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Iranian Privatization Organization (IPO)



"Block Offering of Shares and Properties"

By virtue of assignments envisioned in “The law of Enforcing of General Policies of Article 44 of the Constitution”, its relevant rules and regulations, and approvals of the Divesture Board, hereinafter the Board, the Iranian Privatization Organization, hereinafter the Organization, intends to transfer stocks/assets of the following enterprises with the terms and conditions as mentioned in this advertisement. Tender documents and other transferring conditions are accessible via the official website of the Organization at the following address: www.ipso.ir. The applicants are highly requested to consider the conditions mentioned in the bid proposal form and transferring contract.

A) Shares																				
No.	Name of Enterprise	Capital (Million IRR)	Field of activity of enterprise	Major Shareholders	Size of Enterprise	Stock Transferring Method	No. of Shares (Properties) Presentable - in million			Block Size %	Base Value of Transferrable Shares		Deposit amount (IRR)	Sales Conditions			Incentives of private & cooperative sectors	Exclusive conditions	Deadline for settling cash deposits and delivery bid envelopes	Tender opening session
							Block	Employees	Total		Each Stock (IRR)	Total (IRR)		Cash down payment percentage	Installment duration (year)	Deadline for cash payment (business day)				
1	Golestan Urban Development & Housing Co.	1,000	Management & preparation of urban development projects	Iran Urban Development & Revitalization Org. (17%), East Urban Development & Housing Co. (32%), Others (51%)	Small	Tender	161,500	8,500	170,000	17	94,776	16,111,920,000	483,357,600	20	5	20	✓	--	2015/12/27	2015/12/28
2	Machine Sazi Tabriz Co.**	1,677,000	Producing and selling machineries	IDRO (98/28%), Others (1/72%)	Very Large	Tender	1,648,205,826	--	1,648,205,826	98/28	1,548	2,551,422,618,648	76,542,678,559	10	8	20	✓*	Envisioned at Bid proposal form		
3	Machine Sazi Tabriz Foundry Co.	112,500	Buying & selling casting & forging parts	IDRO (100%)	Average	Tender	106,875,000	5,625,000	112,500,000	100	2,661	299,362,500,000	8,980,875,000	10	8	20	✓*	--		

B) Properties															
No.	Name of Property	Transferring Method	Owner	Details of Properties	Area (m ²)	Address	Total Base Value (IRR)	Deposit amount (IRR)	Sales Condditions			Incentives of private & cooperative sectors	Exclusive Conditions	Deadline for settling cash deposite and delivery bid envelopes	Tender opening session
									Cash down payment percentage	installment duration (year)	Deadline for cash payment (business day)				
1	El-Goli Real Estates**	Tender	IDRO	El-Goli real states to the registered plate No. 103/11 and 4793/11	83,500	El-Goli- Tabriz	3,268,406,000,000	98,052,180,000	10	4	20	--	Envisioned at Bid proposal form	2015/12/27	2015/12/28
							431,594,000,000**	--	In cash						

**** For the attention of applicants to buy Machine Sazi Tabriz Co. and El-Goli Real Estates:**

- 1- The tender session for Machine Sazi Tabriz Co. and El-Goli Real Estates will be held only if there are bid proposals for both. The tender winner and deal finality will be announced provided that both cases are sold and finalized.
- 2- The registered plate No. 4793/11 of El-Goli real estates is pledged for IDRO. So the purchaser of the mentioned real estates is obliged to pay 431,594 Million Iran Rials in cash to the account of IDRO during real estates cash down payment deadline. Cash down payment of El-Goli Real Estates, will be done according to the ratified conditions (10% of cash down payment and 4 years of installment duration).

C) Other Transferring Conditions									
(By emphasizing that the Organization is reserved the right to accept or reject any or all of the bid proposals, participating in the tender is meant that applicants have accepted all rules and regulations and transferring contract wholeheartedly)									
How to Receive Tender Documents and Get Information of Other Transferring Conditions	How to Visit the Enterprises	How to Settling the Amount of Tender/Competition Deposits	How to Present Tender Envelopes and the Place of Delivery	Tender Oppening Session & Conditions of Presence in the Tender Session	Guarantee Documents	How to Transfer Stock Ownership	Transferring Priority	General Conditions of Allocating Employees Shares	Interest rate of installment
By referring to website of the Organization at the following address: www.ipo.ir - the latest transferring enterprises section, the following documents are accessible: Tender Documents: 1- Bid proposal form, sample of contract, power of attorney registered at Notary Public Office. 2- Financial statements and other relevant documents. Other General & Exclusive Conditions including: 1- Conditions of having financial and non-financial incentives and discounts. 2- Details of conditions of allocating Employees shares	Interested applicants can send the visiting request via the following fax number: +98 21 880 85622 to the Marketing Office. The office will issue visiting letter.	In case of Tender: Settling in cash basis into SIBA Acc. No. 2170159008002 with Bank Mellat Iran (BMI), Jame' Mosque Branch of Shahrak-e Ghods (Coded 1458)- by emphasizing on disallowance of presenting any kind of check and recommendation to ensure of transferring deposit fund into the set account in due date	Putting up the original bank deposit receipt and completed bid proposal form in the form of two separate envelopes inside a sealed envelope and delivering it to Guard Management Office, 7th Floor, No. 15, Mahestan St., Iran Zamin Ave., Phase 1, Shahrak-e Ghods, Tehran – IRAN	Envelopes of participating in the bid notice will be opened at 14:00 O'clock with presence of bidders or their legal representatives in the session with owning identification documents and representation letter	Keeping shares/assets equivalent of remaining amount of installments until full payments of the installments + receiving guarantee documents on minimum 50% of the remaining total installments.	Through share register book / stock market transaction system/notary public/(in case of properties), within mutual framework	Priority of Cooperative Sector in equal conditions in offering shares/properties via bid/negotiation notice	Including: Managers and employed staff and assignee personnel in enterprise subject to stock transfer and also those who assignee to other enterprises that more than 50 percents of their capital belong to the transferable company and also the retirements. Some Conditions: having minimum one-year experience and paying insurance, not allowing simultaneous use of advantages of voucher privatization plan (Saham Edallat) and Employee Shares for the retired. The shares are totally installments during 10 years base on the above base price.	15 % Time interval of installments 6 months