

DUPLICATE



ROMANIA
NATIONAL UNION OF NOTARIES PUBLIC FROM ROMANIA
BUCHAREST CHAMBER OF NOTARIES PUBLIC
„CONSENSUS” PROFESSIONAL NOTARIAL PARTNERSHIP
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Tax number RO 22489324
Operation Licence 164/07.07.2023
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AUTHENTICATION N° 2721 **Year 2023, month July, day 14th**

In my presence, **Notary Public ANA-DANIELA UNGUREANU**,
at this office the following persons did come:

PROFEANU VLAD, a Romanian citizen residing in the Municipality of Bucharest, 18 Istriei St., bl. 3A, sc. 1, ap. M5, 3rd District, **Personal Identification Number (CNP) 1870610035279**, holder of ID serial number RX-685873/25.03.2015 issued by 3rd District S.P.C.E.P., *in his own name*,

PROFEANU ALEXANDRA, a Romanian citizen, residing in the Municipality of Bucharest, 18 Istriei St., bl. 3A, sc. 1, ap. M5, 3rd District, **Personal Identification Number (CNP) 2900727035294**, holder of ID serial number RD-857671/19.06.2017 issued by 3rd District S.P.C.E.P., *in her own name*,

DIJMĂRESCU SEBASTIAN-MIHAIL, a Romanian citizen residing in the Municipality of Bucharest, 19 Bd. Unirii, bl. 4B, sc. 2, et. 4, ap. 37, 4th District, **Personal Identification Number (CNP) 1720705282206**, holder of ID serial number RK-855567/28.12.2021, issued by 4th District SPCLEP, *in his own name* and

DIJMĂRESCU SIMINA-IULIA, a Romanian citizen residing in the Municipality of Arad, Dimitrie Bolintineanu St., bl. 16, ap. 3, Arad County, **Personal Identification Number (CNP) 2740712020037**, holder of ID serial number AR-726548/10.06.2015 issued by SPCLEP Arad, *in her own name*,

who, having read the deed, declared that they understood its contents, that the contents of the deed represent their will, consented to the authentication of this deed and signed the single copy hereof.

Pursuant to Article 12, item B) of Law no. 36/1995 republished,
THIS DOCUMENT IS HEREBY DECLARED AUTHENTIC.



DUPLICATE

The authentication of this document was requested:

embossed seal:

CONTRACT OF SALE

executed by and between:

PROFEANU VLAD, a Romanian citizen residing in the Municipality of Bucharest, 18 Istriei St., bl. 3A, sc. 1, ap. M5, 3rd District, **Personal Identification Number (CNP) 1870610035279**, holder of ID serial number RX-685873/25.03.2015 issued by 3rd District S.P.C.E.P. and

PROFEANU ALEXANDRA (formerly RADU), a Romanian citizen residing in the Municipality of Bucharest, 18 Istriei St., bl. 3A, sc. 1, ap. M5, 3rd District, **Personal Identification Number (CNP) 2900727035294**, holder of ID serial number RD-857671/19.06.2017 issued by 3rd District S.P.C.E.P.,

*spouses, married under legal community of property, according to the marriage certificate with serial number 017, issued by Bucharest 3rd District Local Council, as **SELLERS**, on the one hand,*
and

DIJMĂRESCU SEBASTIAN-MIHAIL, a Romanian citizen residing in the Municipality of Bucharest, 19 Bd. Unirii, bl. 4B, sc. 2, et. 4, ap. 37, 4th District, **Personal Identification Number (CNP) 1720705282206**, holder of ID serial number RK-855567/28.12.2021, issued by 4th District SPCLEP and

DIJMĂRESCU SIMINA-IULIA, a Romanian citizen residing in the Municipality of Arad, Dimitrie Bolintineanu St., bl. 16, ap. 3, Arad County, **Personal Identification Number (CNP) 2740712020037**, holder of ID serial number AR-726548/10.06.2015 issued by SPCLEP Arad, *spouses, married under legal community of property, according to the marriage certificate with serial number CE-783383/09.04.2009 issued by Arad City Hall, as **BUYERS**, on the other hand,*

this **CONTRACT OF SALE** was executed under the following terms and conditions:

