

B. A. Raffaele Carbonaro
Address: Via I. Frugoni 15/7 16121 Genoa
Phone number: 010-561377 Fax 010-582438
C.F.CRBAFL385271725T P.I. 00544860109

Court of Genoa
Bankruptcy Section
Bankruptcy R.F. n 68/2018
G.D. B.A. Daniele Bianchi

Sales Notice

The undersigned, B.A. Raffaele Carbonaro, as official receiver of bankruptcy of *E. A. A. ELETTRONICA APPLICATA ALL'AUTOMAZIONE s.r.l* – C.F. 02984160107 – (R.F. 68/2018) with office in Genoa Via I. Frugoni 15/7, phone number 010.561377 email address dott.raffaele.carbonaro@gmail.com , PEC – f68.2018genova@pecfallimenti.it, in virtue of my assignment provided by the delegate judge on April 19th 2019, I warn the block sale of the following real estate and movable property with auction, with the competitive procedure in according with the bankruptcy law.

A) Real Estate located in Mascatagliata, Via Statale S.P. 170, km 5400 Lerma (Alessandra)

- two storey building where it is situated the thermal plant of the main building
- small building where it is situated electrical transformer cabin
- area around the buildings, part of which is paved
- plot of land next to the external area of the building.

Cadastral Data of Buildings:

Cadastral Sheet 4 - Maps changes 461 - Sub. 1 – Category D7, Cadastral unearned income € 17.414,93 (central heating plant and part of the external area).

Cadastral Sheet 4 - Maps changes 461 - Sub. 3 – Category D1, Cadastral unearned income € 56,81 (part of the power plant)

Cadastral Sheet 4 - Maps changes 461 - Sub. 4 – Category D1, Cadastral unearned income € 20,66 (part of the power plant).

The gross surface area of the ground floor is approximately 2450 mq; the total gross area of the first floor is approximately 740 mq

Surfaces of individual spaces:

caretaker's apartment 98mq - canteen and toilets 101 mq - reception, connective, offices Ground floor toilets 160 mq production area 2091mq - offices on the first floor 618 mq - connective,toilet, service rooms on the first floor 122 mq.

Land registry:

Cadastral Sheet 4 - Maps changes 324 – qualità Bosco Ceduo – Class 2, Area 790 mq, Dominicale Income € 0,41 Agricultural income € 0,12 (it is an agricultural plot bordering the industrial area, but outside the fence).

Cadastral Sheet 4 - Maps changes 447 – qualità Seminativo – Class 3, Area 1400 mq, Dominicale Income € 5,06 Agricultural income € 3,98 (it is a portion of the area adjacent to the shed).

Cadastral Sheet 4 - Maps changes 453 – qualità Seminativo – Class 3, Area 879 mq, Dominicale Income € 3,18 Agricultural income € 2,50 (it is a portion of the area adjacent to the shed).

Boundaries: the buildings and land form a single block that borders to the north with Maps changes 86,87,90,91 of the same Land registry; it borders to the east with appurtenant area of another industrial shed, Maps changes 460, Cadastral Sheet 4 of Land registry with public access road to the industrial area; it is bordered to the south by a public access road to the industrial area, with public car parks and the provincial road 172; it borders directly to the west with the Maps changes 190 e 189 - Cadastral Sheet 3 - Land registry.

Movable property:

- office furnishings and equipment,
- stock of items to be assembled to make the products in the catalog,
- equipment in the workshop,
- machinery projects
- "starter project" including 1 starter prototype "starter project",
- "exciting project"
- "converter project"
- "system design for automated control systems"

All this is in accordance with the appraisal and its annexes dated 04/01/2019 by the engineer Fabio Pittamiglio (Office in Genoa, address - Vico dei Ragazzi n. 3/11); It is an integral and substantial part of this sale notice.

Basic price of real estate: 1.415.000,00 euros

plus statutory taxes and expenses.

minimum raise in the tender phase: 5.000,00 euros.

In the state of fact and law in which these properties are located with all those entitled, active and passive easements, appurtenances, accessions and any differences in size will not give any compensation, indemnity or price reduction.

