

Pursuant to the Novi Sad City Council Decision, No. 020-94/2020-II dated July 07.2020., on initiating an alienation procedure of the real estate publicly owned by the City of Novi Sad, in Novi Sad, 7 Vojvođanskih Brigada Street,

CITY OF NOVI SAD

ANNOUNCES

PUBLIC ADVRETISEMENT ON ALIENATION PROCEDURE OF REAL ESTATE PUBLICLY OWNED BY THE CITY OF NOVI SAD, IN NOVI SAD, 7 VOJVOĐANSKIH BRIGADA STREET, BY PUBLIC BIDDING

SUBJECT OF ALIENATION: Real estate publicly owned by the City of Novi Sad, namely a commercial building with an unspecified field of activity, building number 1, gross surface area 526 m², usable surface area 6,463.80 m², number of floors: basement, ground floor, and 13 floors, built on the cadaster lot 7952 C. M. Novi Sad II with separate building parts, and with the construction lot 7952 C. M. Novi Sad II, with the surface area of 850 m², in Novi Sad, 7 Vojvođanskih Brigada Street 7.

The commercial building with an unspecified field of activity from the previous paragraph consists of 19 commercial premises, namely the following: commercial premise with an unspecified field of activity, number of separate part 1/3 on the mezzanine, usable surface area 134.28 m²; commercial premise with an unspecified field of activity, number of separate part 1/1, in the basement, usable surface area 280.52 m²; commercial premise with an unspecified field of activity, number of separate part 1/2 on the ground floor, usable surface area 450.76 m²; commercial premise with an unspecified field of activity – TRANSFORMER STATION, number of separate part 2, on the ground floor, usable surface area 19.63 m²; commercial premise with an unspecified field of activity, number of separate part ¼, on the 1st floor, usable surface area 429.02 m²; commercial premise with an unspecified field of activity, number of separate part 1/5, on the 1st floor, usable surface area 25.65 m²; commercial premise with an unspecified field of activity, number of separate part 1/14 on the 10th floor, usable surface area 421.06 m²; commercial premise with an unspecified field of activity, number of separate part 1/15 on the 11th floor, usable surface area 421.37 m²; commercial premise with an unspecified field of activity, number of separate part 1/16 on the 12th floor, usable surface area 421.72 m²; commercial premise with an unspecified field of activity, number of separate part 1/17 on the 13th floor, usable surface area 419.21 m²; commercial premise with an unspecified field of activity, number of separate part 1/18 on the 13th floor, usable surface area 7.13 m²; commercial premise with an unspecified field of activity, number of separate part 1/6 on the 2nd floor, usable surface area 462.74 m²; commercial premise with an unspecified field of activity, number of separate part 1/7 on the 3rd floor, usable surface area 447.30 m²; commercial premise with an unspecified field of activity, number of separate part 1/8 on the 4th floor,

usable surface area 421.41 m²; commercial premise with an unspecified field of activity, number of separate part 1/9 on the 5th floor, usable surface area 420.41 m²; commercial premise with an unspecified field of activity, number of separate part 1/10 on the 6th floor, usable surface area 420.83 m²; commercial premise with an unspecified field of activity, number of separate part 1/11 on the 7th floor, usable surface area 420.66 m²; commercial premise with an unspecified field of activity, number of separate part 1/12 on the 8th floor, usable surface area 419.59 m², and commercial premise with an unspecified field of activity, number of separate part 1/13 on the 9th floor, usable surface area 420.51 m².

Transformer Station in the commercial premise with an unspecified field of activity – TRANSFORMER STATION, number of separate part 2, usable surface area 19.63 m², located at in the ground floor of the commercial building with an unspecified field of activity, building number 1, constructed on the cadaster lot 7952 C. M. Novi Sad II in Novi Sad, 7 Vojvođanskih Brigada Street, shall be relocated at the City of Novi Sad expense, within the period of six months, following the date of concluding the contract on selling the afore stated real estate.

LOCATION: Novi Sad, 7 Vojvođanskih Brigada Street

LOT INTENDED PURPOSE: According to the General Regulation Plan for the mixed purpose space between Europe Blvd, Cara Lazara Blvd, Stražilovska St, Žarka Zrenjanina St, Mihajla Pupina Blvd, Jevrejska St, and Futoška St, in Novi Sad ('City of Novi sad Official Gazette' No. 40/11, 30/12-corr, 45/15, 63/15, 9/16, 19/16, 34/17, 21/18, 22/19, 50/19 and 9/20) and the Detailed Regulation Plan of the Radnički University in Novi Sad ('City of Novi sad Official Gazette' No. 36/06) the afore stated real estate is located within this area in its entirety, i. e. within the general city center and line center zones.

