

**FULL NOTICE OF PUBLIC AUCTION  
FREE REAL ESTATE UNITS OWNED BY CmRC  
(MUNICIPALITY OF ROME) LOCATED IN ROME**

The public auctions shall be held on 16 January 2025

via online procedures through the Notarial Auction Network of the Notaries National Council

**CmRC** ("Città metropolitana di Roma Capitale", the Municipality of Rome) holds for sale the ownership of unassigned real estate units belonging to the residential assets' disposal programme pursuant to:

- Law no. 783 of 24 December 1908;
- Royal Decree no. 2440 of 18 November 1923;
- Royal Decree no. 827 of 23 May 1924;
- Legislative Decree no. 310 of 31 October 1990, converted with amendments into Law no. 403/1990;
- Law no. 662 of 23 December 1996;
- Legislative Decree no. 351 of 25 September 2001, converted with amendments into Law no. 410/2001;
- Legislative Decree no. 203 of 30 September 2005, converted with amendments into Law no. 248/2005;
- Legislative Decree no. 112 of 25 June 2008, converted with amendments into Law no. 410/2008.
- The Notaries National Council's Convention of 10/10/2024 regarding the management of auctioning and sale procedures for real estate properties via online procedures;
- The Book of Auctioning Conditions in force as of the date of this Notice.

The Auctions shall be carried out for each **Lot**, each constituting one or more real estate units inclusive of any eventual adjacencies and pertinencies. The **Lots List** -fully documented (layouts, photos, etc.)-, the **List of Notaries** to whom bids may be submitted, this **Full Notice of Public Auction** as well as the **Book of Auctioning Conditions** and its Annexes (facsimile participation Forms) regulating the auction's participation modalities and structure, as well as the procedures for booking any eventual visit to the assets, are made available, on the official website of the Notarial National Council ([www.notariato.it](http://www.notariato.it) and [www.avvisinotarili.notariato.it](http://www.avvisinotarili.notariato.it)), with the Auctioneers and, via link, on website of the Municipality of Rome ([www.cittametropolitanaroma.it/](http://www.cittametropolitanaroma.it/)).

The information related to the Lots may be updated or amended via specific publication on the aforementioned websites, and it is the duty of each Bidder to review said eventual updates before submitting his/her bid.

**The Municipality of Rome (CmRC) hereby prohibits the duplication via any means of the publications of either the auctions or the single plots to which they refer, as well as the dissemination of the relevant documents for commercial purposes, not recognizing the**

**intermediation activities of third parties and reserving the right to call upon the competent authorities should this prohibition be violated.**

The assets shall be held for sale in their totality, as found in fact and in law together with any pertinence, existing facility and positive and negative easement where applicable.

The Municipality of Rome (CmRC) is exempt from delivering documents relating to the property, or to the right to the property and to the urban planning, building and fiscal regularity of the same as provided for by the "Sblocca Italia" Decree Legislative Decree no. 133/2014, converted into Law no. 164 on 11 November 2014). By submitting its offer, the bidder implicitly declares that he/she is well aware, having examined it, of the urban planning, cadastral and building situation of the property, as also highlighted - on the basis of any documentation provided by the Authority and the inspection carried out, and without any guarantee of exhaustiveness - by the attached sheet, and that he/she wishes to proceed with the purchase of the property in the condition in which it is found, as seen, excluding any guarantee and liability in this regard on the part of the selling Authority, assuming at his/her own expense any burden and expense that may be necessary, after the purchase, for the regularization of the same or for the possible restoration of the legitimate state, where permitted, also pursuant to Art. 40, par. 6 of Law no. 47/1985, where applicable, or pursuant to Art. 33 and 34 of Presidential Decree no. 380/2001. The Municipality of Rome (CmRC) is therefore exempt from any liability connected to the outcome of any requests for regularisation concessions and urban planning and/or construction irregularities of the property as the bidder fully accepts, in the event of awarding the contract, the assumption of all possible charges, risks and costs deriving from amnesties and/or regularisations that may have already been requested or to be requested.

