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

Public from: 14.03.2025

Public until: until the end of the enforcement procedure or the end of the validity of the sales advertisement, but no longer than 1 year

Kohtutäitur Rocki Albert 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:

Pärnu mnt 35, Märjamaa alev, Märjamaa Rural Municipality, Rapla County, entered in register part 1137 of the land registry department of Tartu County Court, cadastral indicator 50501:005:0030, commercial land with area 3314.0 m<sup>2</sup>.

Encumbrances in the land register:

A personal right of use in favour of Eesti Energia Jaotusvõrk OÜ (registry code 11050857) has been entered in Division III. Personal right of use within the protection zone of the electricity network for the management of the electricity network pursuant to clauses 3, 4 and 5 of the contract of 08.07.2011. 8.07.2011 registered on the basis of a real right contract 14.07.2011.

A personal right of use in favour of Elektrilevi OÜ (registry code 11050857) has been entered in Division III. Personal right of use for an unspecified term pursuant to § 158 <sup>1</sup> of the Law of property Act for the construction, ownership, management, repair, maintenance, use and liquidation of electrical installation pursuant to clauses 2.1, 2.2, 2.3, 3.1, 3.2, 4 of the contract entered into on 05.02.2024.a. and the plan annexed to the contract. The spatial area of the right is visible in the land cadastre information system 1527.

Personal rights of use shall remain in force after the sale of the property by auction.

Section III contains a prohibition notation prohibiting the disposal of the immovable in favour of Oniar OÜ (registry code 10936116), bailiff Rocki Albert. A prohibition notation shall be deleted from the land register after the sale of the property by auction.

A mortgage in the amount of EUR 1 500 000.00 is entered in Section IV in favour of Oniar OÜ (registry code 10936116). Congested properties: 2243337; 21409450. The mortgage shall be deleted from the immovable to be sold after the sale of the property by auction.

Additional information: the property has an office warehouse with a closed net area of 671.4 m<sup>2</sup> on 2-storey block structures built in 2019. Individual central heating in the building on the basis of an air-water heat pump and ventilation with installed heat recovery. Water and sewage are central. Electric joining 80A. Video surveillance and mounted signalling on the property. There is a car charging point on the property, solar panels installed. As well as solar panels mounted on the walls and roof of the building. All rooms are in good condition. Parking area asphalt. The registered immovable is encumbered with 6 lease contracts of indefinite duration.

building permit No 1912271/26321 issued on 20.09.2019; permit No 2112371/08683 issued on 10.05.2021.

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Opening price: 550 000 EUR(s) .

Proprietor: Kosu Group OÜ (registry code: [10903973](#)) .

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=88548> and to pay a deposit of EUR 55 000 to Rocki Albert account No. E631010010320236013 (SEB). Payment statement: "Guarantee money 15.04.2025 10:30 for participating in auction ID88548. Real estate: Pärnu mnt 35, Märjamaa Rural Municipality, Rapla 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 15.04.2025 at 10:30 a.m. 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 14.03.2025 at 17:00 and ends on 15.04.2025 at 10:00.

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 15.04.2025 at 11:00 and ends on 24.04.2025 at 11:00. The interval for the prolonged end is 1 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 bailiff of his or her rights to the thing to be sold if it have 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

Access to the immovable shall take place at a pre-agreed time at the location of the immovable.

Contact of bailiff's office Jana Jõesalu, phone 4429972 or 4424031, email [buroo.albert@taitur.net](mailto:buroo.albert@taitur.net) or [jana.joesalu@taitur.net](mailto:jana.joesalu@taitur.net).

Proceeding no: 176/2024/4124

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