



JOINT STOCK COMMERCIAL
BANK FOR INVESTMENT &
DEVELOPMENT OF VIET NAM
DISTRIST 3 HCMC BRANCH

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Ho Chi Minh City, January, 10th, 2024

No: 48/TB-BIDV.Q3HCM

Notification auction of mortgaging properties

Joint Stock Commercial Bank for Investment and Development of Vietnam – Distrist 3 HCMC Branch (BIDV Distrist 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 – Distrist 3 HCMC Branch (BIDV Distrist 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:

* **Property 1:** Land use rights, Ownership rights Houses and other assets attached to land located in Da Phuoc Commune, Binh Chanh District, Ho Chi Minh City according to the Certificate of Land Use Right, Property Rights Owners of houses and other properties attached to land, number CM579196, book number CS04460 issued by the Department of Natural Resources and Environment of Ho Chi Minh City on September 24, 2018. Owner: Mr. Tran Trong Nghia – Citizen ID card No: 072088002951 issued by CTCCS Residence Management Registration and National Tourism Administration on Residential on 15/06/2017.

a/ Land plot:

+ Land plot number: 533, map sheet number: 51

+ Address: Da Phuoc Commune, Binh Chanh District, Ho Chi Minh City

+ Area: 1,119.3m² (*In words: One thousand one hundred nineteen point three square meters*)

+ Mode of use: Private use

+ Purpose of land use: Rural land 812.8m², land for perennial crops 306.5m²

+ Term of use: Residential land in rural areas: Long-term; Land for perennial crops: By 2073

+ Origin of use: Receiving land assignment by the State with land use fee collection: 812.8m²; Receiving land transfer with LURC recognized as land allocation without land use fee: 306.5m²

b/ Housing: -/-

***Property 2:** Land use rights, ownership rights Houses and other assets attached to land located in Da Phuoc Commune, Binh Chanh District, Ho Chi Minh City according to the Certificate of Land Use Rights, Ownership of Houses and Assets other property attached



to land, issue number CM579197, number in the certificate of issuance book: CS04461 at land plot number 532, map sheet number 51, Da Phuoc Commune, Binh Chanh District, Ho Chi Minh City issued by the Department of Natural Resources and Environment Ho Chi Minh City School issued on September 24, 2018. Owner: Mr. Tran Trong Nghia – Citizen ID card No: 072088002951 issued by CTCCS Residence Management Registration and National Residential Administration on June 15, 2017.

a/ Land plot:

- + Land plot number: 532, map sheet number: 51
- + Address: Da Phuoc Commune, Binh Chanh District, Ho Chi Minh City
- + Area: 1,185.2m² (*In words: One thousand one hundred and eighty-five point two square meters*)
- + Mode of use: Private use
- + Purpose of land use: Rural land 559.5m², land for perennial crops 625.7m²
- + Term of use: Residential land in rural areas: Long-term; Land for perennial crops: By 2073
- + Origin of use: Receiving land assignment from the State with land use levy: 559.5m²; Receive land transfer with LURC recognized as land allocation without land use fee: 625.7m²

b/ Housing: -/-

***Property 3:** Certificate of land use rights, ownership of houses and other land-attached assets, issue number BI790660, certificate entry number: CH02157 at land plot No. 514, map sheet No. 51, Da Phuoc Commune, Binh Chanh District, Ho Chi Minh City issued by People's Committee of Binh Chanh District, Ho Chi Minh City on April 15, 2013. Owner: Mr. Tran Trong Nghia – Citizen ID card No: 072088002951 issued by CTCCS Residence Management Registration and National Residential Administration on June 15, 2017.

a/ Land plot:

- + Land plot number: 514, map sheet number: 51
- + Address: Da Phuoc Commune, Binh Chanh District, Ho Chi Minh City
- + Area: 1,465,9m² (*In words: One thousand four hundred and sixty five point nine square meters*)
- + Mode of use: Private use
- + Purpose of land use: Rural land 798m², land for perennial crops 667.9m²
- + Term of use: Residential land in rural areas: Long-term; Land for perennial crops: By 2073
- + Origin of use: Recognition of LURCs as land allocation without land use levy

b/ Housing: -/-

*** 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:

- Place of auctioned property: land plot No. 533, 532, 514 map sheet No. 51, in Da Phuoc commune, Binh Chanh district, Ho Chi Minh city.

- Papers on ownership and right to use the auctioned asset:

+ Certificate of land use rights, ownership of houses and other land-attached assets No. CM 579196, No. CS04460 issued by the Department of Natural Resources and Environment of Ho Chi Minh City on September 24, 2018 Mr. Tran Trong Nghia's name.

+ Certificate of land use rights, ownership of houses and other land-attached assets, number CM 579197, number in the certificate of issuance book CS04461 issued by the Department of Natural Resources and Environment of Ho Chi Minh City on September 24, 2018 Mr. Tran Trong Nghia's name.

+ Certificate of land use rights, ownership of houses and other land-attached assets, number BI 790660, number in the certificate of granting book CH02157 issued by Binh Chanh District People's Committee on April 15, 2013, updated to change purpose land use on 30/11/2015, update transfer to Mr. Tran Trong Nghia on September 18, 2018.

4. Starting price: 26,500,000,000 VND (Twenty-six billion, five hundred million 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 making a property purchase, these 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%): 2,650,000,000 VND (Two billion, six hundred and fifty million VND)

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

7. Time and place to view auctioned assets:

- Property viewing time: From 08:00 am on 12/01/2024 to 17:00 pm on 30/01/2024.

- Location of property viewing: land plot No. 533, 532, 514 map sheet No. 51, in Da Phuoc commune, Binh Chanh district, Ho Chi Minh city.

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

- Time to sell auction participation documents, receive auction participation documents (during office hours): From 08:00 am on 12/01/2024 to 17:00 pm on 30/01/2024.

- Time to receive pre-booked money (during office hours): From 08:00 am on 30/01/2024 to 17:00 pm on 01/02/2024.

- 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 02:30 pm on 02/02/2024.
- 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: Minh Phap Partnership Auction Company

- Address: 151 Tran Huy Lieu, Ward 8, Phu Nhuan District, City. Ho Chi Minh.
- Phone: 028.38453169 - 38453249 Fax: 028.38453363.

Unit with auctioned assets: BIDV Branch District 3, Ho Chi Minh City

- Address: 549 Dien Bien Phu, Ward 3, District 3, Ho Chi Minh City.
- Debt Handling Department (1st floor), Phone: 0283.73039139.
- Contact person: Mr. To Van Quay Linh - Tel: 0931.198.898

Best regards!

Recipients:

- As recipients;
- Save: VT, HS XLN.



PHÓ GIÁM ĐỐC
Nguyễn Tuấn Anh