarii optiunilor publicului si a formularii unui punct de vedere oficial cu privire la realizarea investitiei in accord cu rezultatele consultarii publice.

In aceste conditii:

Dupa primirea prezentului certificate de urbanism , titularul are obligatia de a se prezenta la autoritatea competenta pentru protectia mediului in vederea evaluarii initiale a investitiei si stabilirii necesitatii evaluarii efectelor acesteia asupra mediului. In urma evaluarii initiale a investitiei se va emite actul administrativ al autoritatii competente pentru protectia mediului.

In situatia in care autoritatea competenta pentru protectia mediului stabileste necesitatea evaluarii efectelor investitiei asupra mediului , solicitantul are obligatia de a notifica acest fapt autoritatii administratiei publice competente cu privire la mentinerea cererii pentru autorizarea executarii lucrarilor de constructii

In situatia in care , dupa emiterea certificatului de urbanism ori pe parcursul derularii procedurii de evaluare a efectelor investitiei asupra mediului , solicitantul renunta la intentia de realizare a investitiei acesta are obligatia de a notifica acest fapt autoritatii administratiei publice competente.

#### 5. CEREA DE EMITERE A AUTORIZATIEI DE CONSTRUIRE /DESFIINTARE VA FI INSOTITA DE URMATOARELE DOCUMENTE :

a) Certificatul de urbanism  
b) Dovada titlului asupra imobilului , teren si/sau constructii , sau dupa caz, extrasul de plan cadastral actualizat la zi si extrasul de carte funanciara de informare actualizat la zi, in cazul in care legea nu dispune altfel (copie legalizata )

c) Documentatie tehnica , dupa caz :

[ ] D.T.A.C [ ] D.T.A.D [ ] D.T.O.E

d) Avizele si acordurile stabilite prin certificatul de urbanism :

d1) Avize si acorduri privind utilitatile urbane si infrastructura :

[ ] alimentare cu apa [ ] gaze naturale  
[ ] canalizare [ ] telefonizare  
[ ] alimentare cu energie electrica [ ] salubritate  
[ ] alimentare cu energie termica [ ] transport urban

Altele

[ ] [ ]

d.2. Avize si acorduri privind :

[ ] securitatea la incendiu : [ ] apararea civila  
[ ] sanatatea populatie

d.3.avize/acorduri specifice ale administratiei publice centrale si/sau ale serviciilor descentralizate ale acestora

d.4. Studii de specialitate :


e) actul administrativ al autoritatii competente pentru protectia mediului [ ]

f) dovada privind achitarea taxelor legale

Documentele de plata ale urmatoarelor taxe :

Prezentul certificat de urbanism are valabilitate de 6 luni de la data emiterii .

PRIMAR ,  
(numele si prenumele,  
semnatura )  
L.S.  
Emilian BANICA

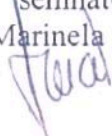


SECRETAR ,  
( numele si prenumele  
semnatura )

Neluta GRIGORE



ARHITECT SEF\*)  
( numele si prenumele ,  
semnatura )  
Alina-Marinela DANCIU



Achitat taxa de : 507.49 lei , conform chitantei nr 1677 din 14.03.2019 .

Prezentul certificat de urbanism a fost transmis solicitantului direct/prin posta la data de \_\_\_\_\_ 2019 .

Impreuna cu Dispozitia nr. 196 de la 14.03.2019 a Primarului comunei

\*) Se va semna de arhitectul sef sau de persoana cu responsabilitate in domeniul amenajarii teritoriului si urbanismului dupa caz

PLAN DE AMPLASAMENT SI DELIMITARE A IMOBILULUI  
Scara 1:1000

Nr. Cadastral	Suprafata masurata	Adresa Imobilului
	102498 mp	T. 10, P. 20, Bolintin Deal, jud. Giurgiu
Acta Funciara Nr.	UAT	Bolintin Deal

NC 247-1578-1582-1583  
1584-1588-1589-1661  
1950-1951-1952-1953  
1954-1955-1956-1957  
1958-1959



**ANEXA LA CERTIFICATUL DE URBANISM**

Arhitect șef  
O.C.P.I. Giurgiu  
Verificat  
**Viorel Măneci**  
Data 22.10.2007  
Semnătura



7913 3001809  
01.02.2019  
PRASCIVNESCU

A. Date referitoare la teren			
Categoria de folosinta	Suprafata din masuratori (mp)	Valoare de Impozitare LEI	Mentluni
A	102498 mp		TERENUL ESTE NEIMPREJMIUIT
	102498 mp		

B. Date referitoare la constructii			
Suprafata constructia la sol (mp)	Valoare de Impozitare LEI	Mentluni	
		Oficiul de Cadastru și Publicitate Imobiliară Giurgiu. Nume și Prenume: Costea Bădeu Funcția: Subinginer	

INVENTAR DE COORDONATE  
SISTEM DE PROIECTIE STEREOGRAFIC 1970

563324.055	330375.948
563326.199	329919.313
563328.677	329988.699
563318.960	329981.602
563333.187	329994.119
563333.074	330004.883
563315.657	330164.614
563338.240	330324.345
563352.735	330348.401
563356.984	330353.606
563319.712	330355.839
563311.997	330357.565
563341.874	330358.962
563343.093	330361.508
563336.008	330372.009
563343.565	330374.914

Executant  
SC CADA-TOPO-PLAN SRL  
Ing. Padurariu Radu Ion  
Data: Iulie 2007

CERTIFICAT DE AUTORIZARE  
Seria B Nr. 3016  
Categoria D  
PADURARIU RADU ION

Se confirma suprafata din masuratori si introducerea imobilului in baza de date  
Parafa  
Seranălura si data  
Stampila BCPI

