

P.C. "Directorate for Urbanism, Construction Land, Roads and Development of Valjevo", by virtue of Article 81 of the Law on Planning and Construction (Official Gazette of RS No. 47/2003), Articles 16. and 17. of the Decision on Construction Land (the Official Gazette of the Municipality of Valjevo No. 5/03 and 6/03), and the Decision of the Management Board of P.C. "Directorate for Urbanism, Construction Land, Roads and Development of Valjevo" number 2335/08 of 15.10.2008 issues hereby

PUBLIC ANNOUNCEMENT

for leasing other non-developed construction land in state property

The subject of this Announcement is lease of other non-developed construction land in state property for the period of 99 years.

Site near Agricultural School

- **Parcel number and surface area:** cad. Parcel No. 7024/6 new plan (old plan No. 2074/1) Cadaster Municipality Valjevo, surface area of 4.81.40 ha.
- **Intended use of building: predominantly economic use** - the primary use is for construction of buildings in industry, construction, manufacturing crafts, warehouses, and the like.
- **Parcel development level:** amounts to maximum 1.5.
- **Level of coverage:**
 - maximum 60% by manufacturing-economic buildings,
 - maximum 25% by green areas,
 - maximum total of 75% by access roads and buildings
- **Lease period:** 99 years

General provisions

1. The starting lease amount is 353,929.50 dinars for 1 are, which amounts to the total of 170,381,661.00 dinars for the whole parcel. The rent is paid as a lump sum within 30 days from the date of signing the land lease contract.
2. The construction land is fitted with communal utilities. The investor to whom the land is leased undertakes to perform works on additional land development at his own cost, and he will provide connections to distribution networks on the basis of requirements of distribution organisations and at his own cost.
3. The lessee is bound to create 400 jobs of different profiles in the period of 4 years, and other elements of fulfilment of this provision will be regulated by the land lease contract.
4. The most favourable bidder is the entity who offers the highest rent amount.
5. The investor is bound, in the period of 3 years, counting from the day of signing the contract, to construct a building in accordance with issued construction permits, or to execute major works (roofing or execution of majority of works with respect to the size and value of the building). If the investor to whom the land is leased fails to construct a building under the conditions stated above, his lease right will be terminated.

Further information on urban requirements for construction and site development can be obtained from the Directorate, telephone 014-222-041.

6. The construction land development fee is paid by the investor in accordance with the Decision on development of construction land.
7. Payment of all taxes is an additional charge for the lessee (investor).
8. Bids shall be submitted within the period of 15 days, and the period commences from the first day after publication in the newspaper "Politika", (the announcement was published on 20 October) and they shall be submitted to the address P.C. "Directorate for Urbanism, Construction Land, Roads and Development of Valjevo", Karadorđeva 64 14000 Valjevo, with the marking "Bid for Land Lease - do not open".
9. Bidders are bound to pay a guarantee amount of 10% of the starting lease amount for the subject site into the account of P.C. "Directorate for Urbanism, Construction Land, Roads and Development of Valjevo" Number 840-120647-94 at the Republic Office for Public Payments.
The entities who withdraw the application before the expiry of the application period are eligible for the guarantee amount refund, and if they withdraw the bid after that period, as well as if they fail to fulfil the obligations under the lease decision and contract, they are not eligible for the paid amount refund.
10. The guarantee amount of the most favourable bidder is included in the rent and other paid amounts are returned to other bidders.
11. Utimely and incomplete bids will not be considered.
12. The bidders are bound to state in their bids :
 - the rent amount which must be clearly indicated in monetary units,
 - certified statement of authorised person that 400 jobs of different profiles will be created within the period of 4 years.
 - the application of legal entity should include name and head office, information on entry in the Register of competent authority, tax identification number, signature of authorised person and stamp,
 - the application of natural person should include first name and family name, address and register number, and if that person is a private entrepreneur, the information on Register entry, tax identification number and register number should also be included.
13. All bidders are bound to enclose to the application a proof of payment of the guarantee amount of 10% of the starting lease amount.
14. The decision on land lease award will be made by the competent body of the town of Valjevo, whereon the Directorate will sign the contract.
15. The costs of contract tax and verification shall be born by the entity awarded the land lease.
16. Opening of bids is scheduled for 7.11.2008 at 11.00 a.m. on the Directorate premises, and the bidders may be present on submitted authorisations.
17. All participants will be timely informed on the result - selection of the most favourable bidder.

P.C. "Directorate for Town Planning, Construction Land,
Roads and Development of Valjevo"