KOHTUTÄITURITE JA PANKROTIHALDURITE KODA

CHAMBER OF BAILIFFS AND TRUSTEES IN BANKRUPTCY

ELECTRONIC AUCTION ENVIRONMENT FOR BAILIFFS AND TRUSTEES IN BANKRUPTCY OF ESTONIA

User's manual

Updated on November 1st, 2022

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I Legal grounds for organization of and participation in auctions

The electronic auction environment for bailiffs and trustees in bankruptcy (hereinafter – the Auction Environment) is developed on the basis of Art. 115(2) of the Bailiffs Act of Estonia. The Auction Environment is the property of the Estonian Chamber of Bailiffs and Trustees in Bankruptcy (hereinafter – the Chamber).

Bailiffs and trustees in bankruptcy use the Auction Environment to organize electronic auctions according to provisions of the Bailiffs Act, the Bankruptcy Act and other regulations of Estonia. Conditions of use of the Auction Environment for bailiffs and trustees in bankruptcy and other users are approved by the decision of the Chamber's chairman.

The auction organizer is responsible for its compliance with applicable requirements and for its legitimacy in general.

All persons having the necessary degree of active and passive legal capacity may participate in an auction as bidders unless otherwise provided by law. Parties to enforcement or bankruptcy proceedings under which the particular property was put on the electronic auction may also bid at such auction.

The person who has been present at the seizure of assets as an impartial observer and a person who organizes an auction or is an impartial observer upon conduct of the auction and a person acting for the account of such person cannot participate in the auction personally or through a representative.

Sale of property to a person specified in Art. 78(2) of the Code of Enforcement Procedure and disposal of property by the specified person are void. If a new auction has to be organized for this reason, the person who committed the violation shall bear the costs of organizing the auction and pay the difference between the price offered by the person and the price offered at the new auction if the price offered at the new auction is lower than the price offered by the person.

A person who wishes to participate in an auction shall register oneself pursuant to the procedure and within the term set out in the announcement of the auction and shall pay a deposit pursuant to the procedure provided for in Art. 83(2) and (2^1) of the Code of Enforcement Procedure (where payment of such deposit is a prerequisite for participation in the auction and where a particular person is not exempt from payment of deposit according to the law).

Bids at the auction can be made by registered participants having the necessary degree of active and passive legal capacity, which right to participate in the auction is not limited by the law or on other grounds.

The auction organizer shall reject an invalid bid. The following, in particular, are deemed to be invalid bids:
1) bids which do not cover the starting price;
2) bids of persons who are not allowed to participate in the auction;
3) contingent bids.

The auction organizer may also reject a bid intended to cause an auction to fail.

If the validity of a bid depends on the extent of the right of representation of the person representing a bidder or the consent of another person, the auction organizer shall reject the bid unless the right of representation or consent is proved immediately.

At an electronic auction the bid with the highest price submitted in the Auction Environment by the end of the auction is declared to be the best.

A bid is recognized as the best one upon the respective decision of the auction organizer.

The best bid shall be announced to the participants of an electronic auction in the Auction Environment on the working day following the date of the auction. If a bidder participates in opening of the bids, he or she shall be deemed to be informed of the results of the auction. In exceptional cases, the auction organizer may postpone the announcement by up to seven days. The auction organizer shall immediately notify the participants in the auction of postponement.

Declaration of the best bid is valid as of the time of its announcement.

The auction organizer shall refuse to declare a bid to be the best if the conditions of the auction have been materially violated or if a right of a third person obstructs the auction or continuation of the auction.

According to paragraphs 20 and 41 of the Money Laundering and Terrorist Financing Prevention Act the auction organizer is obliged to identify of the beneficial owner of the person participating in an occasional transaction (purchaser) and whether one is a politically exposed person as well as to understand the aim of the transaction.

The auction organizer shall declare an auction to have failed, if:
1) no participants appear at the auction or no written or electronic bids are submitted;
2) no bids are submitted at least to the extent of the starting price;
3) the best bidder fails to pay the purchase price or one-tenth of the purchase price by the prescribed time;
4) all bids are rejected.
5) the best bidder is under suspicion of money laundering or terrorist financing.

If a purchaser violates the obligation to pay the purchase price or one-tenth of the purchase price for property purchased at an auction, the property shall be immediately submitted to a repeated auction.

An initial purchaser cannot participate in the repeated auction organized due to the circumstances specified in Art. 100(3) of the Code of Enforcement Procedure. The deposit paid thereby shall not be refunded and shall be transferred to the common budget section of the Chamber. The initial purchaser shall pay the difference between the price offered by the initial purchaser and the price offered at the repeated auction if the price offered at the repeated auction is lower than the price offered by the initial purchaser. The debtor shall have the right to collect the specified price difference from the initial purchaser

