



**The Suwałki Special Economic Zone S.A.**

**16-400 Suwałki, ul. Noniewiczza 49**

**tel./fax: 87 565-22-17, 87 565-24-49**

**announces a notice of invitation to joint tender aiming at:**

- sale of undeveloped real estate within the territory of the Suwałki Special Economic Zone **Białystok Subzone**
- granting a permit for conducting a business activity on the territory of the Suwałki Special Economic Zone.

The tender concern plot owned by the City of Białystok, located within geodetic region no. 21 – Dojlidy, in the area of the streets: Jacka Kuronia and Adama Mickiewicza:

**no. 767/29 with the area of 3,3781 ha (RIVb, RV) KW: BI1B/00044498/5).**

The above-mentioned real estate is not encumbered with limited rights in property and is not subject to any obligations. According to the establishments of the local land development plan approved by the Resolution of the City Council of Białystok No. XXXIX/470/13 of 25<sup>th</sup> February 2013 (published in the Official Gazette of Podlaskie Province of 15<sup>th</sup> March 2013 item 1571), real estate is intended for production and service buildings (including for example location of bases, warehouses, wholesale or specialist trade) with accompanying buildings and devices and arranged greenery (symbol in the plan 1P,U), in sectors not subject to exclusions according to § 2 item 1 subparagraphs 4-7 of the Regulation of the Council of Ministers of 10<sup>th</sup> December 2008 on public aid granted to entrepreneurs conducting their permit-based business activity within

the territory of special economic zones (Journal of Law No. 232, item 1548 with alterations).

The full information about parameters and indexes of building development and land development is included in the binding local plan.

**The asking price of the real estate no. 767/29 – 5 400 000,00 PLN net** (say: five million four hundred thousand PLN net).

The bidder is obliged to pay the bid security in cash in the amount of **1 080 000,00 PLN gross** (say: one million eighty thousand PLN gross).

According to the law of 11<sup>th</sup> March 2004 on tax on goods and services (Journal of Law of 2011 No. 177, item 1054 with alterations) 23% VAT will be added to the price obtained in the tender.

The bid security is to be paid to the account of the Office of the City of Białystok, Accountancy Department Bank PEKAO S.A. No. **37 1240 5211 1111 0010 3553 7299**, not later than **March 26, 2014**. The date of payment of the bid security shall be the date of crediting the bank account.

**Additional costs:**

The purchaser of the real estate with the plot number 767/29 shall incur the cost of preparing the appraisal study in the amount of 950,00 gross and the cost of making the plot division in the amount of 393,25 PLN gross.

The condition for participation in the joint tender for the real estate is the purchase of the Specification of the Essential Terms of the Tender regarding the real estate which will constitute the object of the offer, paying the bid security and making an offer in writing with the conditions of the undertaking planned

on the area of the Zone till **March 31, 2014, 3 o' clock p.m.** in the seat of the Suwałki Special Economic Zone S.A. 16-400 at ul. Noniewiczza 49 in Suwałki.

The collective opening of the submitted offers will take place **in the Office of the City of Białystok ul. Słonimska 1, room no. 10 on April 2, 2014 (Wednesday) at 11.00.**

Detailed terms of the joint tender, assessment criteria of the offer, description of the real estate, the information on the available infrastructure and the information necessary to prepare offer are included in the Specification of the Essential Terms of Tender, which can be purchased in SSSE S.A., Suwałki for the price of 10 000,00 PLN + 23% VAT till **March 17, 2014** upon submitting the receipt of payment of the above-mentioned amount to the account Bank PEKAO S.A. I O/Suwałki 581240 1848 1111 0000 2075 7894 Zone.

The offer should contain:

1. First name, surname and address of the bidder or the name or business name and the registered seat.
2. Legal persons subject to the entries in the registers should submit the current extract from the National Court Register issued within the last three months. In case of a legal person being represented by a holder of a proxy apart from the current extract from the National Court Register they should submit the power of attorney authorising to act at every stage of the tender proceedings with the principal's signature certified by the notary, whereas acquisition of the real estate by way of the notary deed requires the notarized power of attorney. In case of spouses, to perform tender activities it is necessary to safeguard the presence of both spouses or one of them with a power of attorney of the other spouse, which contains the agreement to acquire the real estate against payment. The power of attorney to engage in tender activities

and to acquire the real estate by way of a notary deed should be drawn up in the form of a notary deed, whereas to perform tender activities it is permitted to have a power of attorney of the spouse in writing with the signature certified by the notary.

