



No: *30*/TB-BIDV.Q3HCM

Ho Chi Minh City, March *13*.<sup>th</sup>, 2023

## **NOTICE**

*"About the mortgage auctions"*

Joint Stock Commercial Bank for Investment and Development of Vietnam – District 3 HCMC Branch (BIDV District 3 HCMC) announces the asset auction as follows:

### **1. Property owners and auction organizations:**

People with assets: Joint Stock Commercial Bank for Investment and Development of Vietnam – District 3 HCMC Branch (BIDV District 3 HCMC)

Address: No. 549 Dien Bien Phu, Ward 3, District 3, Ho Chi Minh City.

Auction organization: Minh Phap partnership auction company.

Address: 151 Tran Huy Lieu, Ward 8, Phu Nhuan District, HCMC.

### **2. Auctioned assets, auctioned asset information:**

Auctioned assets: The land use right belongs to land plot No. 2871, map sheet No. 12-4 in Tan An Ward, Thu Dau Mot City, Binh Duong Province.

Property description: According to the Land Use Right Certificate No. BY 696342, number in the certificate of issuance book: CH CS04495 issued by the Department of Natural Resources and Environment of Binh Duong province on August 11, 2015, updated transfer to Mr. Le Truong Son on 19/02. January 2017:

- Land plot number: 2871, map sheet number: 12-4
- Address: Tan An Ward, Thu Dau Mot City, Binh Duong Province.
- Area: 12277.8 m<sup>2</sup> (In words: Twelve thousand, two hundred and seventy seven point eight square meters)
- Mode of use: Private use
- Purpose of use: Urban residential land 10000 m<sup>2</sup>, Land for perennial crops 2.277.8 m<sup>2</sup>.
- Shelf life: Residential land in urban areas: Long-term; Land for perennial crops: used until May 2051.
- Origin of use: The State allocates land with the collection of 10,000 m<sup>2</sup> land use fee; State recognized land use right: 2277.8 m<sup>2</sup>.

#### **\* Note:**

The area of the land plot is put up for auction according to the certificate. Auction participants are given the opportunity to consult all legal records of the property, view the current state of the





property and take full responsibility for the decision to purchase the property. In case the actual area is different from the certificate, the auction winner must contact the competent state agency to issue and change the certificate, bear all related costs and commit not to. complaints and lawsuits about this issue.

Before the auction opening date, if the property owner has fully performed his/her obligations towards BIDV District 3 and/or BIDV District 3 agrees to release the property, the property owner has the right to receive such property. BIDV District 3, Minh Phap Auction Joint Stock Company will stop the asset auction and refund the application fee and deposit to the auction registrant (if any) without any compensation. any other fee.

**3. Where the auctioned asset is located, papers on ownership and right to use the auctioned asset:**

- The place where the auction property is located, land plot No. 2871, map sheet No. 12-4 in Tan An Ward, Thu Dau Mot City, Binh Duong Province.

- Papers on ownership and use rights of auctioned assets: Certificate of land use rights No. BY 696342, number in the certificate of issuance book: CH CS04495 issued by the Department of Natural Resources and Environment of Binh Duong province on 11/08/2015, update transfer for Mr. Le Truong Son on 19/01/2017.

**4. Starting price:** 63,000,000,000 VND (Sixty three billion VND). The starting price does not include personal income tax from the transfer of real estate, registration fees, costs related to the transfer of ownership/use of the property, registration fees and other costs (if applicable). yes) when buying property, these taxes and costs are borne by the auction winner.

**5. Price step:** Minimum 20,000,000 VND (In words: Twenty million VND).

**6. Deposit and purchase of auction registration documents:**

- Deposit (10%): 6,300,000,000 VND (In words: Six billion, three hundred million VND).

- Money to buy documents: 500,000 VND (In words: Five hundred thousand VND).

**7. Time and place to view auctioned assets:**

- Time to view properties: From 8:30 am on 10/03/2023 to 16:00 on 28/03/2023.

- Location to view the property: land plot No. 2871, map sheet No. 12-4 in Tan An Ward, Thu Dau Mot City, Binh Duong Province.

**8. Time, place, conditions and method of registration to participate in the auction:**

- Time to sell auction participation documents and receive auction participation documents (during office hours): From 8:30 a.m. on 10/03/2023 to 4:00 p.m. on 28/03/2023.

- Time to receive pre-booked money (during office hours): From 8:30 a.m. on March 28, 2023 to 4:00 p.m. on March 30, 2023.

- Place of selling registration documents: At the headquarters of Minh Phap Auction Partnership Company (No. 151 Tran Huy Lieu, Ward 8, Phu Nhuan District, Ho Chi Minh City) and Vietnam Investment and Development Commercial Joint Stock Bank Southern



Branch District 3 City. Ho Chi Minh City (No. 549 Dien Bien Phu, Ward 3, District 3, Ho Chi Minh City).

- Receive registration documents: At the headquarters of Minh Phap Auction Partnership Company (No. 151 Tran Huy Lieu, Ward 8, Phu Nhuan District, Ho Chi Minh City).

- Conditions for registration of participation: Individuals and organizations with financial needs and capabilities may participate in registration except for the cases specified in Clause 4, Article 38 of the Law on Property Auction No. 01/2016/QH14 Issued on November 17, 2016.

- How to register: Submit an application to participate in the direct auction at 151 Tran Huy Lieu, Ward 8, Phu Nhuan District, HCMC.

**9. Time and location of auction:**

- Auction time: At 2:00 p.m. on March 31, 2023.

- Auction venue: At the headquarters of Minh Phap Auction Partnership - No. 151 Tran Huy Lieu, Ward 8, Phu Nhuan District, Ho Chi Minh City.

**10. Auction form, auction method:**

- Auction form: Direct verbal bidding at the auction.

- Auction method: Method of bidding up.

**11. Contact address: Customers who want to buy properties or have questions or complaints related to auctioned assets, please contact:**

**Auction organizer:**

- Address: 151 Tran Huy Lieu, Ward 8, Phu Nhuan District, City. Ho Chi Minh.

- Phone: 028.38453169 - 38453249 Fax: 028.38453363.

**BIDV District 3 Ho Chi Minh City:**

- Risk Management Department.

- Address: 4th floor, 549 Dien Bien Phu, Ward 3, District 3, Ho Chi Minh City.

- Phone: 0283.73039139.

Best regards!

**Recipients:**

- As recipients;

- Save: VT, HS XLN.



VICE DIRECTOR

PHÓ GIÁM ĐỐC  
Nguyễn Tuấn Anh