### **Type of Auction**

The **Sealed-Bid Auction** entails the submission of paper, digital or digitalised paper Sealed Bids to the Auctioneer/Secondary Notary (the Notary certified to access the Notarial Auction Network, as listed in the websites [www.notariato.it](http://www.notariato.it) and [www.avvisinotarili.notariato.it](http://www.avvisinotarili.notariato.it)), for an amount at least equal to the basic Auction price indicated in the attachments to the Auction Notice for each Lot, increased by an amount that is a multiple of €2,000.00 or €5,000.00, as indicated in the list of lots. The Notary will award the Lot to the person who has submitted the highest valid bid, not matched by any other valid bid.

The Auctioneer, only in the event that more than one valid Bid of equal amount is submitted and placed ex-aequo in first place in the ranking, will carry out the **Open-Bid Auction** using the computer system of the National Council of Notaries (RAN), providing for the legitimacy of only the ex-aequo Bidders for participation in the Open-Bid Auction.

The Open-Bid Auction shall be held in sessions of 3 minutes each, during which each Bidder may reserve a turn and submit an Open Bid of increasing value with regard to the Auction's base price and, in the following sessions, of increasing value with regard to the highest subsequent valid Open Bid, with a minimum raised bid of € 2,000.00 or €5,000.00, as indicated in the lot list. The Auctioneer shall proceed with confirming the validity of each increasing Open Bid and starting a new session.

In the absence of further valid increasing Open Bids, at the end of the auctioning session (3 minutes), the Auctioneer shall proceed with awarding the Lot to the highest Bidder, indicating the amount of

the last valid increasing and highest Open Bid as the final award price.

In the absence of valid clear increases in Bids, the award will be made to the person who submitted the highest bid or, in the event of a tie, based on the temporal priority of registration of the bid.

### **Guarantee Deposit**

Bidders shall provide a Guarantee Deposit, under penalty of exclusion, as a guarantee of their bid, amounting to at least 5% of the auction's base price for each Lot they wish to bid on.

The Guarantee Deposit shall be provided, under penalty of exclusion, via bank draft issued by a credit institution or via equivalent postal cheque with non-transferability clause made out to the Municipality of Rome (CmRC), to be deposited with the Auctioneer or the Secondary Notary to whom the Bid was submitted.

### **Sales Agreement**

The sales agreement may be signed also by the Notary (Auctioneer or Secondary) to whom the Bid was submitted, together with the full payment of the final price to the Municipality of Rome (CmRC), minus the amounts already transferred as deposits, within 60 calendar and consecutive days starting from the award date, under penalty of final forfeiture of the deposit in the event of non-fulfilment of these obligations.

In any case, the stipulation of the sales agreement is subject to compliance with the procedures and constraints set forth in Legislative Decree no. 42/2004; in the event that the possibility of transferring the real estate units is subject to a provision of authorization for alienation by the competent structure of the Ministry for Cultural Heritage and Activities, the aforementioned essential term of 60 days shall begin from the date of the provision of authorization for alienation.

### **Fees and Expenses**

Each participant shall pay to the Secondary Notary the costs related to the presentation of each individual bid that shall be deposited with the same up to a maximum amount of € 150.00 (in addition to any shipping costs in the case of a paper offer), to be paid to the Notary at the time of presentation of the bid. If the bid is presented to the Notary Auctioneer, the above-mentioned amount for the presentation of the bid is not due.

The final successful bidder, as defined in point 8 of the Auction Regulations, shall be entirely responsible for the fee of the Notary Auctioneer and the expenses incurred by the latter for the IT management of the Auction procedure and for the drafting of the Auction's Minutes, which are variable and will be divided into four tiers:

- a) In the event of the awarding of lots with a base price of up to €20,000.00, the fee for the drafting of the auction's minutes by the Notary Auctioneer will be quantified, in relation to the complexity, up to a maximum of €1,000.00 plus VAT, while the costs incurred for the registration of the report, for the management of the auction through the RAN platform and for the publication on the "Notary Notices" portal shall amount to €290.00 plus VAT per lot awarded, without prejudice to the other costs indicated below;
- b) In the event of the awarding of lots with a base price from € 20,000.01 to €500,000.00, the fee for the drafting of the auction's minutes by the Notary Auctioneer will be quantified, in relation to the complexity, up to a maximum of €1,200.00 plus VAT, while the costs incurred for the

registration of the report, for the management of the auction through the RAN platform and for the publication on the “Notary Notices” portal shall amount to €350.00 plus VAT per lot awarded, without prejudice to the other costs indicated below;