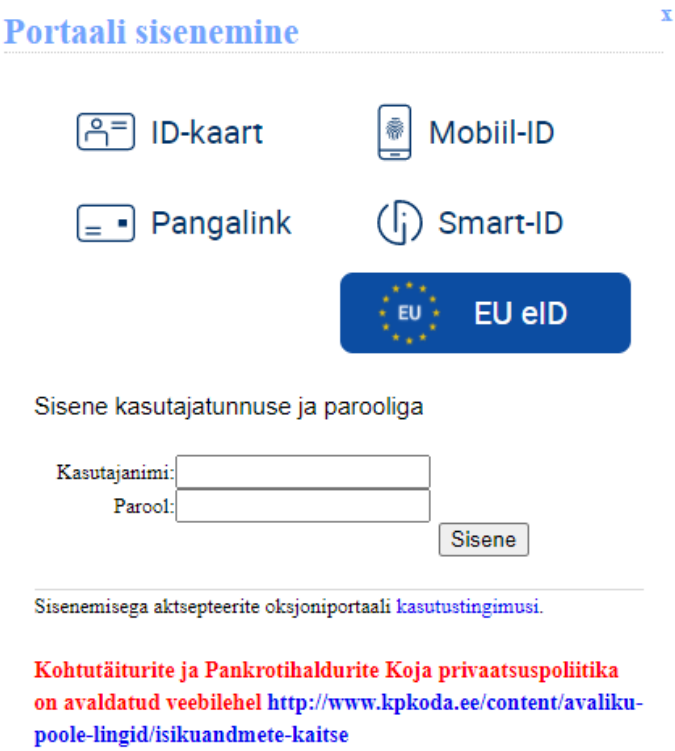
The auction organizer shall inform the persons wishing to participate in the auction and participants of the auction about conditions of participation in the auction and use of the Auction Environment during the registration procedure.

II User's Manual

Authorization in the Auction Environment

The Auction Environment is located online at https://www.oksjonikeskus.ee. Secure authentication for e-services TARA is available for to log in to the Auction Environment. Estonian ID-card, Mobile-ID or Smart-ID as well as eID of EU member state (Germany, Estonia, Italy, Lithuania, Luxembourg, Spain, Croatia, Belgium, Portugal and UK) are available as means for authentication. Residents of foreign countries with no electronic means of authentication named previously may enter the Auction Environment using the user name and the password, having registered for the auction with the auction organizer. Please read more about Estonian ID-card for foreigners at https://e-estonia.com/e-residents/about/. After registration the system shall issue a user name and a password for the email address indicated in the registration form. These user name and password can only be used for this auction with regard to which the auction organizer has approved the submitted application.

When you log in the Auction Environment the following form opens. It is to confirm that you agree with conditions of use of the Auction Environment and where you have to select relevant means of authentication. In case you use Estonian ID-card you have to click the button "ID-Card" ("ID-kaart"). In case you use Mobile-ID you have to click the button "Mobile-ID" ("Mobiil-ID"). In case you use Smart-ID you have to click the button "Smart-ID". In case you use bank link you have to click the button "Bank link" ("Pangalink"). In case you use eID of EU member state (Germany, Estonia, Italy, Lithuania, Luxembourg, Spain, Croatia, Belgium, Portugal and UK) you have to click the button "EU eID". If you are resident of another country, you have to enter the user name and password, which the organizer of the auction has sent you by e-mail in advance, and after that click the gray button "Enter" ("Sisene").



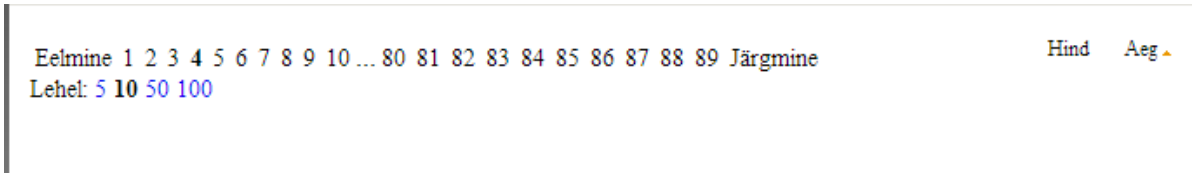
You may review the conditions of use by clicking “conditions of use” (“kasutustingimusi”) button. If you do not wish to agree with the conditions, please close the log in form.

The main page

The Auction Environment has a two-column layout. By clicking on the property categories “Real Estate” (“Kinnisvara”), “Vehicles” (“Sõidukid”), “Vessels” (“Veesõidukid”), “Property Rights” (“Varalised õigused”), “Other Movable Property” (“Muu vallasvara”) as found in the upper row of the left column, you may limit your view to the respective announcements only.

Under the title there is a search field (see, the next sections “Performing searches” and “Saving searches”).

Under the search field there is the edit field.



In the upper left corner of the edit field there are numbers of the first and the last pages, clicking on which you may display the respective portion of announcements. Distribution of announcements on pages depends on the total number of announcements and the length of a page (you may choose to display 5, 10, 50 or 100 announcements per page making the respective selection in the bottom left corner of the edit field), the property categories selected, entered keywords and the order of displaying announcements. Distribution of announcements on pages changes in real time, since new announcements may be added to the Auction Environment.

In the upper right corner of the edit field there are two additional options for result sorting. Normally, auction announcements are displayed by the time they were added (newer announcements come first in the list). By clicking the “Price” (“Hind”) button you may sort the announcements by their initial or current price (in the ascending or descending order). By clicking the “Time” (“Aeg”) button you may sort the announcements by the time of commencement of bidding (in the ascending or descending order).

