

Specific Terms

2228: Apartment in Porto Sant'Elpidio (AP) - Third Floor - Gathering of Purchase Offers n.7



Specific Terms

In case of insurgency of any controversy related to the interpretation of the dispositions included in the general and specific terms present in the website translated in different languages, it will be applied the Italian language version of such texts.

SPECIFIC TERMS AND CONDITIONS

Auction timing:

Starts: **Tue 04/10/2016 at 11:00 GMT+1**

Ends: **Tue 08/11/2016 at 11:00 GMT+1**

Viewing conditions:

Viewing time: by appointment

All lots viewings must be booked. Please contact: info@gobid.it – tel +39.0737.782080

The property on sale can be viewed prior to agreement with official receiver of the bankruptcy : Dott. Maurizio Storelli

Subject of the Sale

Apartment located in via G. Mazzini, 226, Porto Sant'Elpidio (FM), 3° floor, foglio 26, part.IIa 30, sub. 15, classe 4, consistenza 4 vani, surface 133,25 mq, related to Bankr. Aedilia Invest Srl. n. 305/2010

Deposit

The present auction is subject to a deposit of **EUR 15.000,00**

Payment methods:

Deposit has to be paid via bank transfer to the following account:

MONTE PASCHI DI SIENA SPA

Agenzia di Fabriano

IBAN : IT 43 K 01030 21100 000000414486

Swift/BIC: PASCITM1K07

assigned to GOBID INTERNATIONAL AUCTION GROUP SRL

Buyer's Premium: A charge of 10,00% + VAT will be added to the price of each awarded lot

VAT: Value Added Tax at a rate of 22,00% will be calculated on the awarding price and added to it. (where applicable)

CONDITIONS OF SALE

a) Lots are sold as is, in the state of facts, with all related competences and servitudes, and in bulk sale, with no warranties for faults (La vendita dei beni avviene nello stato di fatto e di diritto in cui gli stessi si trovano, con tutte le eventuali pertinenze, accessioni, ragioni ed azioni, servitù attive e passive. La vendita è a corpo e non a misura, e senza alcuna garanzia per vizi od altra mancanza).

The property is not free, is occupied by third parties with enforceable title until 31.10.2017. The bankruptcy procedure in the meantime obtained the eviction confirmation for lease ending from the mentioned date.

b) All possible buyers, except persons legally not allowed to take part in the sale, after registering to the website www.gobid.it, must complete the application form and send it back signed for acceptance of the general and specific conditions in a sealed envelope to the following address:

Dott. Maurizio Storelli

via Soperga, 10

20127 – Milan

along with the bank transfer receipt certifying the payment of the deposit required.

c) The payment of the deposit will be considered as an actual bid at the price fixed as starting price and will constitute itself, a formal commitment to purchase of the underwriter of the application form attached. The deposit has to be credited to the account assigned to GOBID INTERNATIONAL AUCTION GROUP SRL within 08/11/2016 at 11:00 GMT+1. The sale will be held at the Official Receiver office. A copy of the bank transfer receipt of security deposit has to be sent in advance by email to the following email address: info@gobid.it.

The security deposit will not be refunded in case of award and subsequent failure to pay the price balance.

d) The competition between the prospective bidder will be held on 10/11/2016 at 11:00 at the office of Dr. Maurizio Storelli via Soperga, 10 20127 Milan, where he will open the envelopes. Bids will be ineffective if lower than the price fixed as starting price. During the competition it will be present a GOBID INTERNATIONAL AUCTION GROUP SRL delegate.

e) In case of a valid single bid, lots will be awarded to the only bidder.

In the event of multiple offers, a competition will be started on the highest bid in favor of the highest bidder, at the office of Official Receiver, according to the modes that will be determined in the context. The increase of the offers on the highest bid shall not be less than € 2,000.00. The deposit will be returned to unsuccessful participants within 20 days from the actual awarding of the property.

Where there are more offers of the same amount, equal to the price fixed as starting price and none of the bidders make a raise, participating in the auction, it will be the highest bidder and, therefore, award the lot, who, first, in order of time:

- paid the required deposit, as required by the conditions of sale and reported in the form of participation (Appendix A). The temporal order of the deposit crediting on GOBID INTERNATIONAL AUCTION GROUP SRL account will be considered as main factor for awarding, subject to the regular submission of the application, as described in the terms of sale.

The auction house Gobid.it will inform all authorized users about the order in which they have taken part in the sale.

f) The sale act will be signed with the participant who will submit the highest bid for each lot.

The awarding will be final, therefore any other subsequent better offers will not be taken into account. If awarded, the selling price must be paid, for the full amount, with bank transfer payable to " Fallimento Aedilia Invest Srl " within 60 days from awarding. Lack of compliance with terms will entail deposit loss.

The transfer of ownership will take place only after the full payment of the awarding price and related expenses.

g) The notary fees, tax law and all expenses related to the sale, fiscal or otherwise, will be on buyer's expense and will be communicated prior to the issue of the transfer decree. It should be noted that on buyer's expense will be also incurring the costs for connection of water and electricity, currently in common with other property.

The successful bidder, who awarded the lots, will be required to pay the costs, including those relating to the Buyer's Premium (10% of the awarding price) within 30 days from the sale deadline.

In the event that a bidder will award the lot, the deposit may be deducted from the amount due by the buyer as Buyer's Premium.

h) The offers must contain:

1) The exact identification of the bidder, with the complete indication of the generality and the details of an identity document, an indication of the tax code (Codice Fiscale) and, in the case of a married individual, the property regime existing between the two spouses;

2) The price offered for the property ;

3) Visura from Chamber of Commerce and Identification of the owner if company is participating or legal representative in the case of a legal person (Persona Giuridica).

OCCUPATIONAL STATE

The property is not free, is occupied by third parties with enforceable title until 31.10.2017. The bankruptcy procedure in the meantime obtained the eviction confirmation for lease ending from the mentioned date

More information on this will be provided by the Principal .