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Notice of an auction for an immovable in enforcement proceedings

Public from: 25.08.2023

Public until: until the closure of the enforcement procedure

Kohtutäitur Kaire Põlts publishes this announcement under [Subsection 2 of § 153 of the Code of Enforcement Procedure \(TMS\)](#).

The bailiff sell the following assets in a <https://www.oksjonikeskus.ee> in the auction environment of the Chamber of bailiffs and bankruptcy administrators electronic auction:

Apartment ownership entered in register part number 20179501 of the land registry department of Tartu County Court belonging to OÜ Raninvested (14079502), residential land 95%, business land 5%, Harju County, Tallinn, city centre district, Pirita Road 28a, which comprises 817/80921 conceptual parts of the land and real part dwelling No 44, the total area of which is 81.70 m². and the designation of which is 44-1 to 44-10 in the plan. The exercise of co-ownership is restricted to apartment ownership No 20172101, 20172201, 20172301, 20172401, 20172501, 20172601, 20172701, 20172801, 20172901, 20173001, 20173101, 20173201, 20173301, 20173401, 20173501, 20173601, 20173701, 20173801, 20173901, 20174001, 20174101, 20174301, 20174401, 20174501, 20174601, 20174701, 2017501, 2017501, 2017501, 2017001 20175401, 20175501, 20175601, 20175701, 20175801, 20175901, 20176001, 20176101, 20176201, 20176301, 20176401, 20176501, 20176601, 20176701, 20176801, 20176901, 20177001, 20177101, 20177201, 20177301, 20177401, 20177501, 20177601, 20177701, 20177801, 20177901, 20178001, 20178101, 20178201, 20178301, 20178401, 20178501, 20178601, 20178701, 20178801, 20178901, 20179001, 20179101, 20179201, 20179301, 20179401, 20179601, 20179701, 20179801, 20179901, 20180001, 20180101, 20180201, 20180301, 20180401, 20180501, 20180601, 20180701, 20180801, 20180901, 20181001, 20181101, 20181201, 20181301, 20181401, 20181501, 20181601, 20181701, 20181801, 20181901, 20182001, 20182101, 20182201, 20182301, 20182401, 20182501, 20182601, 20182701, 25627301, 25642201, 25642301, 25642401, 25642501, 25642601, 25642701, 25642801, 25642901, 25643001, 25643101, 25643201, 25643301, 25643401, 25643501, 25643601, 25643701, 25643801, 25643901, 25644001, 25644101, 25644201, 25644301, 25644401, 25644501, 25644601, 25644701, 25644801, 25644901, 25645001, 25645101, 25645201, 25645301, 25645401, 25645501, 25645601, 25645701, 25645801, 25645901, 25646001, 25646101, 25646201, 25646301, 25646401, 25646501, 25646601, 25646701, 25646801, 25646901, 25647001, 25647101, 25647201, 25647301, 25647401, 25647501, 25647601, 25647701, 25647801, 25647901, 25648001, 25648101, 25648201, 25648301, 25648401, 25648501, 25648601, 25648701, 25648801, 25648901, 25649001, 25649101, 25649201, 25649301, 25649401, 25649501. In other respects, the object and content of apartment ownership have been determined by a registration application of 27.04.2006. Entered 10.06.2006. correction entered on 18.03.2015. The entry replaces the previous entry.

Personal right of use for establishment of utility network or installation in favour of Elektrilevi OÜ (registry code 11050857). The personal right of use is established for the management of the electricity network pursuant to Part IV of the Agreement of 28.05.2003, with the obligation to pay the fee as of 01.01.2009 according to the size and procedure prescribed in legislation. Entered in register part 19464401 5.01.2006; transferred here. Congested properties No 20172101, 20172201, 20172301, 20172401, 20172501, 20172601, 20172701, 20172801, 20172901, 20173001, 20173101, 20173201, 20173301, 20173401, 20174501, 20173601, 20173701, 20173801, 20173901, 20174001, 20174101, 20174201, 20175301, 20174501, 20174601, 20174701 20175501, 20175601, 20175701, 20175801, 20175901, 20176001, 20176101, 20176201, 20176301, 20176401, 20176501, 20176601, 20176701, 20176801, 20176901, 20177001, 20177101, 20177201, 20177301, 20177401, 20177501, 20177601, 20177701, 20177801, 20177901, 20178001, 20178101, 20178201, 20178301, 20178401, 20178501, 20178601,

20178701, 20178801, 20178901, 20179001, 20179101, 20179201, 20179301, 20179401, 20179601, 20179701, 20179801, 20179901, 20180001, 20180101, 20180201, 20180301, 20180401, 20180501, 20180601, 20180701, 20180801, 20180901, 20181001, 20181101, 20181201, 20181301, 20181401, 20181501, 20181601, 20181701, 20181801, 20181901, 20182001, 20182101, 20182201, 20182301, 20182401, 20182501, 20182601, 20182701, 25627301, 25642201, 25642301, 25642401, 25642501, 25642601, 25642701, 25642801, 25642901, 25643001, 25643101, 25643201, 25643301, 25643401, 25643501, 25643601, 25643701, 25643801, 25643901, 25644001, 25644101, 25644201, 25644301, 25644401, 25644501, 25644601, 25644701, 25644801, 25644901, 25645001, 25645101, 25645201, 25645301, 25645401, 25645501, 25645601, 25645701, 25645801, 25645901, 25646001, 25646101, 25646201, 25646301, 25646401, 25646501, 25646601, 25646701, 25646801, 25646901, 25647001, 25647101, 25647201, 25647301, 25647401, 25647501, 25647601, 25647701, 25647801, 25647901, 25648001, 25648101, 25648201, 25648301, 25648401, 25648501, 25648601, 25648701, 25648801, 25648901, 25649001, 25649101, 25649201, 25649301, 25649401, 25649501.

