



CENTRAL BANK OF MONTENEGRO

No. 0102-2033-4/2017
Podgorica, 10 March 2017

Pursuant to Article 6, Paragraph 1 of the Central Bank of Montenegro Law ("Official Gazette of Montenegro" No.40/10 and 6/13), Article 6 and 7 of the Decision on the Manner and Procedure of Disposal of Immovable Property (Decision No.0101-4014/54-4 of 26 February 2014) and Article 3 of the Decision on Initiating the Procedure for the Sale of Immovable Property in Budva (Decision No.0101-1645-5/2017 of 27 February 2017) the following is announced:

**PUBLIC INVITATION FOR SUBMITTING BIDS
FOR THE SALE OF IMMOVABLE PROPERTY**

The sale object is an undeveloped property recorded in the real estate folio in the land register no.2707, land register municipality of Budva, land parcel no.2057/1, building no.1, total area of 495m², consisted of the following: business premises PD200, area of 173m², first basement level, business premises PD212, area of 141m², ground floor and business premises PD215, area of 181m², first floor, property of Montenegro, at disposal of the Central Bank of Montenegro, in Gospoština settlement.

The property shall be sold as an inseparable unit.

Initial price of the property shall be in the amount of EUR 1,581,000.00, i.e. EUR 3,193.94 per square metre.

Local and foreign legal and natural persons are entitled to participate in the procedure of selling the property.

Beside the price and payment conditions concerning terms, the offer should also contain information on the bidder:

- For legal persons
 - Title, seat and registration number
- For natural persons
 - Name, surname and address.

Each bidder may lodge one bid only.

The submitted bids cannot be amended.

Validation of bid cannot be less than 90 days from the day of public opening of tenders.

The bidder shall submit bank guarantee equal to 5% of the initial property price, payable at first call, in order to participate in the procedure for the sale of the property.

In case the bidder withdraws the bid after the deadline for submitting bids, the Central Bank shall activate the bank guarantee.

Bids are submitted in a sealed envelope on business days from 8 to 16 hours, **by noon 27 March 2017 at latest**, directly in the Central Bank of Montenegro Records Office, Boulevard Svetog Petra Cetinjskog 6 in Podgorica or by registered mail, specifying public bid it relates to and with indication "Not to be opened prior to the official Commission session".

The most favourable bid shall be deemed the one with the highest price.

In case several bids contain the same price, the selection of the most favourable one shall be done based on more favourable payment term offered by the bidders.

The closing date for the price payment shall be 30 days from the day of signing the property sale agreement.

Public opening of bids will be held on 27 March 2017 at 12:30 hours in the Central Bank of Montenegro premises, Boulevard Svetog Petra Cetinjskog 9, Podgorica. The bidders, their representatives or proxies may be present at the opening.

The bids received after a closing date specified in the public bid, those not containing the price and payment conditions regarding term or those containing price lower than the initial one, as well as the bids submitted without bank guarantee enclosed, shall be deemed invalid.

The Commission for preparation and carrying out of the procedure for sale and exchange of Central Bank properties shall notify the bidders on the result of the procedure three days from the day the decision on sale has been made.

The property sale agreement shall be signed with the most favourable bidder.

If the selected bidder refused to sign the agreement, they will be treated as waiving from purchase of property. In such case, the Central Bank shall activate their bank guarantee

and may decide to sign the agreement with the second rated bidder or declare the property sale as failed.

The agreement expenses and tax on immovable property transactions shall be borne by the buyer.

For all information on sale and visiting the property during the public tender, the interested bidders may contact Mr Zoran Šćepanović on his telephone number 069/384-270.