

NOTIFICATION

on holding of a repeated auction for the sale of property in the ownership of the Republic of Belarus by the State Property Committee of the Republic of Belarus on December 30, 2014

Information on the auction piece (property to be sold)					
Description, specifications of the property included in the auction piece	Location of the auction piece	Total area, m ²	Opening price, thou. BYR	An amount of deposit, thou. BYR	Information of encumbrances of the sold real estate***
THE FIRST AUCTION PIECE					
<p>A permanent building with inv. No. 500/C-17526 (administrative and household brick 4-storey building) with the following equipment: 3 freight elevators (inv. No. 924, 925, 1179), 3 hoisters (inv. Nos. 16750, 16751, 16752), 2 transformers (inv. Nos. 51152, 51153), 2 reactive power regulators (inv. Nos. 53157, 53158)</p>	<p>1/2, Kulman st., Minsk</p>	<p>11144.4</p>	<p>163,588,670</p>	<p>16,358,867</p>	<p>46 rent contracts, including for 200.4 m² by 01.11.2015; 263.6 m² by 01.02.2015; 19.4 m² by 01.07.2015; 89.47 m² by 20.03.2016; 20.43 m² by 01.07.2015; 228.3 m² by 09.02.2015; 6.6 m² by 30.10.2015; 11.97 m² by 01.07.2016; 195.3 m² by 24.08.2015; 58.6 m² by 29.11.2015; 185.45 m² by 30.03.2015; 21.8 m² by 20.03.2015; 270.2 m² by 01.03.2017; 39 m² by 01.07.2016; 231.9 m² by 30.03.2015; 39 m² by 20.03.2015; 12.4 m² by 01.06.2016; 150.2 m² by 30.06.2014****; 18.9 m² by 28.01.2014****; 114.8 m² by 01.08.2015; 27.69 m² by 28.09.2014****; 38.4 m² by 31.11.2016; 39.7 m² by 31.10.2016; 11.9 m² by 01.08.2016; 35.3 m² by 30.08.2013****; 713.29 m² by 24.08.2014****; 75.3 m² by 31.03.2014****; 235.5 m² by 01.08.2016; 19 m² by 30.11.2016; 116.5 m² by 01.06.2016; 125.8 m² by 17.11.2014****; 24 m² by 30.06.2014****; 112 m² by 30.06.2014****; 698.4 m² by 30.03.2020; 196.0 m² by 31.07.2016; 27.5 m² by 27.09.2015; 231.41 m² by 04.03.2017; 38.8 m² by 01.11.2014****; 8.1 m² by 23.09.2015; 195.7 m² by 28.02.2016; 529.66 m² by 01.11.2015; 19.2 m² by 25.10.2014****; 156.3 m² by 30.06.2014****; 1789.65 m² by 31.03.2020; 14.6 m² by 01.06.2016; 10.1 m² by 28.01.2016</p>
<p>The land plot having an area of 0.4820 hectares required for maintaining the auction piece is rented out for 50 years (0.2032 hectares with limitations of the land use– protection areas of overhead lines, pipelines and other engineering structures). In accordance with the developed plans of reconstruction and conversion of the territory of the plant named after Ordzhonikidze the facility shall further be used for youth’s leisure and cultural purposes.</p>					
<p>Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee,</p>					

dated September 12, 2014, No. 2247, "On withdrawal of land plots and their provision to winning bidders or to the sole tenderers of the invalid auction" without charge for conclusion of land rental agreements.

THE SECOND AUCTION PIECE

An isolated premises with inv. No.500/D-708037990 (a production premise of a 1 or 2-storey building) having the following equipment: a transformer (inv. No. 2875), 2 reactive power regulators (inv. No. 53163, 53164)	1/5-1, Kulman st., Minsk	7135.8	65,673,720	6,567,372	
An isolated premises with inv. No. 500/D-708037991 (a basement in a 2-storey building)*	1/5-2, Kulman st., Minsk	154.6			
A permanent structure having inv. No. 500/C-20975 (a production single storey building)	1/7, Kulman st., Minsk	657.5			
A permanent structure having inv. No. 500/C-20973 (a production single storey brick building) with the following equipment: a water heater having 6 sections (inv. No. 50453), a heat consumption meter (inv. No. 53191), 2 water and heat meters 02.01 (inv. Nos. 53374, 53377), a site for maintenance of gate valves (inv. No. 201265), a power engineering servicing bridge (inv. No.201949)	1/6, Kulman st., Minsk	1171.8			

The land plot having an area of 1.2673 hectares required for maintaining the auction piece is rented out for 50 years (0.5553 hectares with limitations of the land use– protection areas of overhead lines, pipelines and other engineering structures). In accordance with the developed plans of reconstruction and conversion of the territory of the plant named after Ordzhonikidze the facility shall further be used as a shopping and leisure facility.

Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, "On withdrawal of land plots and their provision to winning bidders or to the sole tenderers of the invalid auction" without charge for conclusion of land rental agreements.

THE THIRD AUCTION PIECE

An isolated premise having inv. No. 500/D-708055878 (located on floors 1-8 of a 4-8-storey reinforced concrete bearing-wall building) having the following equipment: 4 passenger lifts (inv. No. 16176, 16177, 16619, 16620), 3 freight elevators (inv. Nos. 16615, 16617, 16618), a hoister (inv. No. 16756), BETA-M4.04 ATX (inv. No.	12, 4, Very Khoruzhej st., Minsk	21078.1	281,533,160	28,153,316	23 rent contracts, including for 183 m ² by 01.05.2020; 47.03 m ² by 28.01.2016; 24 m ² by 29.11.2015; 40.45 m ² by 30.04.2016; 57.2 m ² by 30.08.2015; 44.5 m ² by 28.06.2016; 70.95 m ² by 20.03.2018; 63.5 m ² by 01.05.2016; 129.9 m ² by 05.05.2016; 36.3 m ² by 08.08.2016; 2186.2 m ² by 30.10.2022; 9.3 m ² by 01.05.2016; 109.0 m ² by 15.10.2016; 61.8 m ² by 26.12.2014; 1036 m ²
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33459), UVKU-TAIS 6562740010001 (Inv. No. 33636), PC BM 2002.70 (inv. No.34489), complete transformers P/ST (inv. No. 52111), 4 capacitor units (inv. No. 52112, 52118, 52149, 52150), 6 transformers (inv. No 51120, 51121, 52147, 52148, 52450, 52451), ACDB (inv. No. 52605), reactive power regulator (inv. No. 53161), 4 heat consumption meters (inv. No. 53196, 53197, 53199, 53200), water consumption meter (inv. No. 53224), gear motor (inv. No. 200193), gates (inv. No 200194), 2 cabinets (inv. Nos. 952102, 952104), 2 transformer substations (inv. Nos. 952377, 52154), a chamber (inv. No. 52122)					by 21.12.2027; 12.1 m ² by 28.01.2016; 621.32 m ² by 31.03.2020; 225.06 m ² by 29.03.2014****; 3 m ² by 31.01.2017; 28.14 m ² by 29.12.2016; 345.7 m ² by 01.12.2014****; 358.1 m ² by 29.03.2016
An isolated premises having inv. No. 500/D-708055876, located in a 4-8-storey reinforced concrete bearing-wall building (room, corridor, ventilation chamber, switchboard room, guard station)	4-7, Very Khoruzhej st., Minsk	88.1			
An isolated premises having inv. No. 500/D-708055877, located in a 4-8-storey reinforced concrete bearing-wall building (switchboard)	4-7a, Very Khoruzhej st., Minsk	86.9			
An isolated premises having inv. No. 500/D-708009049, located in a 4-8-storey reinforced concrete bearing-wall building (staff room)	4-8, Very Khoruzhej st., Minsk	50.5			
An isolated premises having inv. No. 500/D-708009050, located in a 4-8-storey reinforced concrete bearing-wall building (staff room)	4-9, Very Khoruzhej st., Minsk	138.6			
An isolated premises having inv. No. 500/D-708009051, located in a 4-8-storey reinforced concrete bearing-wall building (switchboard room)	4-10, Very Khoruzhej st., Minsk	74.7			
An isolated premises having inv. No. 500/D-708009052, located in a 4-8-storey reinforced concrete bearing-wall building (staff room)	4-11, Very Khoruzhej st., Minsk	282.8			
An isolated premises having inv. No. 500/D-708055879, located in a 4-8-storey	4-12v, Very	109.6			

