Pursuant to the Decision of the Board of Directors No. 6459, dated from 26.10.2023, Regulations on Terms and Method of Sales of the Real Estate No. 1101, dated from 22.02.2022. with the modifications and amendments No. 3374, dated from 14.06.2022, the company 13.Jul-Plantaže a.d. Podgorica, announces:

**PUBLIC CALL No. 35/2023**

 **for the application for the public bidding for the sales of the real estate**

**I SUBJECT MATTER OF THE SALES**

The subject matter of the sales are the real estates, owned by the joint-stock company 13.Jul-Plantaže a.d. Podgorica, located in the area of the Municipality of Danilovgrad , as it follows:

Cad.lot No. 457/11, covering 1048 m2 and cad.lot No. 457/12, covering 1258 m2 , both entered in the Title Deed 96 KO Jelenak.

The real estates shall be sold together , exclusively, as a whole, as is.

**II PRICE AND METHOD OF PAYMENT**

The lowest initial price of the real estates which are the subject matter of the sales amounts

 € **15.000,00 (read as: fifteenthousand euros).**

The time limit for effecting the payment of the sales price is 30 days from the day of the conclusion of the Sales Contract.

**III GENERAL TERMS**

**Stakeholders of the public call**

All natural and legal entities, meeting the legal conditions for acquiring the real estates in Montenegro, are entitled to this public call and who submit the application for the bidding by which they acquire the status of the stakeholder in the bidding.

The natural entities who are the stakeholders in this public call should state in their applications the following data: number and date of the public call, surname, first name and a parent’s name; the address, personal ID number and signature; phone number, e-mail address; ID card number or passport No. (for foreigners), giro account No. in case of the deposit return.

Together with the application, the proof of the effected payment of deposit or bank guarantee in the amount of 2% out of the lowest, initial price of the real estate, item II from this Public call, should be submitted.

The legal entities who are stakeholders in this public call should state in their application the following data: number and date of the public call, name and seat of the legal entity; Fiscal Id.No, name and surname of the authorised person and its signature, phone number, e-mail address, Extract from Central Registry of the Commercial Court, not older than 6 months from the day of the scheduled bidding, power of attorney for representation at the bidding, giro account No, in case of return of the deposit.

Power of attorney should be sealed by a notary public or the court.

Together with the application, the proof of the effected payment of deposit or bank guarantee in the amount of 2 % out of the lowest, initial price of the real estate, item II from this Public call, should be submitted.

The deposit should be paid to the giro account of the company 13.Jul-Plantaže a.d. Podgorica, No.

 **510-65785-80**,at CKB bank with the title- deposit for the participation in the public bidding.

**IV PLACE AND TIME OF HOLDING THE PUBLIC BIDDING**

The sales of the real estate, pursuant to item 1 in this Public call, shall be done by public, oral bidding in the administrative building of the company 13.Jul-Plantaže a.d. , in the hall on the second floor, address Bulevar Šarla de Gola No.2, on Thursday, 23.11.2023, at 10:00 hrs.

The form of the Application for the participation at the Public bidding may be taken from the wb page of the Society www.plantaze.com or in the office of the Archives of the Society, ground floor of the Administrative building, on every working day from 08.11.2023 (08,00-14,00 hrs).

The time limit for submission of the applications shall be by 20.11.2023, till 10:00 hrs, at the latest.

The application should be submitted in 2 copies, put of which one copy should be kept by the applicant.

The minimal modification of the range of the bids, during the public bidding ,shall be determined by the bid leader and each following increase of the price should not be over 1% from the previously announced price.

The procedure of public bidding shall be closed in case that no participant would offer, even on the third call, the higher price than the offered highest price by that time.

In that case, the participant who offered first the highest price , shall be announced as the buyer.

It shall be considered that the conditions for holding the public bidding are met if one participant, at least, attends the bidding on the denoted time, offering the amount of the lowest, initial price for the concerned real estate.

The participant, offering the highest price shall be announced as the buyer and its bid shall be deemed accepted bid for the purchase of the real estates, pursuant to item 1 of this Public call.

**V OTHER CONDITIONS OF PUBLIC BIDDING**

Buyer should enter into Contract on Sales of the concerned real estate with the company 13.Jul-Plantaže AD Podgorica within 30 (thirty)days, at the latest, from the day of reception of the the call for the conclusion of the Contract, addressed to the bid winner.

In case that a buyer would not conclude the Contract on Sales within determined time limit, it would lose the right for return of the deposit and Seller shall be entitled to conclude the Contract on Sales of the concerned real estate with the second ranked bidder of the public bidding.

Previously paid deposit shall be returned to other stakeholders within 7(seven) days from the day of public bidding and deposit of the selected bidder shall be retained and calculated into the sales price.

The costs of property transfer (tax, fees and other) shall be borne , totally, by Buyer.

The register of attendance of the applied participants or their proxies shall be done in the administrative building of 13.Jul-Plantaže ad Podgorica, Bulevar Šarla de Gola No.2, 30 minutes prior to the beginning of holding public meeting.

All questions, if any, concerning this Public call, should be addressed to the Committee for Sales of the Real Estates.

**Address and contact of the Committee for Sales of Real Estate:**

13.Jul-Plantaže AD Podgorica, Bulevar Šarla de Gola No.2,

with title ‘For the Committee for Sales of the Real Estate’

Seller is entitled to cancel/postpone sales procedure, three days, prior to the day of the scheduled bidding, at the latest, notifying the interested persons that the procedure of public sales shall be cancelled/ postponed, in accordance with the decision of the Board of Directors of the Seller, with the mandatory return of the enclosed guarantee.

This Public call, with the Application form , has been published on the web page of the Society www.plantaze.com.