**Portray:**

13 pieces of non-agricultural land, with total area of 89988 sq. m with buildingsin Tbilisi, Tsktneti -Stalin,Pirosmaniand David Aghmashenebeli streets, inthe zone “A” and on the territory of Residence of Government

**Short Description:**

Non-agriculture land 89 988 sq. m with buildings in Tsktneti, Tbilisi (For further details please see attached files)

**Liabilities**

a)      Paying privatization price within 2 (two) months after finishing electronic auction

b) In 36 months after signing respective agreement, construction of hotel complex on the entire property or part of it, personally or by the virtue of the third parties (which may include greening of property or part of it, arranging outdoor lighting and even dismantling measures, agreed with respective entities), getting into exploitation and starting operation. Construction of new residential area as well as use of existing building for residential purposes is restricted for 30 years.

c)      Investing personally or by the virtue of the third parties at least 20 000 000 (Twenty million) GEL (Excluding VAT) to perform the liabilities mentioned in item "b".

d)      Due to ensuring the liabilities mentioned in paragraph a-c (including the penalties in accordance with agreement, in case of fulfillment of obligations) the buyer must submit to the LLC  Asset Management and Development Company  the Bank Guaranty in 10% of investment amount mentioned in paragraph “c” within 1 (one) month after finishing electronic auction. The Bank Guaranty must be issued by commercial banks, having the license of National Bank of Georgian and its duration should exceed the investment period mentioned in paragraph “b ”in for 4(four) months.

**Notes:**

1.      The part of the property is the subject of lease (see attachment)

2.      4478.00 sq. m. of land plot with cadastral code: 01.20.01.109.072 is under the right of servitude; 69.00sq. m. of land plot with cadastral code: 01.20.01.089.079 is under the right of servitude

3.      Movable items are not a subject of sale

4.      Information conserving the Building Capacities please visit[www.tas.ge](http://www.tas.ge)

5.      The linear on the property belong to Tbilisi Municipality (01.00.241), JSC Silk-net (01.02.047), LLC Georgian Water and Powers (01.01.834), JSC Telasi (01.04.338). Once the excavation works are needed, preliminary project should be agreed with theowners and the linear should be relocated beyond the territoryif necessary.

6.      The evaluation of the property was done by LEPL Levan Samkharauli National Bureau of Expertise

7.   Auction results are failed and the winner loses the guarantee fee, unless the privatization amount is not paid within 2 (two) months after finishing electronic auction

**Attention!**

1.      Visiting the propertyduring the auction period is available with permission of its owner

2.      To participate in auction you can make your prepayment:

* By cash in JSC Liberty Bank
* By plastic card form web site
* Through electronic bank guarantee

3.     For signing the agreement, buyer should apply the legal department of LLC Asset Management and Development Company within 45 calendar days after finishing electronic auction

4.   For further information please contact: : (+995) 32  2  22 65 33 (LLC Asset Management and Development Company) (+995) 32  2  601 601 ([www.eauction.ge](http://www.eauction.ge/)).