reinforced concrete bearing-wall building (auxiliary premise)	Khoruzhej st., Minsk				
An isolated premises having inv. No. 500/D-708055880, located in a 4-8-storey reinforced concrete bearing-wall building (auxiliary premise)	4-12g, Very Khoruzhej st., Minsk	15			
An isolated premises having inv. No. 500/D-708009055, located in a 4-8-storey reinforced concrete bearing-wall (storeroom)	4-14, Very Khoruzhej st., Minsk	3			
An isolated premises having inv. No. 500/D-708009056, located in a 4-8-storey reinforced concrete bearing-wall building (workshop)	4-15, Very Khoruzhej st., Minsk	46.3			
An isolated premises having inv. No. 500/D-708009057, located in a 4-8-storey reinforced concrete bearing-wall building (staff room)	4-16, Very Khoruzhej st., Minsk	79.4			
An isolated premises having inv. No.500/D-708009054 (basement of 4-8 storey reinforced concrete bearing-wall building* with the following equipment: diesel generator (inv. No. 51529)*, fire extinguisher (inv. No. 51530)*, filter (inv. No. 51531)*	4-13, Very Khoruzhej st., Minsk	2495.9			
<p>The land plot having area 0.9254 hectares required for maintaining the auction piece is rented out for 50 years (0.9196 hectares with limitations of the land use: 0.3342 hectares - protection areas of overhead lines, pipelines and other engineering structures, 0.5854 hectares – areas of protection of historical and cultural sites). In accordance with the developed plans of reconstruction and conversion of the territory of the plant named after Ordzhonikidze the facility shall further be used as a business and trade center.</p> <p>Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, “On withdrawal of land plots and their provision to winning bidders or to the sole tenderers of the invalid auction” without charge for conclusion of land rental agreements.</p>					
THE FOURTH AUCTION PIECE					
A permanent structure having inv. No. 500/C-13748 (brick) with the following equipment: transformer substation 27 (inv.No.33043)*, 2 hoisters (inv. No. 16748, 16749), complete transformer substation (inv. No. 50892), 2 freight elevators (inv. Nos. 900864, 900866)**	2, Very Khoruzhej st., Minsk	6149.5	207,077,120	20,707,712	2 rental agreements, including for 3217.15 m ² by 30.12.2021; 183.7 m ² by 14.03.2016

A permanent structure having inv. No. 500/C-14491 (a structure for business and administrative purposes)**	1, Ya.Kolas st., Minsk	940			3 rental agreements, including for 235 m ² by 01.05.2020; 249 m ² by 31.03.2020; 230.8 m ² by 14.03.2016
The land plot having area 0.3556 hectares required for maintaining the auction piece is rented out for 50 years (0.3500 hectares with limitations of the land use: 0.3500 hectares - protection areas of overhead lines, pipelines and other engineering structures, 0.2743 hectares – areas of protection of historical and cultural sites). In accordance with the developed plans of reconstruction and conversion of the territory of the plant named after Ordzhonikidze the facility shall further be used as a trade center. Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, “On withdrawal of land plots and their provision to winning bidders or to the sole tenderers of the invalid auction” without charge for conclusion of land rental agreements.					
THE FIFTH AUCTION PIECE					
An isolated premises having inv. No. 500/D-708124925 (production and household) with the following equipment: 2 freight elevators (inv. Nos 1786, 1787), transformer (inv. No. 2972), 2 hoisters (inv.No.16746, 16747), façade illumination (inv. No. 53373)**	1/3-1 Kulman st., Minsk	8695	204,912,970	20,491,297	6 rental agreements, including for 4331.2 m ² by 02.05.2020; 285.08 m ² by 22.11.2034; 3171.5 m ² by 31.03.2020; 20.2 m ² by 21.01.2017; 33.5 m ² by 31.12.2021; 2.11 m ² by 20.03.2016
The land plot having area 0.4437 hectares required for maintaining the auction piece is rented out for 50 years (0.4437 hectares with limitations of the land use: 0.1330 hectares - protection areas of overhead lines, pipelines and other engineering structures, 0.3107 hectares – areas of protection of historical and cultural sites). In accordance with the developed plans of reconstruction and conversion of the territory of the plant named after Ordzhonikidze the facility shall further be used as a business and trade and leisure center. Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, “On withdrawal of land plots and their provision to winning bidders or to the sole tenderers of the invalid auction” without charge for conclusion of land rental agreements.					
THE SIXTH AUCTION PIECE					
An isolated premises having inv. No. 500/D-708124929 (multipurpose service building)**	1/3-5 Kulman st., Minsk	236.2	7,319,530	731,953	2 rental agreements, including for 154.35 m ² by 01.05.2018; 80.4 m ² by 19.07.2015
The land plot having area 0.4437 hectares required for maintaining the auction piece is rented out for 50 years (0.4437 hectares with limitations of the land use: 0.1330 hectares - protection areas of overhead lines, pipelines and other engineering structures, 0.3107 hectares – areas of protection of historical and cultural sites). In accordance with the developed plans of reconstruction and conversion of the territory of the plant named after Ordzhonikidze the facility shall further be used as a business and trade and leisure center. Provision to buyers of the land plots required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247, “On withdrawal of land plots and their provision to winning bidders or to the sole tenderers of the invalid auction” without charge for conclusion of land rental agreements.					

