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Notice of an auction for an immovable in bankruptcy proceedings

Public from: 06.08.2024

Public until: until the end of bankruptcy proceedings or the end of the validity of the sale announcement, but no longer than 1 year

Tark Ehitus OÜ (pankrotis) (registry code: [12863976](#)) pankrotihaldur Maire Arm publishes this announcement under [Subsection 1 of § 136 of the Bankruptcy Act \(PankrS\)](#) and [subsection 2 of § 153 of the Code of Enforcement Procedure \(TMS\)](#).

The bankruptcy trustee, in the public electronic auction, sell <https://www.oksjonikeskus.ee> in the auction environment of the Chamber of bailiffs and trustees in bankruptcy assets in bankruptcy: apartment ownership Harju County, Keila City, Haapsalu mnt 1 apartment 10 entered in the register part of the land registry department of Tartu County Court No 12687702 with a total area of 60.20 m2 and the designation of which on the plan is 10-1 to 10-4. Prohibition notices: entry No 2 in Section III - prohibition notation to prohibit disposal of immovable property (trustee in Maire Arm) in favour of Smart Construction OÜ (bankrupt) (registry code 12863976). Mortgages: entry No 3 in Section IV - mortgage of eur 15000,00 in favour of RTE group OÜ (registry code 14000423). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties 12687702 and 12687802. In Section IV, entry 4 - mortgage in the amount of eur 5000,00 in favour of RTE group OÜ (registry code 14000423). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties 12687702 and 12687802. Comments: existing prohibitions and mortgages will be deleted following a successful auction on the basis of the bankruptcy trustee's application.

Condition: the apartment property is located in the attic and is unbuilt. Project, approvals, no building permits. It is necessary to increase the height of the attic in order to build apartments, and in this connection it is also necessary to change the entire roof and upgrade the facade. Ducts for central heating systems (about 0.5 m from the floor) and ventilation ducts for bathrooms are located in the attic. Construction of all communications is necessary. The general condition of the apartment building is bad. Pursuant to subsection 43 (2) of the apartment ownership and apartment associations Act, which entered into force on 01.01.2018, upon transfer of apartment ownership in enforcement and bankruptcy proceedings, the acquirer is not liable to the apartment association for the obligations arising from the transferor's apartment ownership which have become chargeable.

Pursuant to subsection 44 (1) of the apartment ownership and apartment associations Act, an apartment association has a right of security over apartment ownership in order to secure claims arising from apartment ownership (hereinafter right of security of apartment association). Pursuant to subsection (2), the provisions of acts concerning mortgages ranked first apply to the right of security of apartment associations

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Opening price: 45 000 EUR(s). .

Proprietor: Tark Ehitus OÜ (pankrotis) (registry code: [12863976](#)) .

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=84183> and to pay the deposit of 807 euros to the current account of Maria Mountain Law firm OÜ No. EE832200221039155226 (AS Swedbank). Payment statement: 'collateral 27.08.2024 13:00 for

participating in auction ID84183. Real estate: Haapsalu mnt 1, Keila City, 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 27.08.2024 at 13:00. 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 begin on 06.08.2024 at 18:00 and ends on 27.08.2024 at 13:00.

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

The auction starts on 27.08.2024 at 13:00 and ends on 03.09.2024 at 13:00. The interval for the prolongedend is 2 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

Examination of the assets and communication of supplementary information shall be carried out in agreement with the trustee. No reimbursement shall be made for expenses relating to the examination of the property, the submission of an offer or other acts. The trustee shall not be liable for any deficiencies in the transferred thing. The winner of the auction acquires the property in the condition it is and the administrator does not give any assurances or guarantees to the acquirer regarding the property and is not liable for any shortcomings.

Proceeding no: 2-18-17124, 2-18-1712

pankrotihaldur Maire Arm
Tatari 25, 10116 Tallinn
Phone: 6640620
E-mail: maire.arm@mmab.ee

Publisher's contacts
pankrotihaldur MAIRE ARM
Phone: 6640620
E-mail: maire.arm@mmab.ee

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