We, PROFEANU VLAD and PROFEANU ALEXANDRA, **do sell** to spouses DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, **the title** to **Apartment no. M5 (duplex)**, located in the Municipality of Bucharest, 18 Istriei St., bl. 3A, sc. 1, attic, 3rd District, identified with cadastral number 221906-C1-U52, listed in the Land Book no. 221906-C1-U52 of 3rd District, Bucharest, based on the conclusion no. 66244/18.12.2014



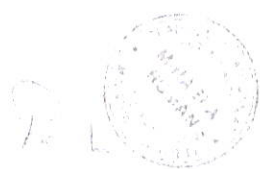
issued by Bucharest Office for Cadaster and Real Estate Publicity (OCPI) – 3rd District BCPI, consisting of: 1st floor (living room + kitchen = 25.55 sqm, bathroom = 4.71 sqm, staircase = 0.96 sqm, balcony = 5.55 sqm), **with a usable area of 30.26 sqm** and a total area of 36.77 sqm, and 2nd floor (bedroom = 15.13 sqm, bedroom = 9.17 sqm, bathroom = 2.28 sqm, hallway = 1.99 sqm, stairs = 2.30 sqm), **with a usable area of 28.57 sqm** and a total area of 30.87 sqm, **together with a indivisible share of 19.61% corresponding to the apartment in the joint parts and appurtenances of the block of flats which by their nature and purpose are under shared, compulsory and perpetual ownership of all the owners of the block of flats, as well as the related indivisible share, i.e. the indivisible area of 4.11 sqm of the land on which the block of flats is built, identified with cadastral number 221906 (former cadastral number 1022), listed in Bucharest – 3rd District Land Book no. 221906, assigned for use as long as the building exists and following the provisions of art. 36 of Law no. 18/1991 as subsequently amended and supplemented.**

We, PROFEANU VLAD and PROFEANU ALEXANDRA (formerly Radu), declare that we have acquired the apartment which is the subject matter of this contract, as our own property, while unmarried, by purchase, in equal shares of 1/2 (half) each, from Tausch Bogdan, under the sale-purchase contract authenticated under no. 2120/17.12.2014 by the Notary Public Zorilă Ștefania-Steluța, the price being paid in full according to the payment document presented. It appears from this deed that, in turn, Tausch Bogdan had acquired the apartment as follows:

- the apartment described above comes from the subdivision into 5 (five) lots of the building located in the Municipality of Bucharest, Istriei St., bl. 3A, sc. 1, attic, 3rd District, 1st and 2nd floor, identified with cadastral number 221906-C1-U47, listed in the Land Book no. 221906-C1-U47 of 3rd District, Bucharest, with a usable area of 305,06 sqm and a total area of 343,37 sqm, respectively the built area of the 1st floor of 215,10 sqm and 200,74 sqm for the 2nd floor, together with the right of use of the indivisible share corresponding to the property in the common parts and appurtenances of the block of flats (hallways and access stairs) as well as the right of use of the indivisible area of 20.92 sqm (according to the land book certificate and title deed) of the land on which the block of flats is built according to the Deed of Separation authenticated under no. 998 on 18.06.2014 by the Notary Public Zonla Razvan-Stefan of "Aequitas" Professional Notarial Partnership with headquarters in the municipality of Bucharest.

From the aforementioned deed of separation it appears that the property from which the property hereunder resulted by separation was acquired by Mr. Tausch Bogdan and the spouses Popa Cosmin and Popa Cristina on the basis of the building permit no. 68/01.02.2011 issued by the City Hall of the Bucharest, 3rd District (with S.C. A-Con Adi Construct SRL as the original owner and which was subsequently transferred, as shown below) the construction being completed and taken over according to the Works Completion Acceptance Protocol no. 149/29.05.2014 endorsed by the City Hall of Bucharest, 3rd District.