The seller - the State Property Committee of the Republic of Belarus

* - the seller - the Ministry of Industry of the Republic of Belarus

** - property has a historical and cultural value

*** - non-separated improvements were made by renters for separate real estate objects

**** - rental agreements were renewed for an uncertain period, and they may be cancelled in accordance with the legislation.

Sellers of the property owned by the Republic of Belarus:

The State Property Committee of the Republic of Belarus: 12, Krasnozviozdny lane, Minsk, 220005, the Republic of Belarus;

The Ministry of Industry of the Republic of Belarus: 2/4, Partizansky ave., Minsk, 220033.

The auction organizer - The State Property Committee of the Republic of Belarus: 12, Krasnozviozdny lane, Minsk, 220005, the Republic of Belarus.

The auction is carried out in accordance with the procedure which is set up in the Regulation on the procedure of organizing and holding auctions for sale of objects which are in state ownership without selling the right of conclusion of land rental agreements, which is required for maintaining the alienated property as approved by the Order of the Council of Ministers of the Republic of Belarus, dated March 26, 2008, No. 462 'On some measures for fulfillment of the Decree of the President of the Republic of Belarus, dated December 27, 2007, No. 667', in accordance with the order of the President of the Republic of Belarus, dated January 22, 2014, No.21пн 'On property alienation' (hereinafter referred to as the Order).

In accordance with the Order payment by installments for a period of up to 12 months will be allowed for the buyer of the property on the basis of his/her written application with the monthly indexation of payments in accordance with the procedure set up in accordance with the Order of the State Property Committee of the Republic of Belarus, dated July 31, 2012, No. 25 'On the procedure of payment settlement when the alienated property owned by the Republic of Belarus is paid for by installments'.

Rent (share rent) to the buyer for 50 years of the land plots which are required for maintenance of the alienated real estate shall be carried out in accordance with the decision of the Minsk City Executive Committee, dated September 12, 2014, No. 2247 "On withdrawal of land plots and their provision to winning bidders or to the sole tenderers of the invalid auction" without charge for conclusion of land rental agreements.

A size of shares of land users in the common shared ownership interest in a land plot shall be determined in accordance with articles 69 and 70 of the Land Code of the Republic of Belarus – pro rata their shares in the common shared ownership interest in the common property in joint premises.

Duties of an auction winner or a sole tenderer of the invalid auction who agreed to buy an auction piece at the opening price increased by 5% (hereinafter referred to as "the Bidder"):

- to sign a report on the results of the auction or on the recognition of the auction to be void if the sole tenderer agreed to buy real estate property at an opening price increased by 5% (hereinafter referred to as "the Report");

- to reimburse expenses for arranging and holding an action when due, on the amount of which the auction organizer notifies in the established procedure;

- to conclude a sales agreement with the property sellers and land rental agreements with the Minsk City Executive Committee;

- within two months after signing the land rental agreements to apply to the Minsk City Agency for State Registration and Land Cadaster Republican Unitary Enterprise for the state registration of land rental agreements and rights, right encumbrances based thereon;

- to provide the use of the land plots in accordance with the designated purpose and terms of their provision, fulfill a complex of measures for protection of lands.

Procedure of arranging and holding an auction

For participation in the auction an application for participation in the auction shall be submitted to the organizer within the period mentioned in the present notification in accordance with the form approved by the order of the State Property Committee of the Republic of Belarus, dated August 30, 2013, No. 41 'On establishing forms of documents related to arranging and holding of tender bids for selling the facilities in the state ownership, without selling the right for conclusion of a land rental agreement which is required for maintenance of the alienated property' accompanied by the following documents:

- a document which confirms payment of a deposit to a current (settling) bank account indicated in the notification marked by the bank as executed;

- a copy (without notary's certification) of the Articles of Association (a Memorandum - for a commercial company which acts on the basis of the Memorandum), having a stamp certifying the state registration - for legal entities of the Republic of Belarus;

- a copy (without notary's certification) of a state registration certificate – for individual entrepreneurs of the Republic of Belarus;

- copies of founding documents, which are legalized in accordance with the established procedure, and an extract from the trade register of the country of incorporation (an extract shall be executed no earlier than six months before submission of an application for participation in the tender bid), or another equivalent evidence of the legal status in accordance with the legislation of the country of incorporation with translation into the Belarusian or Russian languages. The authenticity of the translation or a translator's signature shall be certified by the Notary - for foreign legal entities, other foreign companies;

- a copy of a document which confirms a legal status, legalized in accordance with the established procedure, with translation into the Belarusian or Russian language. The authenticity of the translation or a translator's signature shall be certified by the Notary - for foreign individual entrepreneurs;

- by a representative of a legal entity of the Republic of Belarus – a power of attorney issued in accordance with the procedure set up by the legislation (apart from the cases when a legal entity is represented by its head);

- by a representative of a citizen or an individual entrepreneur of the Republic of Belarus – a power of attorney certified by the Notary;

- by a representative of a foreign legal entity, other foreign company, a foreign individual or an individual entrepreneur – a power of attorney legalized in accordance with the established procedure with translation into the Belarusian or Russian language. The authenticity of the translation or a translator's signature shall be certified by the Notary.

