

Pursuant to Article 32, item 13 of the decision passed by the Provincial Assembly, related to the provincial government ("The Official Gazette of AP Vojvodina", no. 37/14), in relation to the Conclusion passed by the Provincial government related to starting the procedure of alienation of real estate in Igalo, Montenegro, owned by the Autonomous Province of Vojvodina and the Chamber of Commerce of Vojvodina in equal share, i.e. ½ respectively, by publicly announcing the procedure of accepting written bids, 127 number: 46-51/2020 of March 11, 2020 and the Decision of the Assembly of the Chamber of Commerce of Vojvodina regarding alienation of the ideal half of ownership over the "Vojvodina" resort with an annex in Igalo, the Republic of Montenegro, number: 01/1-39/5-2020 of February 5, 2020,

Autonomous Province of Vojvodina and Chamber of Commerce of Vojvodina are hereby publicly inviting

Written bids for alienation of real estate in Igalo, Montenegro

- 1. Name of seller:** Autonomous Province of Vojvodina and Chamber of Commerce of Vojvodina.
- 2. Method of alienating real estate:** process of accepting written bids.
- 3. Description of real estate being alienated:**

The real estate that to be alienated is located in Igalo, Montenegro and listed in the real estate folio in the land register number 444, cadastral municipality (CM) Topla, as follows:

- 1) cadastral parcel number: 927 CM Topla, as follows: a yard, covering 110 m² and land with a facility - 421 m², as well as the following facilities built on that cadastral parcel:
 - hotel, single-floor, base - 421 m², building number 1;
 - catering facility, 365 m², building number 1, ground floor;
- 2) cadastral parcel number: 1013 CM Topla, as follows: a yard, area 2,589 m², land with a facility, 1,065 m², as well as land with a facility, 14 m², and the following facilities built on that cadastral parcel:
 - hotel, building number 1, basement + ground floor + loft, base - 930 m², comprising the following: first level of the basement - 511 m², ground floor - 950 m², first floor - 528 m², second floor - 510 m² and loft/attic - size 546 m²;
 - hotel, building number 2, a three-storey building, base - 1,065 m², comprising the following: first level of basement - 876 m², ground floor - 889 m², first floor - 799 m², second floor - 809 m², third floor - 725 m²,
 - hotel, building number 4, base - 14 m².

(hereinafter: the real estate).

The real estate is alienated as a whole, as seen, without any right of the buyer for subsequent complaints.

The real estate is alienated with encumbrance on the real estate with annotation of a legal dispute held before the Commercial Court of Montenegro, following a suit filed by "Igalo promet", doo Igalo, over the right of co-ownership of the building number 1 – hotel, built on the cadastral parcel number 927, CM Topla.

4. Description of other damage on real estate:

The real estate is alienated with encumbrance of the time-limit imposed on the utilisation of accommodation units no. 101, 102, 108, 109, 112 and 120 on the first floor, 201, 202, 203, 206, 209, 210, 211, 212 and 213 on the second floor, and 312, 314, 317 and 318 on the third floor, since the Ministry of Finance of the Republic of Serbia – Tax administration – Regional centre Novi Sad is entitled to use the aforementioned units during certain periods.

5. Starting price and deadlines for signing a contract on purchase and payment details:

The starting price for alienation of the real estate is EUR 4,707,592.15.

The final purchase price shall be determined after the procedure of accepting written bids has been implemented.

The buyer is obliged to sign the contract within 15 days from the day when the document related to the alienation of the real estate is issued by the relevant body of the Autonomous Province of Vojvodina, following the procedure of accepting written bids.

The buyer is obliged to pay one half of the purchase price within 15 days from the day when the contract on the purchase of the real estate is signed, in the equivalent value in dinars according to the middle exchange rate of the National Bank of Serbia on the day when the payment is executed against the budget account of the Autonomous Province of Vojvodina, following these payment instructions:

Account name: Primanja od prodaje nepokretnosti u pokrajinskoj svojini koje koriste organi AP Vojvodina (Income from selling real estate owned by the province used by the bodies of AP Vojvodina)

Account number: 840-811171843-35

Model: 97

Payment code: cash payments – 190
bank transfer - 290

Reference number: 97 84581035710912

The other half of the purchase price the buyer is obliged to pay in euros within 15 days from the day when the contract on the purchase of the real estate is signed against the account of the Chamber of Commerce of Vojvodina, following these payment instructions:

56A: Intermediary:

OTP BANK PLC., BUDAPEST

SWIFT CODE: OTPVHUHB

57A: Account with institution:
VOJVOĐANSKA BANKA A.D.
SWIFT CODE: OTPVRS22

59: Beneficiary Customer:
/RS35325960170000211829
Privredna komora Vojvodine-pokrajinski organ
HAJDUK VELJKOVA 11
NOVI SAD
SERBIA

6. Criterion for selecting the best bidder: the amount of the bid purchase price.

7. Amount and method of placing a deposit:

The deposit for participating in the procedure of accepting written bids is 10% of the starting purchase price of the real estate stipulated in Article 5 of this public announcement.

