



**BELGRADE LAND
DEVELOPMENT PUBLIC AGENCY**

Sites Analysis, Marketing and IT Department

Number:

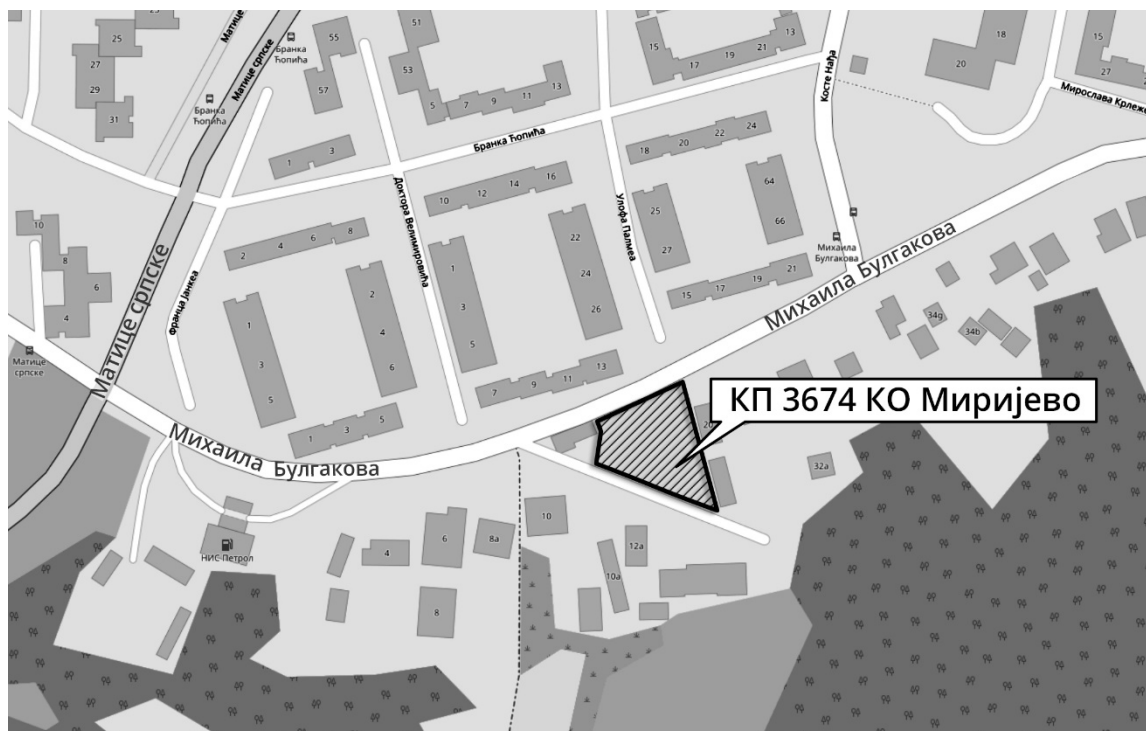
Date:

Based on the Planning and Construction Law ("Official Gazette of the Republic of Serbia", No. 72/09, 81/09 - correction, 64/10 – Constitutional Court Decision, 24/11, 121/12, 42/13 – Constitutional Court Decision, 50/13 – Constitutional Court Decision, 98/13 – Constitutional Court Decision, 132/14 and 145/14) and Decision on the Building Land ("Official Gazette of the City of Belgrade", No. 20/15, 126/16 and 2/17 and 43/17) and the Resolution of the Deputy Mayor of the City of Belgrade No. 463-5840/17-G-01 dated September 14, 2017, Belgrade Land Development Public Agency, issues the:

**INVITATION TO PUBLIC BIDDING
FOR ALIENATION OF THE PUBLIC BUILDING LAND
OWNED BY THE CITY OF BELGRADE**

1. Building Land Data

Subject to alienation (sale) is the building land in Mihajla Bulgakova Street, Municipality of Zvezdara, on the LOT corresponding to the cadastral parcel No. 3674, with an area of 1.936m², filed in the Land Registry under No. 2279 Cadastral Municipality of Mirijevo as the public property of the City of Belgrade, as shown in the graph below:



2. Purpose of the Facility

Site is included in the “General Regulation Plan for the Building Area of the Local Self-Government Unit - City of Belgrade (Units I-XIX), (“Official Gazette of the City of Belgrade” No. 20/2016), based on which the Secretariat for Urban Planning and Construction of the City of Belgrade issued the Site Information IX-12 No. 350.1-239/2017, on July 7, 2017, according to which the cadastral parcel referred above belongs to the area designated for multifamily residential – remedy of blocks built without a plan 18.C7.1

Urban Planning Parameters:

- Max. Building Coverage Ratio (BCR): 40%
- Max. building cornice height is 12m (maximum building ridge height shall not exceed 15.5 m), thus defining the approximate number of floors GF+2+Loft;
- Total GFA: 2.788 m²
- Parking shall be resolved by construction of a garage or an open parking lot within the land plot;
- Commercial activities related to trade, administration and services that are environmental-friendly and does not generate noise are compatible with multifamily residential land use
- More than one building can be constructed on the LOT within allowable parameters and complying with the rules regulating the distance between the buildings
- Construction of a multi-storey collective garage only is allowed in the referred land plot as well.

