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

Public from: 28.05.2025

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

OÜ Maalaegas (pankrotis) (registry code: [11721561](#)) pankrotihaldur Indrek Lepsoo 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:

13107 m2 production area in Kaalepi village, Järva County with grain dryer (register No 6883050)

Section I - production country 100%, Järva County, Järva Rural Municipality, Kaalepi village, Sakkepuu. Area 13107,0 m2. Cadastral code 12901:001:0221. Land cadastre data taken over on 31.12.2018.

Section II - owner Osaühing Maalaegas (registry code 11721561) (bankrupt). 30.03.2020 registered on 05.07.2024.

Section III - No entries.

Section IV - mortgage in the amount of EUR 1 151 350,00 for Luminor Bank AS (registry code 11315936). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. 8.03.2022 10.03.2022.

A judicial mortgage (Case No 2-24-17303) in the amount of EUR 3 936,00 in favour of OÜ Tubren (registry code 11322632). 18.11.2024 entered on the basis of a court ruling 26.11.2024.

At the end of a successful auction, mortgages encumbering a registered immovable shall be deleted from the land register.

The property houses a grain dryer that has been in use since 2022. the property is in working order and does not require further valuations. Area under construction 515.90 m2. Technical specifications: pre-cleaner sorter with a pre-cleaning capacity of up to 60 t/h (wheat at 15% moisture). Grain dryer Chief CF 9/24 3R with gas burner with a gross tonnage of ca 35 tonnes of wheat, with a maximum heat coefficient of 2600 kW, with a maximum yield of 30.5 t/h. 4 cone hoppers with a capacity of 4 x 440 m3 or 1760 m3. Car loading bunker of 100 m3 capacity. The control program allows you to control the complex fully automatically.

The assets are sold in the condition at the time of transfer (as is) and the trustee in bankruptcy does not provide any assurances or guarantees regarding the assets and is not liable for any shortcomings, regardless of whether the respective shortcomings have been disclosed to the auction participants. By registering for an auction, the participant confirms that he or she has become acquainted with the assets to be sold and the terms and conditions of the auction. The winner of the auction shall bear all expenses and possible taxes related to the transfer of ownership of the immovable and deletion of entries in the land register..

Opening price: 1 215 000 EUR(s). VAT is added..

Proprietor: OÜ Maalaegas (pankrotis) (registry code: [11721561](#)) .

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=90185> and to pay the deposit of 10,000 euros to OÜ Maalaegas (bankrupt) current account No. EE871010220105924013 (AS SEB Pank). Payment statement: "Guarantee money 20.06.2025 10:00 for participating in auction ID90185. Real estate: Sakkepuu, Järva Rural Municipality, Järva 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 20.06.2025 at 10:00. 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 28.05.2025 at 10:00 and ends on 20.06.2025 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 20.06.2025 at 16:00 and ends on 04.07.2025 at 16:00. 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 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

Additional information from the manager email: [indrek@pankrotihaldur.ee](mailto:indrek@pankrotihaldur.ee).

Proceeding no: 2-24-19668

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