This judicial sale is not subject to the warranty rules for defects or lack of quality. The existence of defects or discrepancies of the things sold, including charges, such as urban planning or deriving from the need to adapt the systems to the laws in force, not considered by the expert, will not provide any compensation, indemnity or price reduction as these have already been considered in the evaluation of the asset.

The bidders will have to refer for what concerns the existence of burdens or defects in the report dated 04/01/2019 of the expert Fabio Pittamiglio (with study in Genoa, Vico dei Ragazzi n.3 / 11) which is an integral part of this sales notice.

The sale will take place under the following conditions:

The purchase offers (in accordance with the current stamp of 16 euros) must be presented in a sealed envelope by 1.00 pm on June 27, 2019 at the bankruptcy trustee Raffaele Carbonaro's office in Genoa Frugoni 15/7 which will provide for note the identification of the person making the deposit on the sealed envelope

The offer must contain: surname, name of place and date of birth, marital status, indication of the property regime, tax code, photocopy of the tenderer's identity document and possible holder of the property or indication of the company and of the company name, indication of the company name

and of the registered office, of the tax code, indication of the legal representative with appropriate powers, certificate of inspection by the Chamber of Commerce and a photocopy of the identity document and the tax identification card of all who must be present at the scheduled hearing.

The offer of the real estate and movable property that constitute the parcel will be cumulative; I will be proposed in block. Anyone, except the bankrupt is able to participate in the sale personally, otherwise with a Special Prosecutor or an attorney according to the law *art. 579 c.p.c. last comma*.

If the offer is a minor, the offer will be undersigned by the parent subject to the authorization of the tutelary judge.

If the offer is a citizen of another country, not belonging to the European Union, a copy of citizenship certificate and the residence certificate in Italy must be attached in order to verify the conditions of reciprocity.

Indication of the identification data of the asset for which the offer is proposed and the lot indicated.

Indication of having analyzed the estimate report and the conditions contained in the order.

Indication of the offered price. Please note: the offer will be accepted if it is equal or higher than the value of the established in the sale order.

If the offer is lower than the price at the rate not exceeding $\frac{1}{4}$, the bankruptcy trustee can present it for the sale (subject to possible suspension to obtain all the necessary authorizations), when he believes there is no possibility of getting a higher price with a new sale.

The offer will not be valid if it is lower by more than $\frac{1}{4}$ of the established price.

The offer absolutely must present the deposit of an amount not less than 10% of the offered price and expenses deposit of 15% of the price offered, respectively by means of two non-transferable bank drafts payable to "*Fallimento E.A.A. Elettronica applicata all'automazione*".

Save for the amount of the expenses - The deposit will be retained if the bidder refuses to buy.

The offer is absolutely irrevocable unless the official receiver orders the auction or 60 days have elapsed from the presentation of the offer and that has not been accepted in accordance to the law *Art. 571 3^o comma c.p.c.*

The examination of the bids promptly presented will take place on June 28th 2019 at 3.00 p.m. at the bankruptcy trustee's office; in the case of more offers, a tender will be held based on the highest bid with a minimum bid of 5000 euros.

The assets will be definitively awarded to who carry out the highest raise without having to raise any more in three minutes.

Tenders received after the conclusion of the official tender will not be considered except for what is required by law *art.584 c.p.c.*

If the offers are all comparable, the first bidder will be awarded.

In case of award, the bidder must pay the price within 60 days, paying by bank transfer to the bank account registered for the bankruptcy procedure *Fallimento E.A.A. ELETTRONICA APPLICATA ALL'AUTOMAZIONE – Banca Passadore & co*, IBAN IT33L0333201400000000961316, and integrate the expenses as requested by the bankruptcy trustee.

In the event of default on the payment of the price, the award will be revoked and the deposit will be forfeited by the bankruptcy procedure according to the law.

All expenses, including tax charges and transfer fees, will be at the expense of the contractor, the goods subject to this sale are sold without mortgages and foreclosures. At the time of sale, any mortgages and transcripts of foreclosures will be canceled at the expense of the bankruptcy

In addition to the advertising forms in the sector magazines and with notices to companies operating in the sector, the sale order and the estimate report will be inserted at least 30 days before the deadline set for the presentation of the offers on the website "www.astegiudiziarie.it and the notice of sale will be inserted on Portale delle Vendite pubbliche.

More information - the bankruptcy trustee's office - +39 010.561377