Under the edit field there is the auction information field, where the general information on the announcements is displayed (according to the selected number of announcements, their sort order and content). In case you haven’t select the display criteria all auction announcements will be displayed starting with newer ones. In order to review the announcement in more detail, please click on specific announcement’s title (refer to “Registration for the auction” section).

The structure of the right column may be slightly different, depending on whether you have authorized in the Auction Environment or use it as an anonymous guest.

In “New auctions” (“Uued enampakkumised”) menu in the upper part of the right column of the Auction Environment the last four auction announcements are displayed with their initial price indicated. This menu is displayed in any view and is updated in real time as new announcements are added.

All property in the “View” (“Vaata”) menu on the right (this menu is only displayed when you browse the Auction Environment as an anonymous guest) is grouped into three categories: auctioned property, re-evaluated property and the auctions open for registration. In parenthesis there is a number of auctions for the property in the specific category. The “auctioned property” (“varad enampakkumisel”) status allows to find all announcements on the specific category of currently auctioned property. The “re-evaluated property” (“varad ümberhindamisel”) status allows to find all announcements on the specific category of property that has been auctioned before, but no sale took place. The “auctions open for registration” (“registreerimiseks avatud enampakkumised”) status allows to find announcements on the auctions for which one can currently register.

If the user is authorized in the Auction Environment, the upper part of the right column will display a different menu – “My auctions” (“Minu enampakkumised”) (for more details refer to “My auctions desktop” section).

You may use the “Saved auctions” (“Salvestatud enampakkumised”) menu to quickly go to the monitored auctions or the auctions that fit your search criteria (for more details refer to “Saved auctions desktop” section).

You may use the “Information” (“Teated”) menu to review any information sent by the Auction Environment administrator or the user’s manual for the Auction Environment (for more details refer to “Announcements desktop” section).

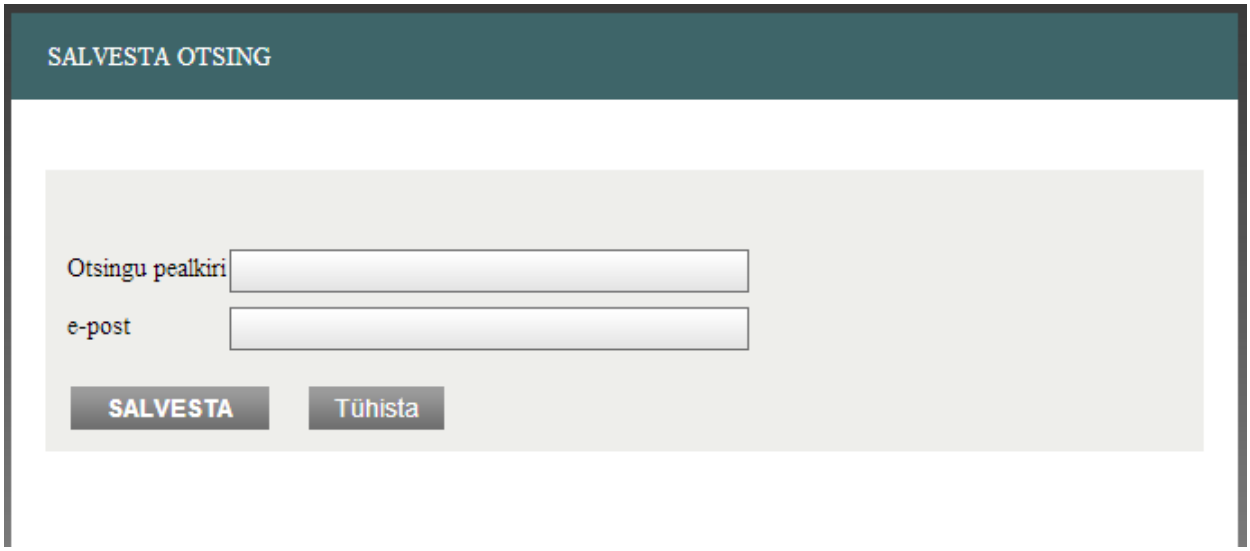
Performing searches

You may perform searches by keywords, auction number or property category. By clicking on the detailed search button you may also perform searches by property type, its status, price, or by the name of the auction organizer.

Saving searches

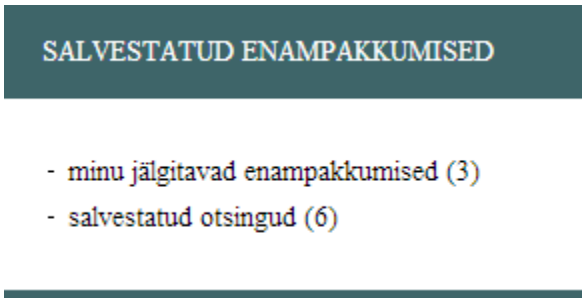
Having indicated the required categories, keywords or other search criteria, the “Save search” (“Salvesta otsing”) button will be displayed.