Initially, Mr. Tausch Bogdan acquired both the rights and obligations arising from



the Building Permit no. 68/01.02.2011 issued by the City Hall of Bucharest, 3rd District, and the rights and obligations arising from the Agreement authenticated under no. 3345/10.08.2010 by Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District, rectified by Rectification Conclusion no. 10318/24.08.2010 issued by Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District, by way of assignment while unmarried, from Mr. Boicu Robertino-Marius and Mrs. Boicu Nicoleta, pursuant to the Contract of Assignment of Rights authenticated under no. 1158 on 18.03.2011 by the Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District and, respectively, to the Contract of Assignment of Rights authenticated under no. 702 on 08.08.2011 by the Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District.

From the above-mentioned agreements, it follows that Mr. Boicu Robertino-Marius in turn acquired the rights and obligations arising from the above-mentioned deeds by assignment from S.C. A-CON ADI CONSTRUCT S.R.L., according to the Contract of Assignment of Rights authenticated under no. 1048 on 10.03.2011 by the Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District, and S.C. A-CON ADI CONSTRUCT S.R.L. in turn, initially acquired the right of use of the rooftop floor of the block of flats 3A in the municipality of Bucharest, 18 Istriei St., sc. 1+4, 3rd District, together with the right of use over the shared indivisible parts of the block corresponding to the rooftop floor, from the Landlords' Association of block 3A in the municipality of Bucharest, 18 Istriei St., 3rd District on the basis of the Agreement authenticated under no. 3345/10.08.2010 by Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District, rectified by Rectification Conclusion no. 10318/24.08.2010 issued by Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District, on behalf of S.C. A-CON ADI CONSTRUCT S.R.L., being issued by the City Hall of Bucharest, 3rd District also the Building Permit no. 68/01.02.2011 authorizing the performance of the construction works for: building category of importance C, the overbuilding with a high attic (duplex system) of the existing building as basement+ground floor+4 floors for staircase 1, resulting in addition: built area = 332,02 sqm, Au=285,95 sqm, Hmax=21,30 and thermal rehabilitation of the block.

Subsequently, Mr. Tausch Bogdan transferred to the couple Popa Cosmin and Popa Cristina, according to the Contract of assignment of rights authenticated under no. 1238 of 24.07.2013 by Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District, rectified by Rectification Conclusion no. 31/05.09.2013 issued by the same notary's office, all the rights arising from the Building Permit no. 68/01.02.2011, issued by the City Hall Bucharest, 3rd District, the Contract of Assignment of Rights authenticated under no. 1158 on 18.03.2011 by the Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District and, respectively, to the Contract of Assignment of Rights authenticated under no. 702 on 08.08.2011 by the Notary Public Ioana Serbanescu in the Municipality of Bucharest, 3rd District, the title to the property which is the subject matter of this contract of sale, identified with cadastral number 221906-C1-U52 to be



registered in the name of the assignor Tausch Bogdan.

We, **PROFEANU VLAD and PROFEANU ALEXANDRA**, the sellers, acknowledge to fulfil the main obligations incumbent upon us by the provisions of Article 1.672 of the Civil Code, namely:

- (1) to convey ownership of the property;
- (2) to hand over the property;
- (3) to guarantee the buyers against eviction and defects of the property.

Thus, we, **PROFEANU VLAD and PROFEANU ALEXANDRA**, the sellers, acknowledge that:

- (1) In accordance with the provisions of Article 1.672 paragraph 1 of the Civil Code and under the conditions set out in Article 1.673 of the Civil Code, we **convey today** (date of authentication of this contract), to the buyers DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA **the title** to the property which is the subject matter of this contract of sale.
- (2) In accordance with the provisions of Article 1.672 paragraph 2 of the Civil Code, we, **PROFEANU VLAD and PROFEANU ALEXANDRA**, the sellers, **undertake to hand over to the buyers DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA at the latest on 14.08.2023, the property sold**, in that we will place the property at their disposal, as well as everything necessary for the free and unhindered exercise of possession, this provision having the value of enforceable deed.

At present, all expenses related to the maintenance of the property and the service and utility providers are paid in full, and until the date of handover of the property to the purchaser, all such expenses are the responsibility of the sellers.