3. The date of preparing the offer.
4. The offered sale price higher than the asking price and way of its payment.
5. The statement that the Bidder got acquainted with the terms of the tender contained in the Specification of the Essential Terms of the Tender and accepts these terms without reservations.
6. If the bidder is a foreigner the promise to obtain a permit to acquire the offered real estate, issued by the Ministry of Foreign Affairs and Administration, according to the law of 24<sup>th</sup> March 1920 on the acquisition of real estates by foreigners (Journal of Law of 2004 No. 167, item 1758 with alterations).
7. The documents required by the organiser of the tender set out in the Specification of the Essential Terms of the Tender.

### **CRITERIA OF EVALUATION OF OFFER**

- a. Suggested price of the real estate – 60%
- b. Planned employment level – 20%
- c. Planned investment – 15%
- d. Suggested business enterprise in the Zone – 5%

**The city of Białystok reserves** the right to repurchase the real estate during the period of 5 years. In case the Purchaser fails to build up the estate (i.e. fails to erect a building shell, which includes completion of earthworks, erection of external load-bearing walls and internal walls, partition walls, floors, chimneys, roof truss, roof covering, insertion of windows and external doors) or fails to meet the obligations following from the offer declared by the Buyer (involving the

planned level of investment or employment), within 4,5 years from the date of sale. Upon execution of the right to repurchase, the Purchaser is obliged to transfer ownership of the real estate back to the city of Białystok upon return of the price and costs of sale. The right to repurchase is made public by registering in the Land and Mortgage Register created for the real estate.

**The city of Białystok has the right to repurchase** based on the principles defined in the Act of 21 August 1997 on Real Estate Management (Journal of Law of 2010, No. 102 item 651 with alterations).

According to Art. 70 item 1 of the Law of 21 August 1997 on Real Estate Management (Journal of Law of 2010, No. 102 item 651 with alterations) the price of real estate sold tender is payable no later than by the day of signing agreements transferring ownership.

Upon purchasing of the real estate by a foreigner, the regulations of the Act of 24 March 1920 on purchasing Real Estate by Foreigners (Journal of Law of 2004, No. 167 item 1758 with alterations) are applicable.

Full information on joint tender may be obtained in the office of SSSE S.A. in Suwałki, ul. Noniewicza 49, tel./fax: 87 565-22-17, 87 565-24-49, e-mail: [ssse@ssse.com.pl](mailto:ssse@ssse.com.pl), www: <http://www.ssse.com.pl>.

Additional information on the property for sale is available at Treasury Department of the Office of the City of Białystok ul. Słonimska 1, tel. 85 869-60-78, www: <http://www.bip.bialystok.pl>, [www.bialystok.pl](http://www.bialystok.pl).

Bid bond paid by the participant who have won the tender will be set off against the sale price. In case the party winning the tender fails to sign the real estate

sale agreement, the bid bond will be forfeited as defined in the rules provided for in the Essential Terms of the Tender.

**SSSE S.A. reserves the right to**

- close the tender without selecting any of the offers based on § 16 p. 10 of the Regulation of the Council of Ministers of 14 September, 2004 on the manner and procedure of tenders and negotiations on sale of real property (Journal of Law of 2004, No. 207 item 2108 with alterations),
- recall the tender for important reasons based on Art. 38 item 4 of the Act of 21 August 1997 on Real Estate Management (Journal of Law of 2010, No. 102 item 651 with alterations),
- nullify the tender based on § 9 item 1 of the Regulation of the Minister of Economy and Labour of 15 November 2004 on tenders and negotiations on the criteria of assessment of the planned economic endeavours within the territory of the Suwałki Special Economic Zone (Journal of Law of 2004, No. 254 item 2548).