After click to “Save search” (“Salvesta otsing”) button the following window will be displayed:



Having indicated the name for the search and the email address, click on “Save” (“Salvesta”). You will receive the email message with the activation link.

Activated saved searches are displayed in the “Saved searches” (“Salvestatud otsingud”) menu on the right:



You may use the link to review and delete your saved searches. If a new announcement is published that complies with the saved criteria, the Auction Environment will send a message to the indicated email address and add a announcement to the menu (also refer to “Saved searches desktop” section).

Registration for participation in the auction

You can register for the auction using the link under the announcement's title and the button "Registreeri" located in the announcement's text. Until the registration opens, the system displays the information on the beginning of registration period:

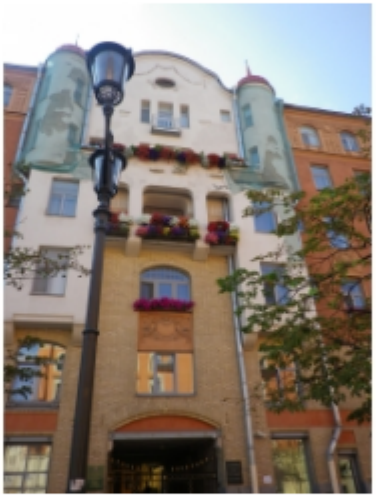
Hetkehind: 50 €

OKSJONI ANDMED	**ID:**	380
alghind oksjonil:		50 €
tagatisraha:		5 €
aega alguseni:		7 p, 15 tundi, 40 minutit

Registreeri

registreerimise algus:	06.10.2017 kl 11:43
registreerimise lõpp:	31.10.2017 kl 11:43
oksjoni algus:	01.11.2017 kl 11:43
oksjoni lõpp:	22.12.2017 kl 11:43
pikenemise intervall:	30 min
laekumise tähtpäev:	31.10.2017 kl 11:43

oksjoni korraldaja: Jaan Lõõnik, kohtutäitur
otseviide: https://www.oksjonikeskkond.ee:8080/oksjon/view/?okid=380
Ametlikud Teadaanded: https://www.ametlikudteadaanded.ee/avalik/teadaanne?teate_number=7902581



linn / vald: Tallinn Hüüru
aadress: Tallinn, Tedre tn 5
katastritunnus: 78407:702:0029
reg. osa nr: 2367501

Ühisvara soetamise korral vaata siia
Ostuhinna tasumise korral krediidiasutuse laenuga vaata siia
Vastuväidete esitamiseks vaata siia
Ostuhinna tasumise tähtaja pikendamise korral vaata siia

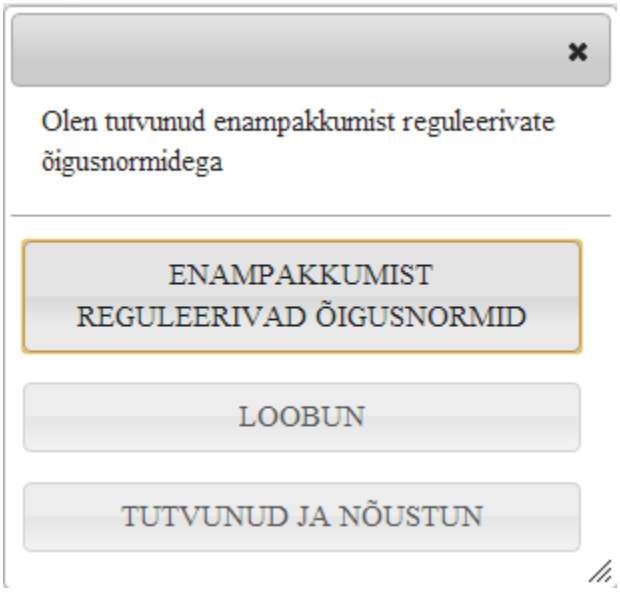
Enampakkumist reguleerivad õigusnormid ja korraldaja selgitused

Ametlik enampakkumise teade

In 24 hours before the end of the registration period the following text ("Registration closing" – "Registreerimine lõppemas")) will be displayed next to the registration button:

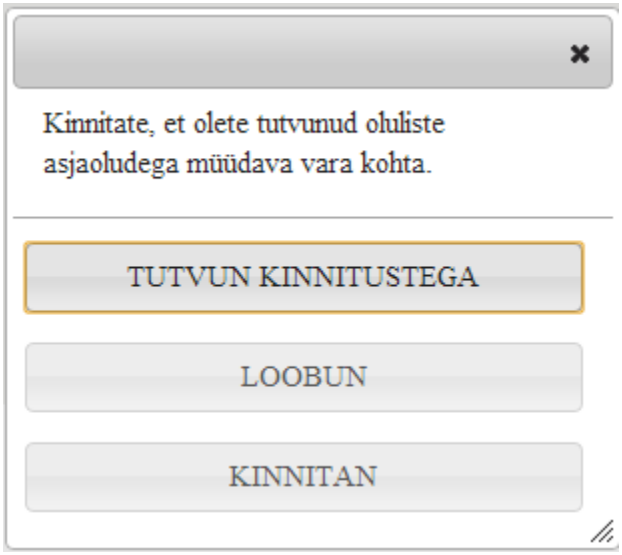
Registreerimine lõppemas! Registreeri

After you click "Register" ("Registreeri") button, the form opens, where you have to confirm that you agree with the legal acts that apply to the auction:



