



**PROVINCE OF FORLÌ-CESENA**  
**PUBLIC AUCTION NOTICE FOR THE SALE OF THE FORMER SAFFI SCHOOL IN FORLÌ.**

**IT IS NOTIFIED**

that on **12 October, 2017, at 11.00 am** at the seat of the Province of Forlì-Cesena, Piazza Morgagni 9, Forlì, a public sealed-bid auction will be held, pursuant to art. 73, letter c of the Royal Decree no.827 of 23.05.1924, for the sale to the best bidder, of a building called "Former Saffi School", located in Forlì, Via Saffi 17.

Located in the city centre, the building sits between Via G. Saffi and Via Missirini, on four floors (basement, mezzanine, first and second floor) with an internal courtyard, and a commercial surface of approximately 3,619 sq.m. It covers a lot of 1,588 sq.m and is identified in the land registry by sheet 178 of the Municipality of Forlì, map 284/283 sub 3, category B/5, class 3, cadastral area 21,579 cu.m, cadastral rent € 24,518.28.

The relevant land is identified in the Land Registry of Forlì by sheet 178, map 283 of 1,485 sq.m and map 284 of 103 sq.m.

The property can be used for residential and tertiary use: housing, offices, retail business up to 250 sq.m of sales area, commercial activities including medium sales facilities ranging from 250 sq.m to 2,500 sq.m, handicrafts providing services to people, entertainment venues, as well as other public services such as lower and upper education and district health facilities.

The property is sold in *as is* condition, including the situations of instability of portions of the roof, lack of regularisation of internal works and completion of cadastral plans. All charges for the care and expenses for the regularization of the building, based on the requirements contained in the sales contract, are to be borne by the buyer:

**Auction starting price € 1,850,000.00 (one million eight hundred and fifty thousand euro)**  
**Guarantee deposit and fees: € 93,500.00 (ninety-three thousand and five hundred euro)** of which € 92,500.00 - equal to 5% of the starting price - for guarantee deposit and € 1,000.00 as auction fees, excluding adjustments.

**PAYMENT METHOD AND CONTRACT:** The purchase price must be paid at the time the sales contract is signed or within one year from the date the contract is entered into, provided that a minimum down payment of 30% of the full price is made upon signing the deed.

The payment of the remaining amount, including legal interest, shall be guaranteed by a bank guarantee issued by a bank registered in the register referred to in Article 13 of Legislative Decree 385/1993, or by an insurance guarantee issued by an authorized insurance company pursuant to Law no. 348 of June 10, 1982. The above-mentioned guarantees must contain the waiver clause of the right to enforce prior payment by the principal debtor and a clause on guarantee validity within 15 days of receipt of the written request by the competent Provincial Director.

**TERMS AND CONDITIONS OF AUCTION:** The auction, without reserve and with no possibility of a subsequent increment, will be a sealed-bid auction where bids equal or higher than the aforesaid starting price are submitted in sealed envelopes.

In addition to the payment of the price, all contract and auction costs and taxes are to be borne by the winning bidder.

Bidding by proxy or by an appointed representative is allowed.

The special proxy must be in the form of either a public deed or written private agreement with notary-certified signature.

If a bid is submitted or made on behalf of more than one person, these will be jointly and severally obliged.

Any appointed representative must state the person for whom the bid was submitted and the latter must accept it within three days from opening of the envelope, by formal deed of acceptance.

Failing this, the bidder will be considered the actual and sole winner for all legal purposes.

In any case, however, the authorized representative will always be joint and several guarantor, even after acceptance, and therefore the deposit paid by the bidder will be held in escrow despite acceptance of the declaration.

The property will be awarded also in case of one only bidder.

## **PARTICIPATION**

Participation in auction is open to all persons who are not in a condition or situation of being unable to enter into agreements with the Public Administration, pursuant to the regulation in force. The bids must be submitted as follows:

The duty stamp (16.00 euro) **bid must be necessarily** prepared using the **“Bid Form - annex A”** attached to this notice as integral and substantial part of it. All parts of the model must be compiled or crossed out. The bid must be complete with the bidder's identification details, the amount offered (equal to or higher than the auction starting price) expressed in figures and in words. In the event of inconsistency between the bid expressed in figures and the one expressed in words, the most advantageous for the Administration will prevail.

The offer must be dated, signed and enclosed, with a copy of valid ID of the subscriber, in a sealed envelope and signed on the closing flaps, and marked with the lettering "Offer".

The envelope containing the offer must be placed in another larger envelope, sealed and signed on the closing flaps, together with the non-transferable cashier's cheque payable to the Province of Forlì-Cesena, of the aforesaid amount, for the deposit and costs.

On the outside of the big envelope you must write: (top) **“Offerta per l'asta del giorno 12 Ottobre 2017 per l'acquisto della Ex Scuola Saffi e (in the centre) “Alla Provincia di Forlì- Cesena, Ufficio Patrimonio, Piazza Morgagni 9 - Forlì”**. **The sender must be indicated.**

The envelope must be delivered to the Ufficio Patrimonio della Provincia (*Provincial Heritage Office*), Piazza Morgagni 9, Forlì **by hand delivery by noon on 10 October 2017** or **by post**, via registered mail, **by 10 October 2017**. Once the auction has closed, the cheques provided with the offers will be returned to the non-winning bidders.

If no bids are submitted, the auction is declared void.

In the event that two or more bidders present at the auction have submitted the same bid, an additional round of bidding will be organised for them during the same session, pursuant to Art.77 of the Royal Decree N.827/24 and in accordance with the applicable provincial regulation on contracts. If the concerned bidders are not present, the winning bidder will be drawn.