The property shall be handed over in such condition as it is today, the date of authentication of this contract, in accordance with the provisions of Article 1690 paragraph 1 of the Civil Code.

At the same time, in accordance with Article 1.686 paragraph 2 of the Civil Code, we, **PROFEANU VLAD and PROFEANU ALEXANDRA**, the sellers, **have handed over to the buyers all the original titles and documents concerning the ownership and use of the property**, as they have been listed herein.

In view of the fact that the conveyance takes place today, the date of authentication of this contract, but the property is to be handed over to the buyer at a later date, we, **PROFEANU VLAD and PROFEANU ALEXANDRA**, the sellers, and debtors of the handover obligation - on the one hand, and DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, buyers and creditors of the handover obligation - on the other hand, declare that we are aware of the provisions of Article 1.274 of the Civil Code on "*Risk in the contract of transfer of ownership*", to the effect that: "*as long as the property is not handed over, the risk of the contract remains with the debtor of the handover obligation, even if the title has been transferred to the purchaser. in the event of accidental loss of the property, the debtor of the handover obligation loses the right to*



the consideration, and in case he received it, he must return it".

(3) We, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, agree that, in accordance with the provisions of Article 1.672 paragraph 3 of the Civil Code and under the conditions set out in Article 1.695 of the Civil Code, guarantee the buyer against any eviction.

Also, in accordance with the provisions of Article 1.707 of the Civil Code, we, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, agree to guarantee the buyers against any hidden defects which would render the property unsuitable for its intended use or which would reduce its use or value to such an extent that, if they had been aware of it, the buyers would not have bought it or would have given a lower price.

At the same time, we, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, declare and guarantee that the property which is the subject matter of this contract has not been and is not subject to any expropriation measure in favour of any authority, is not included in any project for the protection of the area, and that it does not have the legal status of a listed building and is not located within the perimeter or protection area of an archaeological site, listed building nor does it fall into any seismic risk class.

The property which is the subject matter of this contract is in the civil circulation, has not been nationalized, is not encumbered by charges or easements, as it appears from the **land book certificate for authentication no. 63548/11.07.2023** issued by the Bucharest Office of Cadastre and Real Estate Publicity – 3rd District Cadastre and Real Estate Publicity Bureau.

We, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, declare that the property which is the subject matter of this contract is not mortgaged in favour of any other natural or legal person, transferred in any form, does not constitute a contribution in kind to any company or foundation, has not been promised for sale, and that there is no litigation pending before the courts in relation thereto, is not the subject of any judicial or prosecution proceedings, is not claimed and there are no other claims filed under Law no. 10/2001, Law no. 112/1995, Law no. 247/2005 or other litigation of any kind relating to it.

I also declare that the property is neither subject to free lease nor the premises of any natural or legal person.

Taxes and duties of any kind are the responsibility of the sellers until today, the date of authentication of the contract, and are paid up to date, as shown in the Tax Certificates for individuals no. 2203042/21.07.2023 and no. 2203036/12.07.2023, issued by the Bucharest 3rd District City Hall - Directorate General of Local Taxes and Duties, starting from which date they pass on to the buyers.

The provisions of Article 33(2) of Law No. 196/2018 on the establishment, organisation and functioning of landlords' associations and the administration of condominiums have been fulfilled, as evidenced by Certificate no. 191339/12.07.2023 issued by the Landlords' Association of Block 3A of the Municipality of Bucharest, 18 Istriei St., bl. 3A, 3rd District, with Tax Identification Code 16166841.



We, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the purchasers, declare that we have been advised by the notary public of the provisions of Law no. 196/2018, on the establishment, organization and functioning of landlords' associations and the administration of condominiums, to the effect that we are required, within 10 (ten) working days from the date of the conveyance of title, to go to the chairperson of the landlords' association for the building in which the apartment referred to herein is located with the necessary information, according to the title deeds, for the purposes of determining the shares of contribution to the landlords' association's expenses for this apartment, as well as with our contact details.