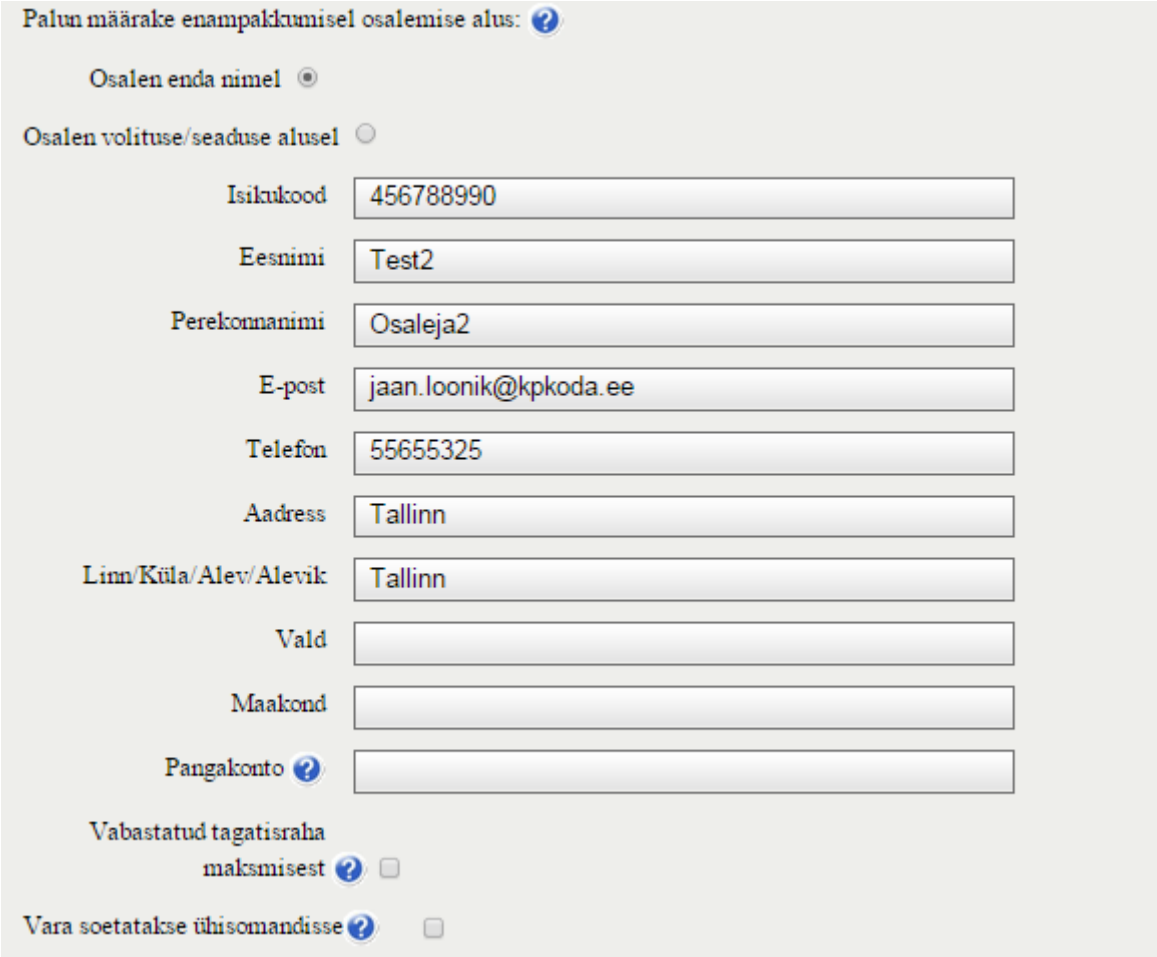
You may review the applicable legal acts by clicking “Applicable legal acts” (“Enampakkumist reguleerivad õigusnormid”) button. If you do not wish to participate in the auction on the basis of these acts, please click on “Refuse” (“Loobun”) button (you will be taken to the main page of the Auction Environment). If you have reviewed the legal acts and agree with them, click on the “I have reviewed the legal acts and I agree” (“Tutvunud ja nõustun”) button.

After that the next form opens, where you have to confirm that you are familiar with important circumstances in connection with the auctioned property and agree with them.



You may review the important circumstances in connection with the auctioned property by clicking “Review the facts” (“Tutvun kinnitustega”) button. If having discovered specific facts you do not wish to participate in the auction, click on “Refuse” (“Loobun”) button (you will be taken to the main page of the Auction Environment). If you wish to participate in the auction, click on “Confirm” (“Kinnitan”) button.

