**Spółka Akcyjna w Katowicach**

**(Katowice Special Economic Zone Co. in Katowice)**

**40-026 Katowice, Wojewódzka 42**

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**as the managing company of Katowicka Specjalna Strefa Ekonomiczna (Katowice Special Economic Zone)**

**Announces the invitation for the written unlimited tender aiming at:**

* choosing an entrepreneur who will receive the permission to conduct a business activity within the territory of the Katowice Special Economic Zone and
* sale of the ownership right to the property described below.
1. The subject of the tender is the ownership right of the undeveloped property located in Czestochowa, Ekonomiczna street, within the KSEZ, „Skorki” area of **6,9148 ha**, for which the district court in Czestochowa, Department IX for Land Registers keeps the Land Register KW nr CZ1C/00113493/9 and KW nr CZ1C/00082860/6, consisting of the plots nr:

296/30, area 419-Skorki, of 4,7278 ha, KW nr CZ1C/00113493/9;

296/32, area 419-Skorki, of 0,7391 ha, KW nr CZ1C/00113493/9;

333/9, area 419-Skorki, of 1,4479 ha, KW nr CZ1C/00082860/6.

1. According to the entries in the above mentioned Land Register, the plot subject to the tender is in the ownership of the Częstochowa commune, is not encumbered with the limited right in property and is not a subject of liabilities.
2. The property subject to the tender has irregular shape. Access to the public road (Ekonomiczna street) will be conducted on the basis of easement appurtenant concerning utilities set on the plots nr 296/13,296/18, 296/31, alongside the western border of these plots. The annual remuneration resulting from this easement will be 984 PLN gross. On the plot nr 296/30 in the distance of 14m from the eastern border and 90m form the northern border triangulation point is located under protection of according to the Resolution of the Ministry of Internal Affairs from the 15th of April 1999. On the plot nr 296/30 are located parts of the fences of neighbouring plots which do not constitute the ownership of the commune. Fenced area of the plot nr 296/30 is ca. 500m2. The plot has access to technical infrastructure and the detailed conditions and place of connecting infrastructure are determined by the owners of infrastructure through the technical specification of connecting to network issued on investors application. The commune of Czestochowa and the Managers do not bear any responsibility for the networks that may be located within the plots, which were not identified on the maps. The purchaser should identify the networks on his/her own scope and possible limitations, difficulties and costs that may arise for the purchaser from existing networks are the risk of purchaser and do not constitute defects of the property.
3. The property is destined for industrial investments wihin the KSEZ. According to the local spatial development plan, the property is marked with symbol P1-production area. Detailed conditions of development of the property beeing the subject of the tender are visible in the above mentioned spatial development plan. According to the record in ground and building register the plot nr 296/30 constitutes arable land RIVa (1,3163 ha) and RIVb (3,4115), the plot nr 296/32 constitutes arable land RIVa(0,1456 ha) and RIVb (0,5935 ha), plot nr 333/9 constitutes arable land PsIV (0,1639 ha, RIVa (0,3351 ha) and RIVb (0,9489 ha).
4. **The calling gross price of the property is 4.494.620,00 PLN net** (in words: four million four hundred and ninety four thousand six hundred and twenty 00/100). To the given price the VAT tax of 23% will be added, and in case of the change of the rate of VAT according to the new rate.
5. Participation in the tender is conditioned by:
6. submitting the written offer along with the conditions included in “Specification of essential conditions of the negotiations”, **by 05.12.2017, 16.00 PM,** in the seat of the negotiations manager.
7. the payment of the tender guarantee in the amount of 10% of the calling price, that means **449.462,00 PLN (in words: four hundred and forty nine thousand four hundred and sixty two 00/100) to the bank account of the Czestochowa commune Nr 77 1030 1104 0000 0000 9325 1013 in Bank Handlowy in Warsaw till the 05.12.2017 The date of paying the tender guarantee is the day of putting down money on the bank account.**
8. The offer should include, ia.
* name and surname of the tenderer (name of the institution and the seat)
* date of the preparation of the offer
* statement declaring that the offerer has read and understood the tender conditions, status of the property and the specification, and accepts it with no reservations
* offered price and the method of payment
* proposed way of fulfilment additional conditions of the tender
* the power of attorney, if applicable
* the copy of the proof of paying in the tender guarantee
1. The tender to sale the property and issue the permit will take place on **11.12.2017 at 10.00 AM** in the seat of KSEZ Co., Wojewódzka street 42, Katowice.

Additional conditions of the tender, criteria of the offer assessment in terms of the planned investment, detailed description of the property and the information regarding the available infrastructure are included in the “Specification of essential conditions of the negotiations,” to be purchased in the headquarters of the negotiations manager from Monday to Friday, 9.00 AM to 4.00 PM. The price for this document is **10.000 PLN (in words: ten thousand 00/100)+23% VAT payable to the bank account of the KSEZ Co. Deutsche Bank PBC S.A. 09 1910 1048 2501 9911 2936 0001.**

1. The tender guarantee paid by the participant who wins the tender is included in the sales price (with no interest rates) on the day of payment of the full amount for the property. Tender guarantee will be given back to the other participants (with no interest rates).
2. President of the city of Czestochowa will inform the buyer of the property about the date and place of signing the sale agreement, maximum within 21 days from the finalizing the tender.
3. In case the entity who won the tender will not sign the sale agreement (with no excuse) on the date proposed by the president of the city of Czestochowa, the president can abstain from signing the agreement, and the tender guarantee will be forfeited.
4. The Managing Company claims the right to close the negotiations without choosing any of the offers.