The cost of electricity and natural gas supplied for the apartment which is referred to herein has been paid in full by the sellers, according to the documents presented, and if any arrears are found, they undertake hereby to pay the same.

We, the parties to this contract, declare that we have been made aware by the notary public of the provisions of Law no. 372/2005 on the energy performance of buildings, as amended and supplemented.

We, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, declare that we have made available to the buyers the **Energy Performance Certificate registered under no. 005763/031947 of 12.07.2023** certified by the energy auditor Cinca Cornel Marian, according to which *the certified building is classified in energy class "A"*, and we, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, declare that we received this certificate and we are aware of its contents.

We, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, declare that we have not taken out an insurance policy against natural disasters for the building which is the subject matter of the contract.

We, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, declare that the notary public has informed us of the following legal provisions contained in Act No. 260/2008, republished, on compulsory insurance of dwellings against earthquakes, landslides or floods:

- *a person who becomes the owner of a dwelling not insured against earthquakes, landslides or floods must take out an insurance policy against natural disasters for the dwelling acquired, within 5 (five) working days from the date of authentication of the contract by which he acquired the title.*

- *failure to conclude a compulsory insurance policy for the dwelling against natural disasters in the amount and in accordance with the procedure laid down in Law 260/2008 shall constitute an offence and shall be punishable by a fine, subject to the conditions and within the period specified above.*

- *persons who do not insure their homes, in the event of the occurrence of one of the natural disasters defined by law, do not benefit from any kind of compensation from the state or local budget for the damage caused to their homes.*

The price of this sale, established by mutual agreement, is EUR 86,000 (eighty-six thousand euros), equivalent to the amount of RON 425,158.20 (four hundred and



twenty-five thousand one hundred and fifty-eight lei and twenty bani) calculated at the NBR exchange rate in force today, the date of authentication of this deed, i.e. 1 EUR/4.9437 RON and is **payable today, 14.07.2023, from own sources, via bank transfer** into the **bank account with IBAN code no. RO59INGB0000999902704985** opened at the bank ING Bank N.V. Bucharest Branch in the name of Mr. PROFEANU VLAD.

In accordance with the provisions of Article 1.504 of the Civil Code, **proof of payment of the price is the payment order** signed by the buyers and endorsed by the bank, without, however, this proof excluding the possibility that the buyers may at any time contact the sellers' bank to request and obtain written confirmation of payment via transfer.

*Taking into account that the amount of **EUR 86,000** (eighty-six thousand euros) **shall be paid in the manner set out above** and taking into account the provisions of Article 1.723 of the Civil Code regarding the guarantee of the price claim, **we, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, expressly declare that we waive the registration in the Land Book for the property which is the subject matter hereof of the seller's legal mortgage, pursuant to Article 2(1) and Article 37 paragraph (6) of the Law 7/1996 on Cadastre and Real Estate Publicity, republished, with subsequent amendments and supplementations.***

For the purposes of the foregoing, we, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, and DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, mutually agree that in the event that **the account indicated above is not credited by 18.07.2023 with the amount of RON 425,158.20** representing the sale price, as per the statement presented by the sellers, **the sellers will be entitled to unilaterally terminate the contract**, by law and without further formalities, by simply notifying the buyers of the sellers' declaration of unilateral termination, in accordance with the provisions of articles 1.550 and 1.552 of the Civil Code, the buyers being in default by law upon the simple expiry of the term, without the need for any further notice of default or other formality.

Thus, we, PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, will also invite the buyers to come to the office of "CONSENSUS" Professional Notarial Partnership at a date and time to be notified to them, to their home address, by registered letter with acknowledgement of receipt, for the notary public to draw up a certification of facts, which will include the declaration of the parties regarding non-payment of the price.

If the buyer fails to appear and, implicitly, there is no proof that the price has been paid in the amount and within the term stipulated herein, the certification of facts and missing proof of payment shall constitute **fulfillment of the termination clause**, in accordance with the provisions of Article 1.553 of the Civil Code.