3. Degree of Infrastructural Development:

- LOT is approachable from the existing Mihajla Bulgakova Street, with accompanying utility infrastructure already constructed within the street alignment (Ø150mm watermain, AB1000mm stormwater drainage, ACØ400mm sewer, public lighting), and there is also a transformer station TS 10/04 KV in the vicinity;
- Belgrade Land Development Public Agency is responsible for development of the public building land in accordance with the Regulation Plan and the Building Land Development Program;
- Terms and conditions issued by the PUC Belgrade Waterworks and Sewerage for building connection to the existing water supply and sewerage system shall be provided.

4. **Person who the building land is alienated (sold) to** shall perform and execute all the works related to preparation and equipping of the building land within the LOT at his/her own expenses, such as: land survey and remedy, removal of all existing underground utilities, construction of roads, pedestrian paths and parking areas, water supply and sewerage connections to the general public water supply and sewerage system outside the LOT, as well as development of open green areas including landscaping, hydrant networks and public lighting on the LOT.

Person who the building land is alienated (sold) to shall enter into the agreements with all competent public utility institutions and other legal entities and pay fees for connection to the electric power supply system, telecommunication system and facilities, cable distribution systems, heating and gas supply system and facilities, etc.

5. **Start price** for the building land was determined based on the land market price assessed by the City of Belgrade Tax Administration, Report XXVI-01 No. 464-246/2017 dated March 31, 2017, and amounts to 13.355,06 RSD/m², **which totally amounts to RSD 25.855.396,16** for land plot area of 1.936 m².

Public building land shall be sold to a Bidder offering the highest price, which shall be equal to or higher than the start price set forth in the Invitation to Public Bidding, and which cannot be further reduced.

6. **Payment Deadline and Consequences in Case of Failure to Pay**

In cases when building land price exceeds RSD1,200,000.00, it can be paid either in full or in no more than 12 monthly instalments.

The most successful Bidder is obliged to specify the method of payment by signing a Statement in which he/she shall specify that he/she is accepting the terms and conditions specified in the Invitation to Public Bidding for alienation of the public building land owned by the City of Belgrade, and commit to pay the maximum bid amount.

In case the payment is to be made in full, the person building land is alienated to shall make payment within 15 days as of the date of receipt of the Decision on Building Land Alienation. If payment is to be made in instalments, the person building land is alienated to shall pay 10% of the bid amount within 15 days as of the date of receipt of the Decision on Building Land Alienation, while the outstanding amount shall be paid in equal monthly instalments upon conclusion of the Land Alienation Contract.

When payment is to be made in instalments, the buyer shall, within 30 days as of the date of Contract, provide an irrevocable Bank Guarantee, payable at first demand and with no entitlement to rise any objections whatsoever, for the outstanding amount, which shall be valid for more than three months as of the date of payment of the final instalment, or the buyer shall, in favour of the City of Belgrade, mortgage another property worth at least 30% more than the total amount of outstanding instalments.

Price shall be calculated on the date of Contract in EURs at the middle RSD exchange rate of the National Bank of Serbia, with obligation of repayment of instalments in RSD equivalent at the middle RSD exchange rate of the National Bank of Serbia at the date of payment.

In case of payment in instalments, the deposit paid to the deposit account in the course of public bidding is not considered the first instalment.

In case the Bidder who the building land had been alienated to in accordance with the above Land Alienation Decision fails to pay the amount within the period set forth therein, the Mayor, upon Agency's proposal, may decide to abrogate the

Building Land Alienation Decision, and the person shall not be entitled to a refund of the deposit. In case the Bank Guarantee was submitted, it will be forfeited.

7. Deadline for Entering into a Land Alienation Contract and Consequences in Case of Failure to Do So

Bidder who the building land is alienated to shall enter into a Land Alienation Contract within 30 days as of the date of receipt of the Building Land Alienation Decision, and upon payment of the total amount in case of a full payment, or upon payment of 10% of the total amount if payment is made in instalments.

In case the Bidder who the building land has been alienated to fails to enter into a Land Alienation Contract within 30 days as of the date of receipt of the Building Land Alienation Decision, and upon payment of the total amount in case of full payment, or upon payment of 10% of the total amount if making payment in instalments, the Mayor may decide to abrogate the Building Land Alienation Decision, in which case the person shall be entitled to a refund of the total amount, in nominal value, but decreased by the deposit.