Suprafata totala masurata=102498mp  
Suprafata din act=102498mp

2008 Aiu Baza de Ape Ochi Giurgiu

nr. CN (33404) (2457-1578-1582-1583-1584-1588-161-  
-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959

CAT BOL. DE AC

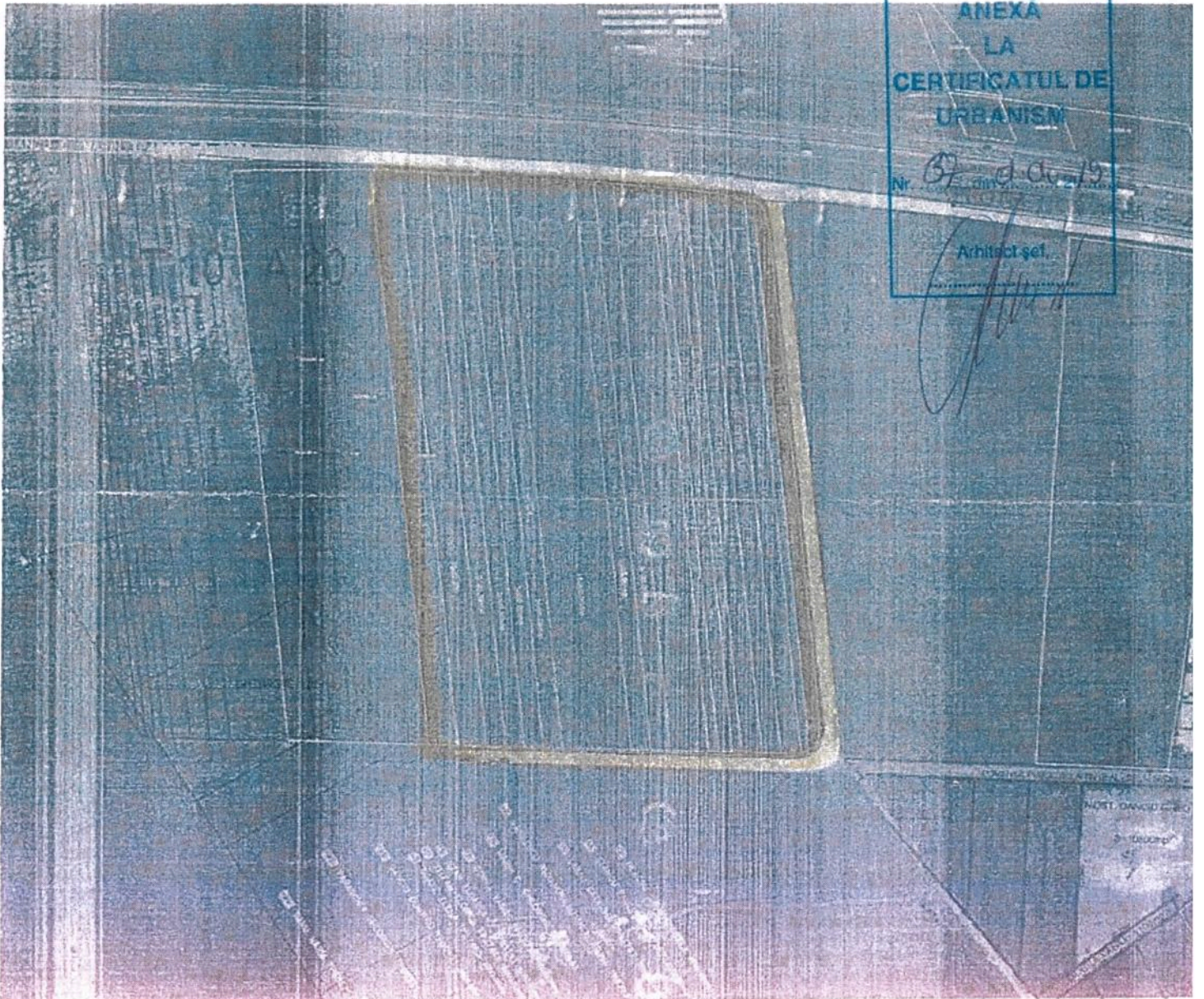
Oficiul de Cadastru și Planificarea Teritoriului Giurgiu  
Nume și Prenume: Costel Popescu  
Funcția: Subinginer *[Signature]*

JUDEȚUL GIURGIU  
PRIMĂRIA COMUNEI  
BOLINTIN DEAL

ANEXĂ  
LA  
CERTIFICATUL DE  
URBANISM

Nr. *07* din *19* / *2008*

Arhitect șef *[Signature]*



APITHE

Str. 131, Miercurea  
Telefon: 0238 582 584  
www.apithe.com

Ακριβές φωτοτυπικό αντίγραφο  
από το επίσημο, το οποίο επικυρώνω

18 ΝΟΕ. 2019

Αθήνα, .....

ο Βεβαίωσις Δικηγόρος

**ΕΥΑΓΓΕΛΟΣ ΜΑΡΓΑΡΙΤΗΣ**  
**ΔΙΚΗΓΟΡΟΣ**  
**LAMDA MALLS A.E.**

Λεωφ. Κηφισίας 37Α (έναντι Golden Hall), 15123 Μαρούσι  
Τηλ.: 210 68 85 419 - Κίν.: 694 60 82 584  
emargaritis@lamdadev.com