In this regard, we, **PROFEANU VLAD and PROFEANU ALEXANDRA, the sellers, and DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, have mutually agreed that in the event of the fulfillment of the termination clause**, when the sellers unilaterally terminate this contract for non-payment of the price, the parties will



be reinstated to the previous/initial situation **without payment of damages.**

The Notary Public has informed the parties that the conclusion of certification is necessary in order to deregister the buyer's title from the land book, in accordance with the provisions of Article 172, paragraph 3 item b) Order 700/2014 of the Director General of the National Agency for Cadastre and Publicity on the approval of the Regulation on the approval, reception and registration in the cadastre and land book records, if the price has not been paid on time and in the amount stipulated herein.

We, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, bought from the spouses PROFEANU VLAD and PROFEANU ALEXANDRA the **title to the property described above**, at the price and under the conditions set out in this deed, the contents of which we fully agree to.

We, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, declare on our own responsibility, being aware of the provisions of Article 326 of the Criminal Code concerning misrepresentation, that today, the date of authentication of this contract of sale, **we are married** under the matrimonial regime of legal community of property.

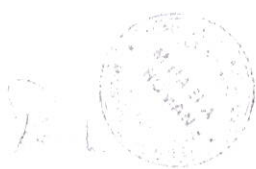
We, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, agree to fulfil our obligations in accordance with the provisions of Article 1.719 of the Civil Code, to the effect that:

- **we have checked the condition of the property** sold to us (according to the provisions of Article 1.690 of the Civil Code), in order to discover any apparent flaws, and by the date of handover **at the latest on 14.08. 2023**, we will once again check for apparent flaws, which the sellers must remedy without delay, as well as any hidden flaws, and **we will take possession of the property on the aforementioned date**; we are aware of the factual and legal status of the property, we have visited and inspected the property, its surroundings and access routes and declare that we agree to purchase the property under these conditions; we, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, have taken over from the sellers all deeds and documents relating to the title and use of the property;
- **we will pay the price of the sale** in the manner set out in this contract, the contents of which we agree to.

We, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, declare that we have taken over from the sellers all deeds and documents relating to the title and use of the property.

We, the contracting parties, are aware of the provisions of the Tax Code, of Article 1.660 of the Civil Code regarding the conditions of the sale price (in the sense that it consists of a sum of money which is serious and determined), as well as of Articles 8 and 9 of Law no. 241/2005 on preventing and fighting tax fraud.

We, the contracting parties, declare that we are aware of the provisions of Law no. 70/2015 for strengthening financial discipline on cash collection and payment operations



and for amending and supplementing GEO no. 193/2002 on the introduction of modern payment systems.

We, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, the buyers, undertake that within 30 days of the authentication of this contract, we will go to the relevant Financial Administration in order to have the tax roll registered in our name in compliance with the legal provisions.

In accordance with the provisions of Article 1.666 paragraph 1 of the Civil Code, the costs for the conclusion of this contract shall be borne by the buyers.

This document shall have the value of an enforceable deed on the due date of the claims agreed upon herein, pursuant to the provisions of Article 101 of the Law on Notaries Public and Notarial Activity No. 36/1995, republished, and in compliance with the provisions of the Civil Procedure Code regarding enforceable deeds.

The notary public is responsible for the real estate publicity operations, according to Article 35 of Law no. 7/1996 republished, which states: "The notary public who prepared a deed by which a real property title is conveyed, modified, established or terminated shall request, ex officio, the registration thereof in the land book. To this end, the notary shall submit the request for registration of the deed, on the day on which it is drawn up or at the latest on the following working day, to the territorial office with jurisdiction over the property. The exercise of this obligation shall be expressly mentioned in the deed or, as the case may be, in the heir certificate."

The tax (payable by the spouses PROFEANU VLAD and PROFEANU ALEXANDRA) has been calculated taking into account the amount of RON 425,158.20, equivalent to the sum of EUR 86,000 (eighty-six thousand euros), as determined at today's NBR exchange rate, i.e. EUR 1/4.9437 RON, representing the price of the property. According to the Tax Code provisions, the tax on the income gained from the conveyance of real estate from the personal estate is determined by applying the rate of 1% of the sale price.

