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## **Notice of an auction for an immovable in bankruptcy proceedings**

Public from: 30.10.2024

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

Kollane Vara OÜ (registry code: [14560257](#)) pankrotihaldur Andrias Palmits 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 bankruptcy administrators assets in bankruptcy:  
The object of the auction is the right of superficies together with power generation equipment (solar park).

The right of superficies has been entered in the first section (I) of the land register for a term of 25 years which has been entered as a load in the registered immovable No 9213002 (cadastral code 58001:006:0030;

100% production land, Harju County, Lääne Harju Rural Municipality, Paldiski City, Tallinna mnt 31; area 44569.0 m<sup>2</sup>) in the third (III) division of the register part. Hoone OÜ (registry code 16843858) is entered with the solar park as the owner of the encumbered immovable.

The content of the right of superficies is determined according to the land register entry as follows: a right of superficies free of charge in accordance with clause 7.3.2 of the contract; the right of superficies charge in accordance with point 7.3.1.1; the content of the right of superficies in accordance with clause 7.4 of the contract; - an agreement on the maintenance of the area of the right of superficies pursuant to clause 9 of the contract.; - an agreement on the ownership of the right of superficies pursuant to clause 10 of the contract.; an agreement on the exclusion of consent for encumbering the right of superficies with limited real rights pursuant to clause 7.4.13 of the contract; the requirement for the consent of the owner of an immovable encumbered with a right of superficies for the transfer of the right of superficies pursuant to clause 7.4.14 of the contract.

Yellow Vara OÜ (bankrupt, registry code 14560257) has been entered as owner in the second (II) section of the land register.

The third (III) section of the land register contains the following entries:

- 1) Real encumbrance for the benefit of each owner of registered immovable No 9213002. A real encumbrance of six thousand euros (& 6 000;) per year, adjusted in accordance with clause 7.3.1.1 to 7.3.1.2 of the contract of 05.04.2019 (entry No 1);
- 2) Right of pre-emption for the benefit of each owner of registered immovable No 9213002. The right of pre-emption is valid upon each transfer (entry No 2);
- 3) A prohibition notation to prohibit the disposal of the immovable in favour of the Republic of Estonia (tax and Customs Board (registry code 70000349) (entry No 3);
- 4) Prohibition notation to prohibit disposal of immovable in favour of kohtutäitur Risto Sepp (personal identification code 37612110236), SIA Citadele Leasing (registry code 40003423085) (entry No 4).

A mortgage of EUR 600 000 for SIA Citadele Leasing (registry code 40003423085) has been entered in the fourth (IV) section of the land register.

Prohibition notations and mortgages shall be deleted at the latest at the end of a successful auction

together with the making of a new owner entry..

Opening price: 400 000 EUR(s). .

Proprietor: Kollane Vara OÜ (registry code: [14560257](#)) .

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=86044> and to pay a deposit of 10,000 euros to Yellow Vara OÜ's current account No. E582200221070415284 (Swedbank). Payment statement: "Guarantee money 11.11.2024 13:00 for participating in auction ID86044. Real estate: Tallinna mnt 31, Lääne Harju Parish, 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 11.11.2024 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 30.10.2024 at 15:00 and ends on 11.11.2024 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 12.11.2024 at 13:00 and ends on 20.11.2024 at 13:00. The interval for the prolongedend is 5 minute(s).

The bid step for auctions be 5 000 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 her 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

Bankruptcy trustee Andrias Palmits, place of business, law firm Palmits and partners, located in Tondi 51, 11316 Tallinn, e-mail [andrias.palmits@abpp.ee](mailto:andrias.palmits@abpp.ee)

Proceeding no: 2-24-1965

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