LEVEL OF EQUIPMENT: The location is equipped with water supply network (existing connection to the street installations Ø 110) and sewer network (existing connection to the street installations Ø 400), as well as with power network and Transformer Station. Vojvođanskih Brigada Street.

Conditions for connection to the existing installations are to be obtained by the future owner from the authorized public and public utility companies.

The missing facilities and infrastructure of required capacity shall be constructed in accordance with the stipulations of the Decision on determining the contribution for construction land equipping and of the Construction land development program.

ALIENATION CONDITIONS

The subject real estate is alienated on the sold-as-seen-basis, whereby the buyer has no right to any subsequent warranty. The buyer shall cover any potential costs of

relocating, securing, and protecting the installations or the facility infrastructure (both registered and unregistered within the Line cadaster excerpt), of removal of trees and other greenery, garbage, construction rubble and debris, as well as ground filling and levelling.

Starting purchase price of the subject real estate is 5,835,946.75 EUR.

The basic criterion for selecting the most favorable bidder is the highest amount of the offered bid, in EUR, during the public bidding process.

Final purchase price of the subject real estate shall be established following the completion of the public bidding process.

The payment of the purchasing price for the subject real estate shall be in dinar equivalent at the NBS middle official exchange rate on the day of payment.

Purchasing price payment deadline is 8 (eight) days from the purchasing contract conclusion day and its validation. The subject real estate is handed over to the buyer within 5 (five) working days following payment of the purchasing price, with the exception of the commercial premise with an unspecified field of activity – TRANSFORMER STATION, separate part 2, at the ground floor of the subject commercial building which is to be handed over to the buyer within 5 (five) days of relocation of the transformer station. Following the payment of the entire purchasing amount, the buyer acquires the right to be registered as property right holder of the subject real estate.

Purchasing contract validation expenses by the notary public, the cost of taxes on the transfer of absolute rights and other potential expenses that might be incurred during this legal procedure shall be borne by the buyer.

TERMS OF APPLICATION

Bid applications shall be submitted within 30 days from the days of advertisement is announced, inside of closed envelopes via postal service or the Registry Clerk of the Novi Sad City Administration for Property and Property/Legal Affairs, at Novi Sad, 53 Narodnog Fronta Street, with notation 'NOT TO BE OPENED – APPLICATION FOR THE PUBLIC ADVERTISEMENT OF ALIENATION OF REAL ESTATE PUBLICLY OWNED BY THE CITY OF NOVI SAD, IN NOVI SAD, 7 VOJVODANSKIH BRIGADA STREET' /„НЕ ОТВАРАТИ – ПРИЈАВА ЗА ЈАВНИ ОГЛАС РАДИ ОТУЂЕЊА НЕПОКРЕТНОСТИ У ЈАВНОЈ СВОЈИНИ ГРАДА НОВОГ САДА У НОВОМ САДУ, ВОЈВОЂАНСКИХ БРИГАДА БРОЈ 7“.

The envelope shall have basic data on the applicant (name and family name/business name/phone number and email address).

Applications can be submitted both by legal or by natural entities.

Foreign legal entities have right to participate in accordance with the law.

Foreign legal and natural entities provide the application in Serbian or in a foreign language with official translation into Serbian verified by a certified court interpreter, as well as the required documentation issued in accordance with the regulations of the country of applicant's seat/registration office, certified by the authorized body or institution of applicant's seat/registration office, also with official translation into Serbian verified by a certified court interpreter origin.

Applicant is allowed to submit only one single application.

A complete and orderly application shall contain the following applicant's data:

- For natural entities: name and family name, address, ID card photocopy or its read-out, phone number and email address,

- For entrepreneurs: name and family name of the entrepreneur, name of the entity and its seat, entrepreneur's ID card photocopy or its read-out, phone number and email address, original copy from the business registry or a certificate that the entrepreneur has been registered in the appropriate registry (not older than 30 days), certificate on the tax identification number and email address,
- For legal entities: name of the entity and its seat, original copy from the business registry (not older than 30 days), copy of the contract on opening an account and its keeping at a commercial bank where its bank account is, certificate on the tax identification number, name and family name of the person authorized represent the entity, phone number and email address.