A note on the possession and use of common ownership. Agreement according to clause 7.4 of the agreement of 27.04.2006.a; amendment according to clause 4 of the agreement of 23.11.2010 and Annex 1 to the plan. Entered in 10.06.2006. correction entered on the basis of the application of 23.11.2010 12.01.2011. The entry replaces the previous entry.

A note on the possession and use of common ownership. Arrangements for the ownership and use of co-owners in accordance with clause 4.3 of the contract of 04.02.2011.a and the plans annexed to the contract of 04.02.2011.a (Annex 1) and in accordance with clause 4.3 of the contract of 23.03.2011.a and the plan annexed to the contract of 23.03.2011.a (Annex 1). Entered on 4.03.2011. 23.03.2011 amended on the basis of the registration application on 18.04.2011.

A note on the possession and use of common ownership. Agreement between co-owners on the use of parking spaces pursuant to clauses 5.2. to 5.5. and 16.11.2011.a. of the Agreement of 16.11.2011.a. to the plan of the registered immovable annexed to the Agreement and clauses 3.2. to 3.5 and 16.01.2014.a. of the Agreement (Reg. 104). to the plan of the registered immovable annexed to the Agreement according to which parking space No 12 remains the exclusive possession and use of each owner of apartment No. 4. Entered 26.11.2011. 5.03.2015 amended on the basis of a registration application on 18.03.2015.

Prohibition notation to prohibit disposal of immovable in favour of Pluutar OÜ (registry code 12586531), bailiff Kaire Põlts (personal identification code 46711060349). 14.07.2022 entered on the basis of a bailiff's application 21.07.2022.

A mortgage in the amount of EUR 250 000.00 in favour of Pluutar OÜ (registry code 12586531). The actual owner of registered immovable is required to submit to immediate enforcement in order to satisfy a claim secured by a mortgage. 24.03.2022 registered on the basis of registration application 1.04.2022.

Upon transfer of an immovable, a mortgage and a notation concerning prohibition shall be extinguished.

Upon sale of a thing in enforcement proceedings, a bailiff or a debtor shall not be liable for the deficiencies of the thing sold.

The apartment is 3-room, with an open kitchen-room with a balcony, 2 separate rooms, a bathroom with a bath, a sauna room, a toilet separate, the apartment sits on the 8 th floor of the residence. The owner of the apartment ownership (debtor) has direct possession of the apartment ownership and the transfer thereof to the purchaser is without hindrance. Parking space in the parking lot.

Notice of the wish to examine the immovable in writing 1 working day in advance by e-mail at tonu.kala@taituriabi.just.ee, tel. 55-16065..

Opening price: 254 000 EUR(s) .

Proprietor: OÜ Raninvested (registry code: [14079502](#)) .

To participate in an auction, you must register in the auction environment on the asset page specified in this notice with a permanent link to: <https://www.oksjonikeskus.ee/oksjon/view/?okid=76509> and pay a deposit of 2,000 euros to Kaire Põlts' current account No. EE111010010124476011 (SEB). Payment statement: "Guarantee money 21.09.2023 14:00 for participation in auction ID76509. Real estate: Tallinn, Piritä tee 28a, Tallinn, Harju County ". A deposit shall be deemed to have been paid as of the moment of receipt thereof. The deposit must have been received no later than 21.09.2023 at 14:00. Subsequent receipts will not be counted. The deposit paid by the buyer shall be included in the purchase price and returned to the other participants in the auction on the working day following the day of the auction.

Registration in the auction begins on 25.08.2023 at 14:00 and ends on 21.09.2023 at 14:00.

A person can 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 paid and the person may participate in the auction as a bidder.

The auction starts on 21.09.2023 at 14:00 and ends on 29.09.2023 at 14:00. The interval for the prolonged end is 3 minute(s).

The bid step for auctions is 100 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 pays 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 bailiff of his or her rights to the thing to be sold if it has not yet been notified to the bailiff, and the reasons for those rights should be given at the request of the bailiff. Persons holding rights which impede the auctioning shall, in agreement with the claimant or on the basis of a court decision, obtain the termination or suspension of the auctions before the day on which the result is distributed.

EXAMINATION OF THE ASSETS. ADDITIONAL INFO

Notice of the wish to examine the immovable in writing 1 working day in advance by e-mail at tonu.kala@taituriabi.just.ee, tel. 55-16065.

Proceeding no: 025/2022/2469

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