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## Notice of auction of immovable property in bankruptcy proceedings

Public from: 27.05.2022

Public until: until the closure of the bankruptcy proceedings

AS Jumax (pankrotis) (registry code: [10107615](#)) pankrotihaldur Hillar Villers publishes this announcement under [Section 136\(1\) of the bankruptcy Act \(PankrS\)](#) and [Section 153\(2\) of the enforcement Code \(TMS\)](#).

The bankruptcy trustee, in the public electronic auction, sell <https://www.oksjonikeskus.ee> in the auction environment of public bailiffs and the Chamber of Bank administrators assets in bankruptcy:

In a public electronic auction organised by the <https://www.oksjonikeskus.ee/> in the auction environment of public bailiffs and the Chamber of insolvency administrators (hereinafter also by auction), the liquidator sells the total assets of the following assets forming part of the bankrupt assets of the Jumax (bankrupt): the movable and immovable assets of the manufacture of used metal processing, electrical distribution equipment and executive park (generally, the shields) owned by the Jumax as (bankrupt), comprising the following movable and immovable assets:\? Building land registered with the land registry office of Tartu County Court under registration number 2736807 (located in Ida-Viru County, town of Kohtla-Järve, district of Järve, part of olevi tn1a, 100% production area, area 8 072.0 m2) in Section III of the \Kinnistusraamatu? Encumbrances and restrictions? are the following valid entries (with the exception of deletion entries):\ entry No 4 - personal rights of use for the establishment of a network or facility in favour of AS Eesti Telekom (registry code 10234957). The establishment and operation of an electronic communications network with reference to the declaration of registration 07.06.2013 and the plan annexed to the contract and to the plan annexed to the agreement of 02 July 2014. The entry shall be placed in the same position as 4 entry 2. entry No 5 - personal right of use in favour of Elektrilevi OÜ (registry code 11050857). Individual right of use for an indefinite period, within the protection zone of the electrical installation, for the operation of the electrical installation in accordance with Article 3 of the contract of 17.07.2017 and the plan annexed to the contract. 17.07.2017, registered on the basis of the application for registration, 2.08.2017.judicial assistance Eha Soots wants to \Kinnistusraamatu in Section IV? Mortgages? are the following valid entries (with the exception of deletion entries):\ Kant No 1 - mortgage in the amount of 160380,00 kroons for the benefit of the Republic of Estonia. The individual owner of the immovable property is obliged to submit to immediate enforcement to settle the claim secured by a mortgage. 15.08.2007 entered under a real property contract on 15.10.2007. Judge assistant Tiina Kullamä\ entries No 2 - the ranking of entries is as follows: entry is in the same order as entry 3, Division 4. 7.06.2013 entered on the basis of the application for registration 19.06.2013.judicial assistance Ülle Juhanson\ mortgage amounting to EUR 218000.00 in favour of AS SEB Pank (registry code 10004252). The property owner is obliged to submit to immediate enforcement in order to obtain satisfaction of the mortgage claim under \Kanne No 4, a mortgage in the amount of EUR 332000.00 in favour of the Republic of Estonia. The individual owner of the property is obliged to submit to immediate enforcement in order to satisfy the claim secured by the mortgage. 28.12.2017 entered on application for registration on 2.01.2018. According to the register of buildings, the following buildings in use are located in the \Kinnistul of the magistrate's helpline Hallikvee:\? Gate guard building (EHR code 102011614),\? Electrical shield production building (EHR code 102011613)\? Garage workshop (EHR 120531355) the \Elektrikilpide manufacturing Building consists of an old and a new part (additional Building).\?\? Machinery, equipment, inventories, tools, stocks (stocks, raw materials and materials, consumables for electrical shields, ready-made shells), computers, printers, other accessories \Pankrotihalduril to them, are available lists of movable property (including those added to the auction platform), but may not overlap with the movable property actually available and the auction participant must examine the movable property at his own expense. The list of machines and equipment, according to the accounting