- c) In the event of the awarding of lots with a base price from €500,000.01 to €1,000,000.00, the fee for the drafting of the auction's minutes by the Notary Auctioneer will be quantified, in relation to the complexity, up to a maximum of €1,800.00 plus VAT, while the costs incurred for the registration of the report, for the management of the auction through the RAN platform and for the publication on the “Notary Notices” portal shall amount to €500.00 plus VAT per lot awarded, without prejudice to the other costs indicated below;
- d) In the event of the awarding of lots with a base price higher than €1,000,000.01, the fee for the drafting of the auction's minutes by the Notary Auctioneer will be quantified, in relation to the complexity, up to a maximum of €2,000.00 plus VAT, while the costs incurred for the registration of the report, for the management of the auction through the RAN platform and for the publication on the “Notary Notices” portal shall amount to €750.00 plus VAT per lot awarded, without prejudice to the other costs indicated below.

Moreover, the expenses and taxes related to the Auction's Minutes such as, by way of example, the expenses for stamps, accessories, taxes, duties and other fees, shall be borne too by the Successful Bidder. The aforementioned fees and taxes are to be fully borne by the Successful Bidder.

Considering that the sales agreement between the Municipality of Rome (CmRC) and the Successful Bidder may also be signed by the Notary (Auctioneer or Secondary) to whom the Bid was submitted, each Bidder shall have the right to request, upon submitting the Bid, a rough estimate of the fees to be paid, pursuant to Art. 9 of Legislative Decree no. 1 of 2012, converted into Law no. 27 of 24 March 2012. The aforementioned amounts shall be paid within 3 days from the notice of award, and the payment receipt shall be provided to the Notary tasked with drafting the sales agreement on the day of its signature.

With regard to the “Tax Regime”, the Resolution no. 67 of the Ministry of Finance of 23 May 2000 clarifies, unequivocally, that the tax treatment applicable to the transfer of real estate of Institutions, including Social Security Institutions, is the “Registration Tax”.

### **Institution's Rights and Powers**

Pursuant to point 5 of the Book of Auctioning Conditions, the Municipality of Rome (CmRC) shall reserve the power to amend, suspend and/or terminate the auction and awarding procedures at any time up to the signature of the agreement, for motivated reasons, and the Bidder or the Successful Bidder shall not be entitled to make any claim against it, notwithstanding, in the event of the termination of the auction or of the awarding procedures, the obligation to reimburse the Guarantee Deposits, as well as the expenses borne pursuant to the Book of Auctioning Conditions. The Bidder shall not be entitled to make any claim against the Municipality of Rome (CmRC) for lost profits and/or for the costs borne for the submission of the Sealed Bid.

For all properties that were built over 70 years ago, the regulations for the protection of cultural and environmental assets governed by the Cultural Heritage and Landscape Code pursuant to Legislative Decree no. 42 of 22 January 2004 and subsequent amendments and additions are being applied.

It is noted that the online procedure allows for both the usual submission of a sealed envelope and the submission of a digital or digitalised bid in accordance to the procedures set forth in the current Book of Auctioning Conditions, and that in order to partake in the Auction, the bid's deposit must be completed upon prior appointment and within the terms set forth in the Lots List, before the Auctioneer or one of the Secondary Notaries listed officially on the official website of the Notaries National Council ([www.notariato.it/ran](http://www.notariato.it/ran) and [www.avvisinotarili.notariato.it](http://www.avvisinotarili.notariato.it)).

**Bids shall be submitted by 5:00 PM on 14 January 2025, the terms set forth in the Lots List.**

For visits, send an email to [alienazioni@cittametropolitanaroma.it](mailto:alienazioni@cittametropolitanaroma.it) specifying the property or properties of your interest; you will receive the availability calendar according to which it will be possible to book, at the same email address, an appointment.

For further information, please contact the Management of the Central Office “Tangible Fixed Assets” (e-mail [risorsestrumentali@cittametropolitanaroma.it](mailto:risorsestrumentali@cittametropolitanaroma.it)) which manages the CmRC properties, or alternatively, for procedural information only, the National Notary Council (e-mail [dismissioni.cnn@notariato.it](mailto:dismissioni.cnn@notariato.it)).