

NB! Announcements in the english version are machine translated and may contain errors. Only notices in Estonian are authentic and have legal effect.

## Notice of auction of immovable property in bankruptcy proceedings

Public from: 05.02.2023

Public until: until the closure of the bankruptcy proceedings

Finhol Blue OÜ (pankrotis) (registry code: [12179688](#)) pankrotihaldur Margo Normann publishes this announcement under [Section 136\(1\) of the bankruptcy Act \(PankrS\)](#) and [Section 153\(2\) of the enforcement Code \(TMS\)](#).

The bankruptcy trustee, in the public electronic auction, sell <https://www.oksjonikeskus.ee> in the auction environment of public bailiffs and the Chamber of Bank administrators assets in bankruptcy:

land for public buildings 100%, Tartu County, Pipsi Municipality, Hansestadt kallkallkalle, Oja TN 23 (registration number 3763804, cadastral mark 27901:001:0143, area 1525 m<sup>2</sup>).

The property is situated approximately 140 m from the Lake Peipsi.

The building hosts a 2-DECIMAL BUILDING box (guest house) at THE CONSTRUCTION stage.

Technical features of the building according to the preliminary design:

surface under construction 380,0 m<sup>2</sup>

number of ground decks 2

height 8,9 m

length 25,1 m

width 11,5 m

suletud netopind 448,0 m<sup>2</sup>

volume 2343 m<sup>3</sup>

Entries in Section III (encumbrances and restrictions) of the register part of the immovable property:

entry No 1 - personal right of use in favour of Elektrilevi OÜ (registry code 11050857). The right of usufruct, for an indefinite period, in the public interest, to operate the electrical installation within the electricity network protection zone in return for payment, in accordance with the scale and procedures provided for by law, in accordance with clauses three (3) and four (4) of the contract of 10.09.2019 and the plan annexed to the contract.

entry No 2 - comment on the declaration of bankruptcy of the owner of the property.

Entry in Section IV (mortgages) of the register part of the immovable property:

entry No 1 - a mortgage in the amount of EUR 200 000,00 in favour of the Maaelu Edendamise Sihtasutus (registry code 90000245).

Entry 2 in Section III and entry 1 in Section IV (mortgages) shall be deleted after the property has been auctioned..

Opening price: 179 900 EUR(s). VAT is added to the price..

Proprietor: Finhol Blue OÜ (pankrotis) (registry code: [12179688](#)) .

To participate in an auction, you must register in an auction environment on the sheet of assets referred to in this notice, the permanent link of which shall be: <https://www.oksjonikeskus.ee/oksjon/view/?okid=72218> payment of the security of EUR 5 000 into account No EE461700017003177936 (Luminor) of Finhol Blue OÜ (in bankruptcy). Payment explanation: 'Guarantee for participation in the auction of 15.02.2023 11:00 ID72218. Real estate: Oja TN 23, vald of Pipsi, Tartu County'. The deposit shall be deemed to have been settled when it is received. The deposit must have been lodged no later than

15.02.2023 at 11:00. Subsequent receipts shall not be counted. Securities paid by the buyer shall be included in the purchase price and returned to the other bidders on the working day following the day of the auction.

Registration in the auction begin on 05.02.2023 at 21:30 and ends on 15.02.2023 at 11:00.

A person be registered as an auction participant if the application for registration and the necessary annexes to the application meet the conditions for the auction , deposit money has been paid and the person may participate in the auction as a bidder.

The auction starts on 15.02.2023 at 11:00 and ends on 21.02.2023 at 14:00. The interval for the prolongedend is 10 minute(s).

The bid step for auctions be 1 000 EUR(s).

Bids can only be made in the auction environment according to the conditions indicated in the auction environment.

The winner of an electronic auction pay the purchase price on the working day following the day on which the auction ends, as pursuant to [§93\(3\) of TMS](#). If the purchase price exceeds EUR 12 700, the auction winner must pay one tenth of the purchase price immediately after the end of the auction, the remaining price having to be paid within 15 days.

#### THE RIGHTS OF THIRD PARTIES

Before the start of the auction, the person must inform the bankruptcy trustee of his or him rights to the thing to be sold if it have not yet been notified to the bankruptcy trustee, and the reasons for those rights should be given at the request of the bankruptcy trustee.

#### EXAMINATION OF THE ASSETS. ADDITIONAL INFO

The additional documents relating to the assets and assets can be consulted with the prior agreement of the liquidator at the email address [abnormann@gmail.com](mailto:abnormann@gmail.com) or tel 5092695.

Proceeding no: 2-22-12173

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