8. Time for Completion starts as of the date of Notice of Commencement of Works, in accordance with the Planning and Construction Law, Articles 140 and 148.

9. Deposit (deposit amount, time for payment and consequences in case of withdrawal or Land Alienation Decision abrogation)

To participate in the Public Bidding, a Bidder shall deposit an amount of **10%** of the start price, which amounts to RSD 2.585.539,61 or provide an irrevocable Bank Guarantee for the deposit amount referred, without any "objections" and payable "at first demand" and valid for no more than 180 days as of the date of Bid submission.

The deposit mentioned above shall be paid to the Belgrade Land Development Public Agency's account No. 200-2867071601033-49, no later than by October 24, 2017.

The amount deposited to the account in the course of the Public Bidding represents a part of the total price and will be transferred to an appropriate bank account of the City of Belgrade upon issuance of the Land Alienation Decision.

Deposited amount or the Bank Guarantee submitted by unsuccessful Bidders is to be returned to them within no more than 5 (five) days as of the date of Building Land Commission's session.

The Bidder is not entitled to a refund of the deposited amount, or the Bank Guarantee (if submitted) will be forfeited in case the Bidder who offered the highest price withdraws from the Public Bidding once the Chairman of the Building Land Commission declares the Public Bidding closed, but prior to issuance of the Land Alienation Decision.

Mayor decides on abrogation of the Land Alienation Decision, and the Bidder is not entitled to a refund of the deposit in the following cases as well:

- If the Bidder who the land has been alienated to fails to make payment within the deadline defined in the Land Alienation Decision;

- If the Bidder who the land has been alienated to ceases the alienation once he/she had paid the total price amount but prior to Land Alienation Contract signature;
- If the Bidder who the land has been alienated to fails to enter into a Land Alienation Contract within 30 days as of the date of Land Alienation Decision receipt.

10. Required Application Contents and the Documents to be Attached

Application to Public Bidding shall be submitted in the sealed envelope clearly and visibly marked with the name of the location it refers to, and the Bidder's full name.

Application submitted by a *legal person* shall contain full name and address and shall be signed by an authorized representative and stamped. Application shall be attached with the excerpt from the Business Entities Register with the competent authority as well as with the Tax Identification Number Certificate.

Application submitted by an *individual* shall contain full name, address, ID No., and signed. Application shall be attached with a copy of the Bidder's ID Card.

Application submitted by an *entrepreneur* shall contain a business name and address, signed by an authorized representative and stamped. Application shall be attached with the excerpt from the competent authority register and the Tax Identification Number Certificate.

Application shall also be attached with an evidence of deposit payment, i.e. a deposit guarantee.

Application shall be attached with the Bidder's Statement on accepting all the terms and conditions defined in the Invitation to Public Bidding and shall specify the Time for Completion of Construction Works.

Application cannot be made by the Chairmen of the Commission nor by any of its members.

11. Application Deadline

Applications shall be submitted by mail to the Belgrade Land Development Public Agency, 84 Njegoseva Street, 11111 Belgrade, PAC 126016, or directly to the Agency ground floor reception desk, no later than until October 24, 2017, by 15.30 a.m.

12. Venue and Time of Public Bidding

Public Bidding will take place on October 25, 2017. in the premises of the Belgrade Land Development Public Agency, 84 Njegoseva Street, 4th floor conference room, starting at 12.00 noon.

Either the Bidder him/herself or his/her duly authorized representative shall attend the Public Bidding.

13. Incomplete and Late Applications

The Application is considered incomplete if does not contain all the attachments and documents as requested in the Invitation to Public Bidding, or if the information given is not in compliance with the terms and conditions specified therein.

The Application is considered timely if submitted by the date and time specified in the Invitation to Public bidding.

The Commission shall identify the Bidders, the present Bidders and those who submitted the Power of Attorney for participation in the Public Bidding and which Applications are late or incomplete.

A Bidder whose Application is late or incomplete, or a representative of a Bidder whose Application isn't late or incomplete but whose Power of Attorney was not appropriately issued, shall not be entitled to participate in the Public Bidding, while late or incomplete Applications shall be rejected.

If the Bidder whose Application is not late or incomplete fails to attend the Public Bidding, he/she shall be deemed to have withdrawn from the Public Bidding.

This Invitation to Public Bidding is available at the Belgrade Land Development Public Agency website <http://www.beoland.com>

Further information related to this Invitation is available at the Belgrade Land Development Public Agency - Sites Analysis, Marketing and IT Department, tel. +381 (0)11 2041 302, every regular working day, 7.30 a.m. to 15.30 p.m.