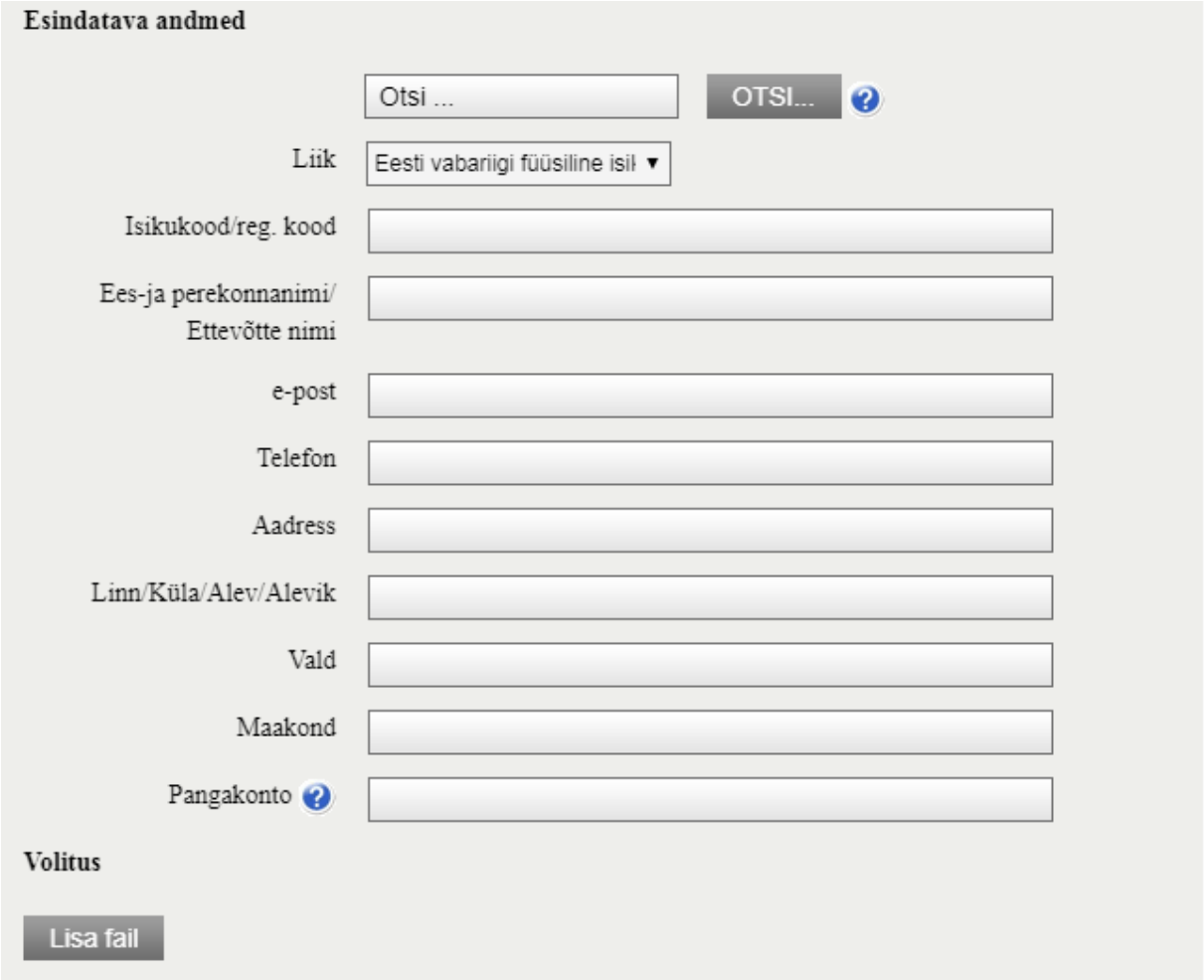
The following registration form will open:



Information about the personal ID code ("Isikukood"), name ("Eesnimi") and surname ("Perekonnanimi") is filled in automatically by the system. The auction participant should indicate the contact details. It is mandatory to enter an email address and fill at least one of the boxes "City/Village/Town/ Borough" ("Linn/Küla/Alev/Alevik") and "Parish" ("Vald"). If you submit an application repeatedly, you will see the form already filled in with the latest saved data.

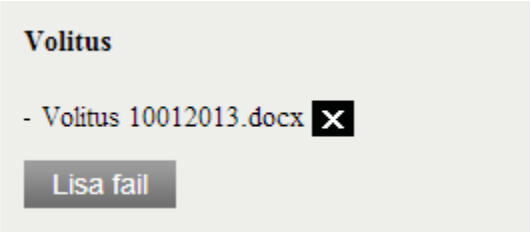
If the applicant is exempt from paying the deposit ("Vabastatud tagatisraha maksmisest") or if the property is purchased for joint ownership ("Vara soetatatakse ühisomandisse"), it is necessary to tick the respective box. One should enter the number of one's bank account ("Pangakonto"), to where the applicant prefers to receive, if necessary, return of deposit paid.