The minutes of the auction are not a contract. The results of the auction will be published via a special resolution by the Officer in charge.

The bid is binding to the participant upon submitting it, while it is binding to the Administration only after fulfilling all requirements set by law with respect to and resulting from the auction.

The Provincial Administration reserves the right to declare the auction failed at its own irrevocable discretion, and/or to postpone the deadline of this auction notice, by publishing it in the same manner, and the participants shall not be entitled to any claim, including the refund of the costs incurred to participate in the auction.

The highest bidder will be excluded if:

- 1) the information given in the Bid Form is found to be untrue;
- 2) he/she renounces the contract or does not enter into the contract within the terms that will be set by the Provincial Administration. In such cases, the entire temporary guarantee deposit will be forfeited and the contract will be awarded to the next highest bidder.

Photos are available, along with the auction notice, in the website of the Province [www.provincia.fc.it](http://www.provincia.fc.it) For further information and to arrange for inspection of the property, interested parties can contact the Ufficio Patrimonio (*Heritage Office*) of the Province of Forlì-Cesena, located in Forlì, Piazza Morgagni 9. Telephone: 0543 714274/714297.

Forlì, 18.07.2017

THE DIRECTOR OF THE  
OPERATIONAL OFFICE FOR PUBLIC  
TRANSPORT, HERITAGE AND  
EXPROPRIATION  
Mr. Fabrizio Di Blasio

DUTY STAMP

ALLA PROVINCIA DI FORLÌ-CESENA  
UFFICIO PATRIMONIO  
PIAZZA MORGAGNI 9  
47121 FORLÌ (FC)

BID

SUBJECT: PUBLIC AUCTION ON 12 OCTOBER 2017 FOR THE SALE OF THE FORMER SAFFI  
SCHOOL IN FORLÌ

The undersigned, (name) \_\_\_\_\_ (surname) \_\_\_\_\_  
born in \_\_\_\_\_  
on \_\_\_\_\_, resident in \_\_\_\_\_, address \_\_\_\_\_  
telephone no. \_\_\_\_\_, fax no. \_\_\_\_\_, certified email  
\_\_\_\_\_, for himself/herself or as legal representative of  
the company \_\_\_\_\_, taxpayer's code \_\_\_\_\_,  
VAT identification no. \_\_\_\_\_, with registered office in \_\_\_\_\_, address  
\_\_\_\_\_, telephone no. \_\_\_\_\_, fax no. \_\_\_\_\_  
certified email \_\_\_\_\_, address for any communication from the Province  
\_\_\_\_\_;

and (in case of more than one bidder)

The undersigned, (name) \_\_\_\_\_ (surname) \_\_\_\_\_  
born in \_\_\_\_\_  
on \_\_\_\_\_, resident in \_\_\_\_\_, address \_\_\_\_\_  
telephone no. \_\_\_\_\_, fax no. \_\_\_\_\_, certified email  
\_\_\_\_\_, for himself/herself or as legal representative of  
the company \_\_\_\_\_, taxpayer's code \_\_\_\_\_,  
VAT identification no. \_\_\_\_\_, with registered office in \_\_\_\_\_, address  
\_\_\_\_\_, telephone no. \_\_\_\_\_, fax no. \_\_\_\_\_  
certified email \_\_\_\_\_, address for any communication from the Province  
\_\_\_\_\_;

The undersigned, (name) \_\_\_\_\_ (surname) \_\_\_\_\_  
born in \_\_\_\_\_  
on \_\_\_\_\_, resident in \_\_\_\_\_, address \_\_\_\_\_  
telephone no. \_\_\_\_\_, fax no. \_\_\_\_\_, certified email  
\_\_\_\_\_, for himself/herself or as legal representative of  
the company \_\_\_\_\_, taxpayer's code \_\_\_\_\_,  
VAT identification no. \_\_\_\_\_, with registered office in \_\_\_\_\_, address  
\_\_\_\_\_, telephone no. \_\_\_\_\_, fax no. \_\_\_\_\_  
certified email \_\_\_\_\_, address for any communication from the Province  
\_\_\_\_\_;

FOR THE PURCHASE OF THE AFORESAID PROPERTY

## OFFERS

the amount of **Euro** \_\_\_\_\_ (\_\_\_\_\_ / \_\_\_\_\_)  
(indicate the amount in figures and in words)

accepts without exception and reserve, for all purposes, the terms and conditions set out in the auction notice, and undertakes to pay all the charges and contract costs for the final sale of the property, the auction costs, as well as any costs of parcelling and cadastral registration for the identification of the property being sold, as indicated in the public auction notice.

By signing this form, the Bidder **expressly declares** that he/she is not in a condition or situation of being unable to enter into agreements with the Public Administration, pursuant to the regulation in force.

This Offer is to be considered unconditional, binding, firm and irrevocable for all purposes, until the day the property is sold at auction, and with respect to the sole winning bidder, up until the final contract of sale is signed.

Place and date \_\_\_\_\_

Signature of the natural person  
or stamp and signature of the legal representative of the legal  
person \_\_\_\_\_

Please enclose a copy of the subscriber's ID.

### **Information pursuant to article 13 of Legislative Decree 196/03**

Pursuant to Article 13 of Legislative Decree no. 196/03, the Provincial Administration hereby informs that:

- 1) the data requested are collected for the purposes of a public auction and, therefore, providing them is mandatory;
- 2) data will be processed electronically and/or manually.