Entries in the Land Book will be done on the basis of this authenticated contract of sale, in accordance with the provisions of Article 888 of the Civil Code.

We, PROFEANU VLAD, PROFEANU ALEXANDRA, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA declare on our own responsibility, that we have read the deed, we have understood its entire content, together with all its legal consequences and we declare, under penalty of the criminal law for misrepresentation, that the statements made in this deed are true, that the contents of the deed represent our will, for which we express our consent to its authentication by signing its single original copy.

We, the parties, declare on our own responsibility that we express our consent to the conclusion of this deed freely, in good faith and with full knowledge of the facts, that it is not flawed, that we are not in any situation of error with regard to the nature or subject matter of the deed or with regard to a decisive legal rule concerning the legal relationship, that our consent was not obtained by fraud, nor was it impaired by any cause of violence or any reason of injury, and that before signing the deed we read its contents in full, understood its contents and legal consequences, found that it fully



matched our will, for which reason we sign below.

We, PROFEANU VLAD, PROFEANU ALEXANDRA, DIJMĂRESCU SEBASTIAN-MIHAIL and DIJMĂRESCU SIMINA-IULIA, declare that in accordance with the requirements of Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of individuals with regard to the processing of personal data and on the free movement of such data and repealing Directive 95/46/EC (General Data Protection Regulation - GDPR) and the Law on Notaries Public and Notarial Activity no. 36/1995 republished, we are aware that the notary public, as the controller of personal data, has a legal obligation to administer, process and store securely our personal data that we provide, including by accessing notarial and other public registers provided for by law and only for the purposes provided for by applicable law. We have also taken note of the fact that our personal data are transmitted, by any means of communication, to public institutions, notaries public or other public or private entities whose activities are incidental to the notarial activity or which are directly or implicitly connected with the instrumentation of this deed and which, in turn, are personal data controllers. We were also informed about the provisions of Law no. 129/2018 for the protection of individuals with regard to the processing of personal data and the free movement of such data, as well as the provisions of Law no. 129/2019 for the prevention and fight against money laundering and terrorist financing, as well as for the amendment and completion of some regulatory acts.

Drafted at the express request of the parties and authenticated at the Notarial Professional Partnership **"CONSENSUS"** in the Municipality of Bucharest **in a single original copy, which has been kept in the notary's archive**, in accordance with the provisions of Article 98 of Law No. 36/1995 on Notaries Public and Notarial Activity, republished.

SELLERS

PROFEANU VLAD

illegible signature

PROFEANU ALEXANDRA

illegible signature

BUYERS

DIJMĂRESCU SEBASTIAN-MIHAIL

illegible signature

DIJMĂRESCU SIMINA-IULIA

illegible signature



The tax (for Mr. PROFEANU VLAD) in amount of RON 2,126 was paid as per the receipt attached.

The tax (for Mrs. PROFEANU ALEXANDRA) in amount of RON 2,126 was paid as per the receipt attached.

The notary's fee of RON 4,150 plus VAT of RON 788.50 was paid as per the attached receipt. The real estate publicity fee (0.15% of 425,158.20 RON) in the amount of 638 RON was charged and paid as per the attached receipt.

**NOTARY PUBLIC,
ANA-DANIELA UNGUREANU**

Illegible signature / Notary Public seal

This duplicate has been drawn up in 5 (five) copies, by the notary public today, the date of authentication of the deed, has the same probative force as the original and is enforceable by law.

**NOTARY PUBLIC,
ANA-DANIELA UNGUREANU**

[illegible signature]

[seal] ROMANIA – BUCHAREST - UNGUREANU ANA-DANIELA – NOTARY PUBLIC

I hereby certify that this is a true copy of the original.

Cosmin Plecan, lawyer
avocat@plescan.ro
+40755510126

09.08.2024

I, the undersigned Mihaela Roman, certified translator authorized by the Romanian Ministry of Justice under no. 4871/04.07.2008, have hereunto set my hand and affixed my seal to certify this document as a true and valid translation into English of the document in Romanian.



TRANSLATOR,