If the applicant wishes to participate in the auction on the basis of the letter of attorney or as a legal representative (acting in the name of another party – "Osalen volituse/seadusse alusel"), the following form opens after selection of the respective option:



You have to select the person you represent (natural person of the Republic of Estonia, legal person of the Republic of Estonia, natural person of a foreign country, legal person of a foreign country) and fill in all the fields. After click to “Search” (“Otsi”) button the list of all persons will be displayed, whose representative you have been previously. In case you enter into the search box the name or part of the name of the person, which you are representing only the list of the persons corresponding to that entered is displayed as a match. If you click to the suitable row in the list, data of the representing persons will be displayed automatically, as they were saved last time. It is possible to change data manually. If a legal entity of the Republic of Estonia is the representative and the name form entered does not match the name form in the Commercial Register, the Auction Environment will change the name entered by the user to match the Commercial Register and displays a message on the screen: “The “Company name” field of the representative's data has been changed according to the information in the Commercial Register. Please check.” (“Esindatava andmete välja "Ettevõtte nimi" muudeti vastavalt Äriregistri infole. Palun kontrolli üle.”) If the registration code entered by the user does not match in the Business Register, the Auction Environment will display an error message: “The legal entity of the Republic of Estonia represented is not registered in the Business Register, please check the correctness of the registration code entered. (“Esindatav Eesti Vabariigi juriidiline isik puudub äriregistris, palun kontrolli sisestatud registrikoodi õigsust.”). In both cases, the user can change both the entered registration code and the name.

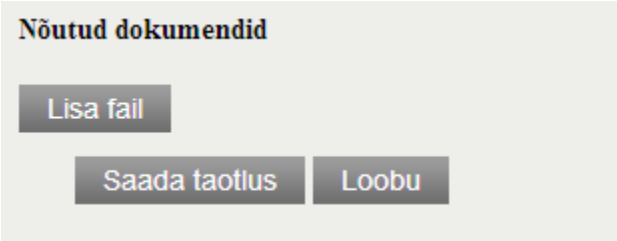
Where necessary, you may attach the file with proof of your authorization. You may remove an attached file with the “X” button next to the file name:



The additional data entry field also opens when the participant of the auction wishes to purchase property for joint ownership ("Vara soetatakse ühisomandisse"). In such a case you should submit information about the person jointly with whom you purchase the property.

If you participate in the auction as a representative of another person, the represented person shall be registered as the auction participant. See more about participating under a letter of attorney in paragraph "Participation under a letter of attorney".

When all the required information is entered the "Send application" ("Saada taotlus") button becomes active.



You may also attach other documents, if needed (for instance, a letter of attorney).

After the application is submitted you will see the following announcement:

The attached payment order ("Maksekorraldus") is necessary for placing the deposit.

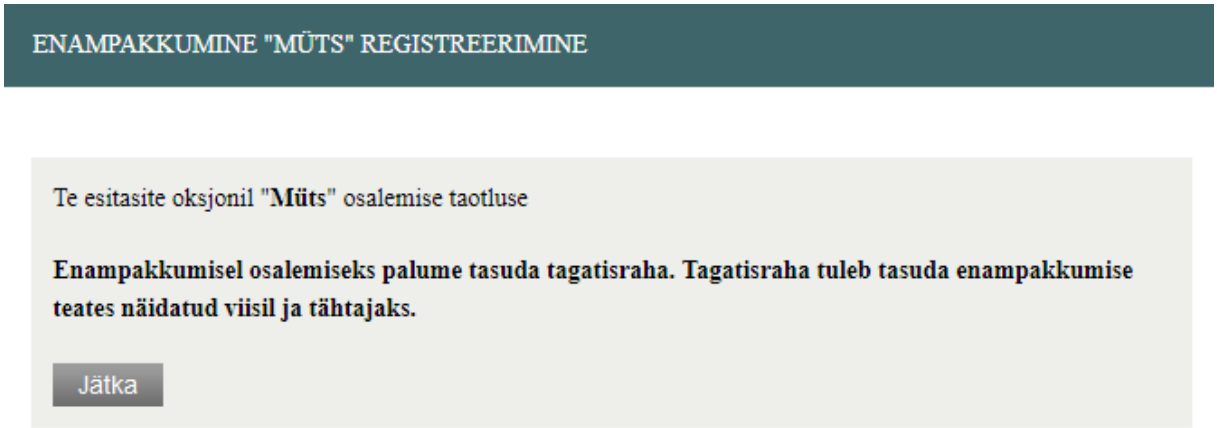
Maksekorraldus number 245

Väljastamise kuupäev: 07.07.2013
Makse oksjonikorraldajale laekumise tähtpäev: 7.07.2013 10:10

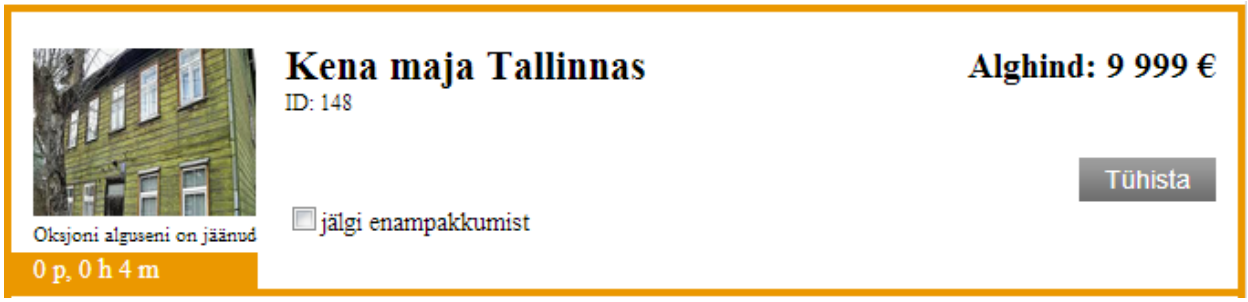
Tasumisel palume märkida maksekorraldusele juurdelisatud selgitus ja viitenumber (olemasolul). Palume Teil arvestada, et ülekandest makse laekumiseni võib minna 1-2 pangapäeva. Makse hilisemal laekumisel ei kinnitata Teid enampakkumisel osalejaks.