The application must be signed by the applicant – natural person, authorized person – legal entity or a representative who is to be provided with proper power of attorney verified by the notary public.

The applicant shall deliver, along with the application, a proof of an advance payment and a statement accepting all the terms and conditions from the public advertisement, that subject real estate is purchased in as-seen stat, as well as a waiver of all further claims, such as rights to reimbursement of the contribution for construction land development, in case a decision is made later on to remove the subject building for which a charge had been paid for construction land development according to previously valid regulations (on July 02nd 2020, contribution for construction of the commercial premises in the extra zone, 7 Vojvođanskih Brigada Street, for paying in entirety would equal 15,065.51 RSD/m² of the building net surface area) and construct a building of another purpose, number of floors, and surface area, for which a smaller amount of contribution is paid, i.e. for which no contribution is due.

The applicant shall make an advance payment/deposit in the amount 1,167,190 EUR in dinar equivalent at the NBS official exchange rate on the day of payment: 840-1158804-02. Purpose of the payment: Advance/deposit payment for public advertisement for real estate alienation in Novi Sad, 7 Vojvođanskih Brigada Street.

The applicant shall, along with the application, deliver the name of the commercial bank holding the account and the account number to which the **return** of the advance payment/deposit can be paid, in case the applicant's bid is not selected as the most favorable one.

The applicant whose bid is selected as the most favorable one has their advance payment/deposit factored in as a part of advance paid purchase price.

Applicants whose bids are not selected as the most favorable ones and those who failed to submit their applications in due time or completely, shall have their deposits/advance payments returned within 10 (ten) work days from the day the Committee selected the most favorable bidder.

In case the applicant whose bid is both complete and in due time does not take part in the public bidding process, it shall be considered they decided upon withdrawing from the application, and is not entitled to deposit/advance payment return.

In case the applicant whose bid is selected as the most favorable one, does not conclude the contract within 8 (eight) days from the day the invitation to conclude the contract had been sent, it shall be regarded as the applicant's

withdrawal from the purchase, and forfeits the right to deposit/advance payment return. Such right is forfeited also in case the applicant fails to pay the full amount of the purchase price within 8 (eight) days from the day the contract was signed.

Applicants with belated or incomplete applications are barred from participating at the public bid, of which they are informed.

In case the entity on whose behalf the real estate is alienated does not conclude the contract within the specified deadline or if the contract on alienation is terminated due to failure to comply with its provisions, a procedure to nullify the decision on alienation of the real estate will be initiated.

Public bidding procedure shall take place even in case at least one timely and complete application is submitted, on the basis of which the applicant is registered and in case accepts the initial price as the purchase price at which the real estate is alienated from the public property, such applicant is selected as the buyer. In case it is not accepted as purchase price, forfeits the right to to deposit/advance payment return.

City of Novi Sad shall not bear any cost or liability nor be obliged to compensate any damages possibly incurred or suffered by the applicant regarding participation in the procedure.

PUBLIC BIDDING PROCEDURE

The public bidding procedure for alienation of the subject real estate from the City of Novi Sad public property is conducted by the Committee appointed by the Novi Sad City Council (Novi Sad City Council Decision No. 020-94/2020-2-II dated July 10.2020., hereinafter referred to as Committee).

Participation at the public bidding is allowed exclusively to the applicants previously having paid the deposit/advance.

The applicant or a person duly authorized by the applicant (special power of attorney verified by the notary public) is obliged to be present at the public bidding procedure.

DURATION OF THE ADVERTISEMENT AND ADDITIONAL INFORMATION

The advertisement is open 30 days from its announcement.

The subject real estate can be viewed during the advertisement's duration at times on which more information is available by calling **021/489 00 17, 021/489 00 20**.

All the information required regarding this advertisement, **as well as the time and location to view the documentation regarding the subject real estate**, can be obtained at the Novi Sad City Administration for Property and Property/Legal Affairs, 53 Narodnog Fronta Street, Novi Sad, or via **telephone 021/489 00 17 and 021/489 00 20**, from 08:00 till 13:00 o'clock.

Public bidding is to be conducted on August 25. 2020, at Novi Sad City Administration for Property and Property/Legal Affairs, 53 Narodnog Fronta Street, Novi Sad, 1st floor (the conference room) starting at **13 o'clock**.