GOVERNMENT OF MONTNEGRO

COUNCIL FOR PRIVATIZATION AND CAPITAL PROJECTS



Tender Commission for Privatization announces:

**THE PUBLIC CALL**

for participation in the tender („**Tender**”) for sale of

**THE PART OF THE LOCALITY OF THE PLANT “GORNJI IBAR”- LOCATION 2, ROŽAJE, MONTENEGRO**

1. The Government of Montenegro, by the public call, invites for submission of bids („**the Bid**”), experienced domestic and international investors, with financial ability, as well as with experience in processing and management of production in the industry, who are interested in valorization of the part of the locality of the plant „GORNJI IBAR” Rožaje, as more closely described in the Title Deed no 05, Cadastral Municipality Rožaje, issued by the Real Estate Administration – AU Rožaje, as of 15 April 2015, under the number 113-956-1270/2015, **“Location** **2”**.
2. Subject to sale:

i. Information on plots

Cadastral plot no 932/21 CM Rožaje, total square area of 29,375 m2, which includes land:

* next to the business building, area of 24,677 m2;
* under the building – auxiliary building in non-commercial sector no 6, area of 42 m2;
* under the building – auxiliary building in non-commercial sector no 7, area of 61 m2;
* under the building – auxiliary building in non-commercial sector no 10, area of 587 m2;
* under the building – auxiliary building in non-commercial sector no 11, area of 383 m2;
* under the building – auxiliary building in non-commercial sector no 12, area of 1,645 m2;
* under the building – auxiliary building in non-commercial sector no 13, area of 701 m2;
* under the building – business building in non-commercial sector no 21, area of 356 m2;
* under the building – business building in non-commercial sector no 22, area of 234 m2;
* under the building – auxiliary building in non-commercial sector no 23, area of 32 m2;
* under the building – business building in non-commercial sector no 27, area of 641 m2;
* under the building – business building in non-commercial sector no 30, area of 16 m2.

ii. Facilities and special parts of facilities

Cadastral plot no 932/21 CM Rožaje:

* auxiliary building in non-commercial sector, marked as building no 6, no of floors “G”, area of 42 m2;
* auxiliary building in non-commercial sector, marked as building no 7, no of floors “G”, area of 61 m2;
* auxiliary building in non-commercial sector, marked as building no 10, no of floors “G”, area of 587 m2;
* auxiliary building in non-commercial sector, marked as building no 11, no of floors “G”, area of 383 m2;
* auxiliary building in non-commercial sector, marked as building no 12, no of floors “G”, area of 1,645 m2;
* auxiliary building in non-commercial sector, marked as building no 13, no of floors “G”, area of 701 m2;
* business buildings in non-commercial sector, marked as building no 21, no of floors “G”, area of 356 m2;
* business buildings in non-commercial sector, marked as buildings no 21, no of floors “G1”, area of 280 m2;
* business buildings in non-commercial sector, marked as buildings no 21, no of floors “G”, area of 280 m2;
* business buildings in non-commercial sector, marked as buildings no 22, no of floors “G”, area of 234 m2;
* business buildings in non-commercial sector, marked as buildings no 22, no of floors “G”, area of 180 m2;
* business buildings in non-commercial sector, marked as buildings no 22, no of floors “G1”, area of 180 m2;
* auxiliary building in non-commercial sector, marked as building no 23, no of floors “G”, area of 32 m2.
* business buildings in non-commercial sector, marked as buildings no 27, no of floors “G”, area of 641 m2;
* auxiliary buildings in non-commercial sector, marked as buildings no 30, no of floors “G”, area of 16 m2.

On the Location 2 the Spatial Urban Plan of the Rožaje Municipality from 2020 (SUP) plans reconstruction of the existing and/or construction of new structures for industrial production, central activities and mixed facilities.

The detailed information on the Location 2 are provided in the Tender Documentation and will be available to Tender Participants upon signing the Confidentiality Statement and purchase of Tender Documentation.

1. Participation to Tender will be provided to all interested parties (including consortiums) who have purchased the Tender Documentation and signed the Confidentiality Statement, in accordance with the section 6 and 7 of this Public Call („**Tender Participant**”).
2. Tender Participant who has purchased the Tender Documentation may form consortium with other entities and such consortium may submit a Bid, under condition that the Consortium Agreement contains provisions that clearly and unequivocally stipulate and define unlimited joint and several liability of all members of the consortium for obligations arising from the Bid, the Tender and the Agreement on Sale and Purchase and Investment and Agreement on Lease.
3. The Tender Participant is to submit the Bid in accordance with the regulations and procedures stipulated by the Instructions to Bidders, which are contained in the Tender Documentation.
4. The Tender Commission for Privatization („**the** **Tender Commission**“), hereby invites interested parties to submit a written request for purchase of the Tender Documentation (”**the Request**”), clearly marked with „Zahtjev za otkup Tenderske dokumentacije/ The Request for purchase of Tender Documentation”.
5. Upon receiving the Request, the Secretary of the Tender Commission will provide the interested parties with instructions for payment of the fee for the Tender Documentation in the amount of EUR 7,000.00 (“**Tender Documentation Fee**”), by mail, e-mail or fax, as well as with the Confidentiality Statement. The Tender Participants shall, without delay, return a duly signed Confidentiality Statement to the Secretary of the Tender Commission and pay the Tender Documentation Fee.

Immediately upon receiving a duly signed Confidentiality Statement and confirmation from the Council for Privatization and Capital Projects that the Tender Documentation Fee has been paid, the Advisor shall provide the Tender Participants with the Tender Documentation by e-mail. The Tender Participant is obliged to submit to the Secretary of the Tender Commission a written confirmation on receipt of the Tender Documentation.

1. The Tender Participant will be provided with the opportunity to visit the Location 2 in the period from 10 June 2015 to 20 June 2015, upon the agreement with the Advisor.
2. A Bid for the Tender must be submitted in accordance with the rules and procedures prescribed by the Tender Documentation and such Bid must arrive to the address of the Tender Commission not later than **29 June 2015 at 12:00** (local time).
3. Along with submission of the Bid, A Tender Participant must pay a deposit or submit a bid bond in favor of the Council for Privatization and Capital Projects, in the amount of EUR 200,000.00 (two hundred thousand Euro), in the form of an unconditional bank guarantee, payable on first demand, issued by bank with at least BBB credit rating according to Standard and Poor’s Agency or by a bank approved by the Tender Commission at its sole discretion, upon previously submitted request by the Tender Participant.
4. The Bidder with whom the Agreement on Sale and Purchase and Investment will be signed shall be obliged to pay the amount of the purchase price in cash, within the deadline determined in the Agreement on Sale and Purchase and Investment.
5. The Tender Commission reserves the right to amend particular provisions of this Public Call, including the provisions that prescribe certain deadlines.
6. All inquiries regarding this Public Call, interested parties should address to the Tender Commission and the Advisor to the following addresses:

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| **THE TENDER COMMISSION** | **ADVISOR** |
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