



Pursuant to the Decision for sale of business asset – real estate, through a public call for tenders no. 02-5320/2 dated 23.07.2013 adopted by the Committee on privatization of the Government of the Republic of Macedonia and the conclusions of 128th session at the Government of the Republic of Macedonia for item 37 of the 144th session held on 06.07.2013, Article 11, paragraph 2 and Article 11-d of the Law on assigning business assets by the companies with which the Republic of Macedonia and the Agency for privatization of the Republic of Macedonia have shares (Official Gazette of the Republic of Macedonia no. 49/97 and 6/02).

**JOINT STOCK COMPANY FOR CONSTRUCTION AND MANAGEMENT OF RESIDENTIAL AND
COMMERCIAL PROPERTIES SIGNIFICANT
TO THE COUNTRY**

138 Orce Nikolov Str., in Skopje

ANNOUNCES:

CALL no. 1 – SDST/2013

**FOR SALE OF BUSINESS ASSET – REAL ESTATE, OBJECTS at the location of “OHIS GES” in GOSTIVAR (former factory for
production of non-alkali fibre glass) THROUGH**

PUBLIC CALL FOR TENDERS

1. OBJECT OF SALE:

An object of the sale is a business asset – real estate, objects at the location of “OHIS GES” in Gostivar (former factory for production of non-alkali fibre glass) located on Industriska zona nn in Gostivar with an area of 15,398 m² (manufacture part, service objects and administrative part) registered in PD (property document) no. 33591, registered on CP (Cadastre Parcel) no. 771, CM (Cadastre municipality) Zdunje, Gostivar.



2. DATA FOR THE BUSINESS ASSET – REAL ESTATE:

Business asset – real estate, objects at the location of “OHIS GES” DOOEL in Gostivar (former factory for production of non-alkali fibre glass), located on nn Industriska zona Gostivar with an area of 15,398 m² (manufacture part, service objects and administrative part) registered registered in PD (property document) no. 33591, registered on CP (Cadastre Parcel) no. 771, CM (Cadastre municipality) Zdunje, Gostivar.

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Number	Property Document	CP	CM	Number of building	Entrance	Floor	Total area (m ²)	Total STARTING sale value (EUR without VAT)
1	2	3	4	5	6	7	8	10
1	33591	771	Zdunje	1	01	G	9250	
2	33591	771	Zdunje	10	01	G	285	
3	33591	771	Zdunje	11	01	G	178	
4	33591	771	Zdunje	12	01	G	163	
5	33591	771	Zdunje	13	01	G	98	



JOINT STOCK COMPANY FOR CONSTRUCTION AND
MANAGEMENT OF RESIDENTIAL AND COMMERCIAL PROPERTY
SIGNIFICANT TO THE COUNTRY – SKOPJE



No. 138 Orce Nikolov Str., Skopje, post. 474, telephone: 3111-387

6	33591	771	Zdunje	14	01	G	64	
7	33591	771	Zdunje	15	01	G	57	
8	33591	771	Zdunje	17	01	G	85	
9	33591	771	Zdunje	18	01	G	41	
10	33591	771	Zdunje	19	01	G	33	
11	33591	771	Zdunje	2	01	G	1164	
12	33591	771	Zdunje	20	01	G	20	
13	33591	771	Zdunje	21	01	G	16	
14	33591	771	Zdunje	22	01	G	17	
15	33591	771	Zdunje	23	01	G	24	
16	33591	771	Zdunje	24	01	G	11	
17	33591	771	Zdunje	25	01	G	49	
18	33591	771	Zdunje	26	01	G	12	
19	33591	771	Zdunje	29	01	G	8	
20	33591	771	Zdunje	3	01	G	1557	
21	33591	771	Zdunje	4	01	G	568	
22	33591	771	Zdunje	5	01	G	326	



23	33591	771	Zdunje	6	01	G	278	
24	33591	771	Zdunje	7	01	G	587	
25	33591	771	Zdunje	8	01	G	305	
26	33591	771	Zdunje	9	01	G	202	
Total							15398 m2	1,991,216.29 EUR.

3. RIGHT TO PARTICIPATION:

The right to participation on the public call for tenders have the domestic and foreign individuals and legal entities that fulfill the criteria for purchase of real estate property in the Republic of Macedonia and who fulfill the criteria referred to in the Call.

4. CRITERIA FOR PARTICIPATION AT THE PUBLIC CALL FOR TENDERS

The real estate is sold as a whole i.e. separate sale of objects is not allowed.

The business asset – real estate is sold on the principle sold-bought without the right to additional objections.

The business – real estate can be seen every working day from 09-16 hours starting from the day of publication, and with a previous announcement on the telephone number – 3126-340 or 070/385-926.

The interested individuals and legal entities submit an Application for participation at the public call according to the terms in the Call, in a sealed envelope with a mark “**do not open**” addressed to the Committee, completed with the following annexes:

- Tender with:
 - o Tendered price
 - o Manner of payment pursuant the stated manners and discounts pursuant item 6 of the Call



- Application filled and signed personally by the submitter that states the information of the tenderer (name/call, correct address, with a hand signed statement that if they are not found at the stated address, the delivery will be considered successful if efforts have been made to deliver the document to the stated address, and the delivery failed, contact telephone), statement for which business asset – real estate the application is submitted, which documents are attached to the application; transaction account of the submitter of the application to which the paid deposit should be returned and a statement that the most appropriate tenderer will pay the price within 30 days, pursuant the terms in the Call;
- Proof for paid guarantee (deposit) amounting 10% of the assessed value of the business asset for participation at the public call (original or copy certified by Notary public);
- Identity proof
 - o For legal entity, proof of the registration of the legal entity in the appropriate registry and ZP form (in case of foreign tenderer, appropriate document should be submitted for the place of registration issued by an authorized body or a notary statement certified by a competent body)
- Statement certified by Notary Public in the Republic of Macedonia that the tenderer fully acknowledges the terms of the Call;
- If the tenderer is a foreign person the overall documentation should be translated into Macedonian.