information, includes the sale price of the entire asset, which is EUR 100 238, excluding VAT. The sale price of movable property within the sale price of the entire asset is EUR 25 312, plus VAT. If the best offer exceeds the sale price of the entire asset, the sale price of the property is calculated as EUR 100 238 (excluding VAT) and the remainder is calculated as the sale price of the movable property plus VAT on the value added (excluding supplies in stock) and the administrator is not liable for the condition of the property. The assets are sold in the state in which they are sold (as is) and the liquidator does not give any assurances or guarantees in respect of the assets and is not liable for any defects in the assets regardless of whether the defects have been disclosed to the participants in the auction. The assets are transferred to the auction winner in Ida-Viru County, in the place where the bankrupt is established in Lake Kohtla and the auction winner organises the reception and disposal of the assets at his own expense. The auction winner cannot set off the purchase price against his claims against Jumax (in bankruptcy) and the possession (other than the property) of the value added is transferred to the auction winner after full payment of the purchase price. Ownership of the land is transferred when the land register is entered. When the computers are handed over to the purchaser, the particulars relating to the insolvent debtor shall be removed from them before they are handed over. (that is to say, either the relevant storage medium is removed or the data are deleted from it). The auctioneer must take account of the fact that direct possession of the land and its assets is transferred after removal of the documentation of the insolvency debtor in the building on the land, that the date on which the direct possession is transferred is not the date on which the purchase price is paid in full or the transfer of ownership of the land is entered in the land register, that the person taking part in the auction confirms that he has carried out a detailed examination of the total assets to be auctioned at the time of the auction and that, if necessary, he has instructed the specialist in order to confirm the transfer of the assets to be able to participate in the auction and has received a complete overview of the auctionability of the assets to participate in the auctionability, that he is aware of the auction and that he will be aware of the auction and that he will be able to. Enampakkumisel of the total assets at the auction, and that he will be able to take part of the auction, and that he will be able to take part of the auction, and that he will be able to take part of the full satisfaction of the auction. The insolvency administrator shall submit to the Land Registry an application for registration of the purchaser as owner and for deletion of the expired rights after payment of the full purchase price. The costs of transferring ownership and extinguishing the extinction of the right and the court fees must be paid by the auction winner before the application is filed with the land registry office. Under paragraph 155 of the TMS, the risk of the destruction of the immovable property and of the items sold with it is transferred to the purchaser by auction with a declaration that the offer is the best. From the time the bid is deemed to be the best, the buyer bears all costs and encumbrances and receives all benefits.

Opening price: 125 550 EUR(s). All assets shall be sold, which shall consist of immovable property and movable property. No VAT is added to the sale price of the property of EUR 100 238. VAT is added to the sale price of movable property of EUR 25 312.

Proprietor: AS Jumax (bankrotis) (registry code: [10107615](#)).

To participate in an auction, you must register in an auction environment on the sheet of assets referred to in this notice, the permanent link of which shall be: <https://www.oksjonikeskus.ee/oksjon/view/?okid=67324> payment of the guarantee of EUR 12 555 into AS Jumax's account No EE074204278648400308 (COOP Bank AS). Payment explanation: 'Guarantee cash 17.06.2022 13:00 for participation in auctions ID67324. Real estate: the district of Järve, Olevi tn 1a, the city of Kohtla-Järve, the district of Ida-Viru'. The deposit shall be deemed to have been settled when it is received. The deposit must have been received no later than 17.06.2022 at 13.00. Subsequent receipts shall not be counted. Securities paid by the buyer shall be included in the purchase price and returned to the other bidders on the working day following the day of the auction.

Registration in the auction begin on 28.05.2022 at 13:00 and ends on 17.06.2022 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 money has been paid and the person may participate in the auction as a bidder.

The auction starts on 18.06.2022 at 13:00 and ends on 29.06.2022 at 13:00. The interval for the prolongedend is 5 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

Access to the property takes place at the location of the property in Kohtla-Lake (more detailed information from the manager).

The person wishing to purchase the assets in bankruptcy shall not be reimbursed for any expenses relating to access to the assets, to the submission of an offer or to any other operation. For those wishing to consult, coordinate the time in advance with the administrator at the email address:

hillar.villers@jewelex.ee

Proceeding no: 2-21-13516

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