

## **S.C. ELECTROMAGNETICA S.A.**

### **REPORT**

Considering the purchase request of **Certified Natural Person TANASE FLORIN CRISTIAN**, Fiscal identification number RO31419360, for the real estate owned by SC ELECTROMAGNETICA SA, located in Bucharest, sector 5, 23-37 Petre Ispirescu Street, with cadastral number **3272/1**, with the area of **1913 square meters**, registered in the Land Register with no. 213375, please approve its sale at the price of **275 EURO/square meter**. The operation is subject to taxation according to the Fiscal code – law 227/2015, art. 331, letter g.

#### **History of land from Petre Ispirescu 23-37:**

In favour of the land of 6588 square meters, located on 23-37 Petre Ispirescu Street, sector 5, it was issued in 1994, pursuant to the Government Decision no. 834/1991, the land ownership certificate because in the company archive this land was registered as object of the expropriation decree no. 126/1976 in favour of S.C. Electromagnetica SA, in order to build a vocational school, which was cancelled partially in 1999, following the admission of the action for the recovery of possession of the former owner with the post office box 25.

The land located on 23-37 Petre Ispirescu Street, sector 5, generated approximately 25 litigations, most of them, almost 21, being only on the post office box 35, the defence focusing on the expropriation due to the decree 126/1976, fact which generated until a certain point favourable solutions for S.C. Electromagnetica SA, namely until the moment in which the decree 45/1986 was filed, which is the expropriation proof of the land located at post office box 35 in 1986 and not in 1976.

Thus, the court, at file no. 4738/2/2010, by the civil decision no. 4964, final and irrevocable, establishes that the land of 274.70 square meters located at the post office box 35 was expropriated in 1986 and not in 1976, namely it was not expropriated for being contracted out by S.C. Electromagnetica SA in order to build the vocational school, but it was expropriated in 1986 and contracted out by the Local Council in order to build the apartment block.

The same solution is also given by the court in file no. 5847/302/2008, final and irrevocable, for the area of 28 square meters, located at the post office box 21B.

Thus, other heir of the former owner of a lot located on 23-37 Petre Ispirescu Street, namely post office box 21A of 1253 square meters, requested the court to take actions at the National Archives in order to file the decree no. 45/1986, claiming that it was also expropriated in 1986 and not in 1976, and by the civil sentence no. 347 delivered in file no. 31522/3/2008, remained final and irrevocable on 21.10.2015, the court ruled for the heir of the former owner, after comparing the ownership titles.

The same solution is also given by the court in file no. 8266/302/2007, final and irrevocable, for the area of 1174 square meters, located at the post office box 29.

Taking into account the number of litigations, the long trial period (starting from 2003), related costs and the impossibility to use the real estate owned by SC ELECTROMAGNETICA SA located in Bucharest, sector 5, 23-37 Petre Ispirescu Street, with cadastral number **3272**, not registered in the Land Register, with total area, on the date of privatization, of 6588 square meters, out of which, in the present, 2369 square meters (456 captive square meters), 1913 square meters registered in the Land Register and 456 square meters, as well as the forecasts related to the real estate, we suggest its sale.

#### **Mentions:**

- the transaction payment will be made before signing the notarial documents; the legal department will deal with these, with the cancellation of lien-encumbrance and preparation of sale documents;
- the investment program for the following year engages the payment of a significant amount for the extension of the plastics production by building the factory shed and purchasing injection machines.

**CHAIRMAN OF THE BOARD OF THE DIRECTORS  
EUGEN ECHEUSAN**