The untimely applications and the applications that are not complete and do not contain these proofs will not be subject of review and the tenderers will not be granted the right to participate at the public call for tenders.

5. ADDITIONAL TERM TO WHICH THE BUYER OBLIGES:

The buyer is obliged in a period of two years to establish a manufacturing activity and a production process at the same location. Advantage in the selection will be given to production of non-alkali fibre glass and products that have been manufactured in the former factory (production of same, similar or products with higher degree of finalization compared to the former).

6. STARTING PRICE

The starting price for the subject of sale – real estate is 1,991,216.29 without VAT.



The business area is sold in whole, with a total area of 15,398 m².

The value of the real estate is expressed in EURO, and paid in MK Denar currency calculated upon the mean value of the National Bank of the Republic of Macedonia on the day of payment.

In the sale of the real estate pursuant to the Law, the following discounts are given:

- For cash payment – 70%
- For payment with non-due negotiable instruments issued by the Republic of Macedonia – 50%
- For installment payment within one year 50%
- For installment payment within two years 40%

7. CRITERIA FOR SELECTION OF THE BEST TENDERER:

Highest tender price without VAT.

The sale of the business asset will be performed through a public call for tenders where the best tenderer will be the participant who offered the highest price for purchase of the real estate property in question.

8. DEPOSIT:

The deposit, as a guarantee for participation at the public call is 10% of the assessed value of the business asset respectively **199,121.62 EUR**.

With the paid deposit of 199,121.62 EUR the tenderer receives the right to purchase the real estate if selected as the best tenderer. The deposit is paid with a bank order or through bank/post, in MK Denars calculated by the mean value of the National Bank of the Republic of Macedonia on the day when the payment is made on transaction account.



**JOINT STOCK COMPANY FOR CONSTRUCTION AND MANAGEMENT OF RESIDENTIAL AND
COMMERCIAL PROPERTIES SIGNIFICANT
TO THE COUNTRY – Skopje**

Transaction account – 210 0 670122101 93 UTN 4080011521612, deponent of NLB Tutunska Banka AD Skopje

With a note “**deposit for public call for tenders pursuant to the Call no. 1-SDST/2013**. The paid deposit will be returned to the participants at the public call who did not offer the best tender within 7 days since the public opening took place.

The deposit is returned in nominal value.

If the best tenderer does not pay the funds on behalf of the sale-purchase price within the determined deadline, it will be considered that the real estate is not sold, and the Sale and Purchase agreement will not be signed; the paid funds for guarantee for participation at the public call will not be returned.

The paid amount of the deposit of the best tenderer is calculated in the reached price.

9. DEADLINE FOR SUBMISSION OF AN APPLICATION:

The application with the accompanying documents for participation at the public call can be delivered by **27.09.2013 (Friday) until 16.00 hours** at 138 Orce Nikolov Str., or directly at the Archive of the Joint Stock Company for Construction and management of residential and commercial properties significant to the Country – Skopje.

The public opening of the tenders will be on 03.10.2013 (Thursday) at 11.00 hours in the facilities of the

**Joint Stock Company for Construction and management of residential and commercial properties significant to the Country –
138 Orce Nikolov Str.,
Skopje, meeting room, barrack no. 4**

10. PROCEDURE:



On the day of the public opening the participants will prove their identity with:

- Personal identification documents (ID card or passport);
- Original power of attorney certified by Notary Public if the interested tenderer is not answering personally to the public call;
- Statement certified by a Notary Public in the Republic of Macedonia that confirms the capacity the person if the legal representative answers the public call.

The public call will be held even if only one person that meets the criteria of the Public call has answered and submitted documents for purchase of the business asset.

The public call is implemented by the Committee established by the Manager of the Joint Stock Company for construction and management of residential and commercial properties significant to the country – Skopje.

Minutes will be kept for the procedure of the public call.

11. DEADLINE FOR PAYMENT OF THE PURCHASE PRICE:

The payment of the public call will be made in **cash with 100% payment within 30 days** since the day when the Pre-Agreement was registered in the Archive of the seller pursuant to the terms stipulated in item 6 of this public call.

The value added tax, the tax on real estate, the expenses for certification within the Notary public and the expenses for registration of the ownership and the registration of the real estate in the Agency of Real Estate Cadastre will be paid by the Buyer.

After the selection of the tenderer they will be invited to sign a Sale-Purchase Agreement where, besides the other provisions, the issue of realization of the additional term referred to in item 5 of this public call will be settled.



*Due to providing publicity and transparency of the procedure, as well as for the needs of the documents of the Joint Stock Company for construction and management of residential and commercial property significant to the country – Skopje, the public opening will be recorded.

**Joint Stock Company for construction and management of
residential and commercial properties significant to country – Skopje**

Потврдувам дека преводот, што го извршив од македонски на англиски јазик е точен.	I, Biljana Razmoska, confirm that this translation I have performed from Macedonian into English is correct.
Судски преведувач, Билјана Размоска	Biljana Razmoska, Authorized Court Translator