One half of the deposit shall be paid in the equivalent value in dinars according to the medium exchange rate of the National Bank of Serbia on the day when they payment is executed against the budget account of the Autonomous Province of Vojvodina, following these instructions:

Account name: Uprava za imovinu Autonomne pokrajine Vojvodine – sredstva depozita
Account number: 840-0000001048804-08
Model number: 97
Reference number: 12 918228111710100

The other half of the deposit is paid in euros against the account of the Chamber of Commerce of Vojvodina, following these instructions:

56A: Intermediary:
OTP BANK PLC., BUDAPEST
SWIFT CODE: OTPVHUHB

57A: Account with institution:
VOJVOĐANSKA BANKA A.D.
SWIFT CODE: OTPVRS22

59: Beneficiary Customer:
/RS35325960170000211829
Privredna komora Vojvodine-pokrajinski organ
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SERBIA

8. Deadline for returning deposits to participants who were unsuccessful in the procedure of accepting written bids:

The participants who were unsuccessful in the procedure of accepting written bids shall have their deposits reimbursed within 15 days from the day when the public bid opening is held.

9. Instructions regarding the content of the bid and documents that need to be submitted along with the bid:

A bid submitted by a legal person should contain the name, head office and the phone number of the bidder and has to be signed by an authorised person. The legal person should also submit an original commercial registration certificate related to the legal person, which should not be older than 30 days.

A bid submitted by a natural person should contain the name, address, ID card number and phone number of the natural person and has to be signed. If the natural person is an entrepreneur, they should also submit an original commercial registration certificate or a confirmation that the entrepreneur is listed in the appropriate register. No document submitted should be older than 30 days.

Apart from the bid, it is necessary to submit a proof of deposit payment.

In case the bidder is represented by a proxy, the power of attorney must be verified by a notary public in the Republic of Serbia.

The bid shall be deemed incomplete if it does not contain all the necessary information, if all relevant documents mentioned in this public announcement are not submitted, i.e. if it does not contain all the information stipulated in this public announcement or if the information is provided in a way not envisaged by this public announcement.

If a bid is submitted by a legal or natural person, i.e. an entrepreneur, whose head office or place or residence is in another country, the bid shall be submitted in the Serbian language.

The documents listed in Paragraphs 1-4 of this Article, which a legal or natural person, i.e. an entrepreneur, with the head office or place or residence in another country, should submit along with the bid, need to be issued by a relevant body of the country in question and translated into Serbian, in accordance with the applicable laws and regulations of the Republic of Serbia.

If the country where the bidder has the head office or place of residence does not issue the documents listed in Paragraphs 1-4 of this Article, the bidder may, instead of the documents, submit a written statement, given under full substantive and criminal liability, verified by a court or governing body, notary public or other relevant body of that country, which confirms that the country where the bidder has the head office or place of residence does not issue the documents listed in Paragraphs 1-4 of this Article. This statement should be translated into the Serbian language, in accordance with the laws and regulations of the Republic of Serbia.

10. Deadline and address for submitting bids:

The bid shall be submitted in a closed envelope with the following text "NE OTVARATI" (DO NOT OPEN), a visible reference to the public announcement it refers to and the name of the bidder to the following address:

Pokrajinska vlada
Uprava za imovinu Autonomne pokrajine Vojvodine
Komisija za sprovođenje postupka prikupljanja ponuda za otudjenje nepokretnosti
u Igalu, Crna Gora

Bulevar Mihajla Pupina 16
21000 Novi Sad

The bids should be submitted by April 14, 2020 at 10 a.m.

11. Venue and time of inspection (documents related to ownership and costs paid for utilisation of the real estate) of documents related to the real estate:

All documents related to the real estate can be inspected at the "Šimrak" law office in Herceg Novi, Montenegro, Braće Grkalića no. 5 or at the Chamber of Commerce of Vojvodina, Novi Sad, Hajduk Veljkova 11, III floor, each working day between 8 a.m. and 2 p.m.

12. Venue and time of public bid opening:

The public bid opening will be held on April 15, 2020 at 12:00 at the Chamber of Commerce of Vojvodina, Novi Sad, Hajduk Veljkova 11, III floor.

NB:

All those interested can inspect the real estate. They should inform the "Šimrak" law office in Herceg Novi or their wish to inspect the real estate on the following phone numbers 031/345-922 and 067/335555 or via e-mail on advsimrak@t-com.me, so that a tour of the real estate could be organised.

Late or incomplete bids shall be rejected.

The procedure of analysing bids shall be conducted if at least one complete bid is submitted in a timely manner.

If the bidder who has submitted a complete bid in a timely manner is not present at the public bid opening, they will be believed to have withdrawn their bid.

If the bidder selected as the one who has submitted the most favourable bid does not sign the contract and pay the retail price before the deadline stipulated in this public announcement, they will lose the right to be reimbursed the amount paid as the deposit.

The costs of absolute rights transfer tax, notarisation of the contract by a relevant body and other possible costs incurring from this legal procedure shall be borne by the buyer.

The real estate will be handed over within 15 days from the day when the purchase price is paid, subject to an agreement with the buyer.

