



**ДИРЕКЦИЈА ЗА ГРАЂЕВИНСКО  
ЗЕМЉИШТЕ И ИЗГРАДЊУ БЕОГРАДА Ј.П.**

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, 145/14, 83/18, 31/19 and 37/19 – state law), the Decision on the Building Land ("Official Gazette of the City of Belgrade", No. 20/15, 126/16, 2/17, 43/17, 118/18 and 26/19) and the City of Belgrade Mayor's Resolution No. 463-8700/19-G-01 dated 23 December 2019, Belgrade Land Development Public Agency, issues:

## **INVITATION TO TENDER FOR ACQUIRING THE BUILDING LAND INTO THE PUBLIC OWNERSHIP OF THE CITY OF BELGRADE BY SUBMISSION OF BIDS**

### **1. Subject to Tender**

Subject to Tender is the building land with the minimum surface area of 20.000m<sup>2</sup> that shall meet spatial and urban-planning adequacy criteria related to proximity of the residential buildings already built by the City in line with the City of Belgrade's support program, and other compatible land use, transport accessibility and availability of public service facilities such as primary schools, children's institutions, health institutions, markets and shops, etc.

### **2. Tender Requirements**

All domestic and international legal and natural persons are entitled to participate in the Tender.

In case that only one Bid is received, it will be taken into consideration.

### **3. Terms and Time for Bid Submission**

Time for Bid submission is no later than until 13 January 2020 by 15.30.

The Bid which was not received by the time for bid submission or which was received after the date and time set forth above shall be deemed untimely and it will, upon the public opening of bids, be returned to the Bidder unopened, clearly marked that it was submitted untimely.

Bids shall be submitted in a sealed envelope clearly marked: "The Bid for building land acquiring into the public ownership of the City of Belgrade DO NOT OPEN".

The name and address of the Bidder shall be clearly written on the back of the envelope.

Bids shall be sent by mail to the Belgrade Land Development Public Agency, 84 Njegoševa Street, 11111 Belgrade, PAC 126016, or submitted directly to the Agency's ground floor reception desk.

The Bid and all attached documents shall be in the Serbian language. In case the Bid is prepared in a foreign language, it must be attached with a certified translation into the Serbian language made by a certified court interpreter.

Opening of Bids will be open to the public and held on 15 January 2020 in the premises of the Belgrade Land Development Public Agency - fourth-floor conference room, starting at 11.00 a.m.

#### **4. Required Bid Contents and Documents to be Attached**

The following information on the Bidder shall be attached to the Bid, such as:

- *For natural persons (individuals)* – full name and address, phone number, photocopy of identity card or a printed copy of the biometric ID card or in case of foreigners a photocopy of passport;
- *For legal persons* – name and headquarters address, a copy from the Business Entities Register, not older than 30 days, a copy of the contract for opening and maintaining an account with a commercial bank, a copy of the decision on the assigned tax identification number, full name of the authorized representative, as well as his/her signature and phone number.

In case the Bidder is to be represented by an authorised representative, the letter of authorisation must be issued for this special purpose and certified by a public notary.

The Bid shall contain:

- accurate information about the city municipality, location, address, cadastral/lot number, surface area, cadastral municipality and all other information that can help identify the building land offered;
- the building land price as per square meter of land, as well as the total price in Serbian dinars. The Bid with the land price indicated otherwise than in Serbian dinars or given descriptively or optionally, shall not be considered.

The Bid shall be attached with the following documents:

- Property-rights documents, such as a copy of the Real Estate Folio and a copy of the cadastral plan, both issued after the date of Invitation to Tender, as well as the acquired land title legal basis;

A written statement by the landowner, certified before a public notary, stating that the land is not burdened by third parties rights, that there are no any land charges both registered or unregistered, that offered land is not under any disputes or subject to prohibition of disposal, that the offered land is not subject to any binding or nonbinding legal transactions, that there are no any other obstacles whatsoever for transfer of property rights, and a statement that, if determined that the offered land is under any burden/charges whatsoever, the

Bidder agrees to remedy all such burdens/charges, at his expenses, by the time of contract signature, and agrees to protect the buyer from eviction and undertakes full responsibility for legal defects if any.

The Bid validity shall be no less than 90 days of the date of bid submission.

The Bidder shall submit the Bid in line with all required elements and in accordance with the Invitation to Tender, and the required supporting documentation. Incomplete and late Bids will not be considered.

## **5. Selection of Most Successful Bidder**

The Building Land Commission shall conduct opening of bids and select the most successful bidder.

Once the received bids are opened, the Commission checks the validity of bids submitted, whether the offered land plot fulfils the criteria set forth in paragraph 1 of this Invitation, visits the site and provides for the market price assessment by the Tax Administration of the City of Belgrade based on which the Commission makes a report with appropriate proposals to be submitted to the Secretariat for Property and Legal Affairs.

Bids with the building land price higher than the market price estimated by the Tax Administration of the City of Belgrade will not be considered.

The Commission reserves the right not to accept any offer if it finds it inappropriate.

The Bid evaluation criterion is the lowest building land price offered.

Belgrade Land Development Public Agency will send a written notice to all the Bidders participating in the Tender on the selection of the most successful Bidder within 8 days as of the date of Mayor's Decision on Building Land Acquisition.

The most successful Bidder shall within 15 days as of the date of the Decision on Building Land Acquisition receipt enter into the contract regulating mutual rights and obligations regarding acquiring of the building land subject to this invitation into the public property of the City of Belgrade.

The purchase price for acquisition of building land will be paid within 45 days as of the date of contract signing.

If the most successful Bidder fails to enter into the contract within 15 days as of the date of receipt of the Decision on Building Land Acquisition, he/she shall be deemed to have withdrawn from sale, in which case the second-listed most successful bidder will be invited to enter into the contract.

This Invitation to Competitive 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 business day from 7.30 to 15.30.