When documents are submitted the applicant (his/her representative) shall provide an identity document, and the head of a legal entity shall also provide a document which confirms his/her authorities (head appointment order, or a certified extract from the decision of the general meeting, the board or another managing body of a legal entity in accordance with founding documents, or a labour agreement (contract) or a respective civil and legal agreement or other documents in accordance with the legislation).

A consolidated participant (two or more small business entities – individual entrepreneurs and (or) microorganizations) shall attach the following documents to the application for participation in the auction: a copy of the agreement on joint participation in the auction with the original document; a document which confirms payment of a deposit to the current (settling) bank account indicated in the notification marked by the bank as executed; copies of the documents which confirm the state registration of individual entrepreneurs and (or) microorganizations having concluded an agreement on joint participation in the action; information on average number of employees of microorganizations certified by a head's signature and a seal.

When documents are submitted the authorized person (his/her representative) shall provide an identity document and powers of attorney issued by individual entrepreneurs (certified by the Notary) and (or) microorganizations having concluded an agreement on joint participation in the action. A representative of the authorized person shall additionally provide a power of attorney issued in accordance with the procedure set up in the legislation, or another document, which confirms the head's authorities.

Those entities shall be allowed to participate in the auction, who have submitted an application to the auction organizer within the period indicated in the notification accompanied by the required documents, and who made advance payment or payments in accordance with the established procedure to the current (settling) account indicated in the present notification, and who received cards of bidders with indication of the application

registration date, and who concluded an agreement with the auction organizer in accordance with the form as approved by the order of the State Property Committee of the Republic of Belarus, dated January 18, 2013, No. 5 “On establishing forms of documents and recognizing the order of the State Property Committee of the Republic of Belarus, dated April 8, 2010, No. 29 as void”.

A bidder willing to participate in an auction in respect to several auction pieces pays deposits in an amount established for each of the auction pieces.

An advance payment for participation in the auction shall be transferred before expiration of the period for submission of applications for participation in the auction to current (settling) account:

BYR – No. 3642925280060;

RUB – No. 3642925280161;

USD – No. 3642925280174;

EUR – No. 3642925280187;

with Belsvyaz branch No. 529 of Savings Bank Belarusbank JSC in Minsk, BIC 153001720, UNP 100745627, the beneficiary – the State Property Committee of the Republic of Belarus. The payment is intended as a payment of a deposit for participation in the auction.

The auction winner shall be considered a person who offered the biggest price for the property put on auction. The biggest price shall be fixed in the report on the results. Payment of the value of the property bought shall be effected by the auction winner or by a bidder in accordance with the sales agreement or the legislation.

Within 10 working days after approval of the report in accordance with the established procedure the auction winner or a bidder shall reimburse the expenses for arranging and holding the auction, including the expenditures for execution and provision of documents for the bidders, which are required for holding thereof, for forming the land plots and making changes in the land plot due to such a formation. After reimbursement of the expenses by the auction winner or by a bidder, and after submission of copies of payment documents to the auction organizer, the sellers and the Minsk City Executive Committee, but no later than within 2 working days, the auction winner will conclude with the sellers a sales agreement for the real estate in accordance with the established procedure and the auction terms, and will conclude land rental agreements with the Minsk City Executive Committee.

The auction will be held on December 30, 2014 at the following address: the conference hall, the 5th floor, 12, Krasnozviozdny lane, Minsk. The beginning: at 11.00 a.m.. Acceptance of documents, as well as consultations for the issues of participation in auction will take place from December 15 to 29, 2014, inclusive, during working days from 09.00 to 12.00 at the following address: office 529, 12, Krasnozviozdny lane, Minsk. Acquaintance with the auction piece will take place from December 15 to 24, 2014, inclusive, during working days from 14.00 to 17.00 subject to a preliminary agreement with the property sellers.

Telephone numbers for references:

(017) 284 75 61 – the State Property Committee of the Republic of Belarus;

(017) 330 04 75 – the Ministry of Industry of the Republic of Belarus.