Saaja **Oksjonikorraldaja 1**	Kuupäev **07.07.2013**
Saaja konto **1235689011**	Selgitus **Tagatisraha 7.07.2013 10:10 oksjonil ID216 osalemise eest. Kinnisvara: Pikk 375, Valga, Valga Maksja: TEST OSALEJA**
Viitenumber	
Saaja pank **Nordea**	
Summa **950 €**	
Maksja kinnitus	Saaja kinnitus

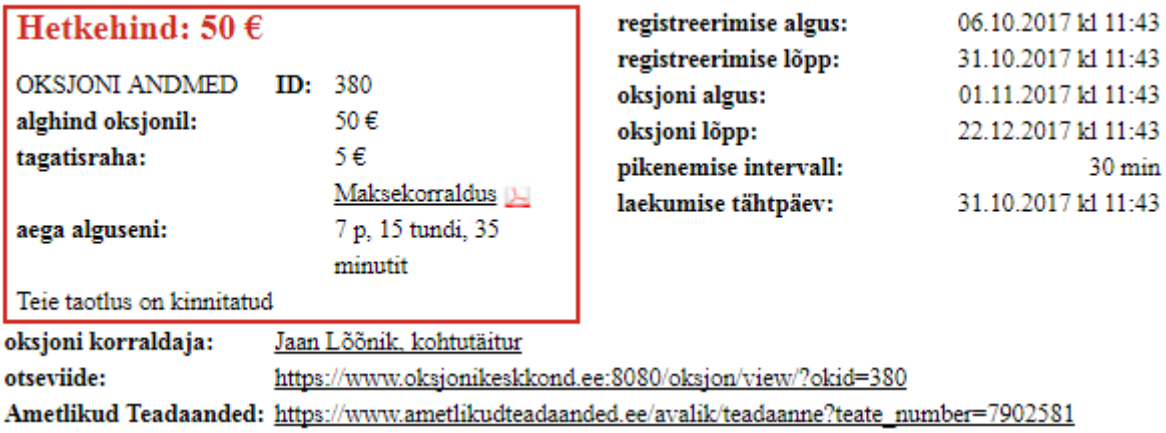
If the auction is conducted by the bailiff within the case of professional act ("Ametitoiming") and there are prescribed the special order for placing the deposit, then no payment order will be generated. Instead of this following notice will be published: "For participation in the auction please place the deposit as instructed in the auction's announcement."



An application submitted in registration for the auction may be cancelled (click on “Tühista” button) until the auction organizer registers you in the system. The "Cancel" button (“Tühista”) will appear in the auction view immediately after submitting the registration application. If you click on the "Cancel" button, the canceled registration application will be canceled and the auction organizer will not be able to confirm or reject the request, and the information system will read that the participant has not submitted a registration application. Announcement about cancellation of the registration application will be sent to registered email address.



The field in the upper part of the announcement contains information on whether the application for the auction is approved (“Teie taotlus on kinnitatud”).



Participation as a legal representative or under a letter of attorney

You can participate in the auction as an authorised representative of another natural or legal person. For that, you need to provide necessary information about the authoriser when submitting the registration form (see more in paragraph “Registration for participation in the auction”).

If the participant is registered in the auction as acting under a letter of attorney, the following role selection menu is displayed when the participant logs in to the Auction Environment:

Similar role selection is displayed when the person logging in to the Auction Environment is a legal representative of a legal person (entered unto the B-card of the Commercial Register). When a participant acting as a legal representative or under a letter of attorney logs in to the Auction Environment, respective information is displayed in the upper right corner of the Auction Environment header.

The participant who is acting as a legal representative or under a letter of attorney can only place bids in these auctions where the participant has been registered for and confirmed as the legal representative of a particular person or as a participant acting under a letter of attorney. If a person participates in auctions as a representative of different persons or under different letters of attorney then in order to place a bid he or she has to be logged in under the respective role. Participating as a legal representative or under a letter of attorney does not prejudice the person's participation on behalf of himself or herself. The link "Change role" ("Vaheta roll") enables the participant to change his or her role without exiting the Auction Environment. Quick links to the auctions, which the user has participated in as a legal representative of or under a letter of attorney by the same person, are given in the menu on the right "My auctions" ("Minu enampakkumised", see also paragraph "My auctions desktop").

Participation in the auction and bidding

If the participant has been registered to the auction before the start of bidding then following the confirmation of the registration application the following view is displayed:

The desktop enables to activate by pressing the "Start Auto-Bidding" ("Käivita automaatpakkumine") button automatic bidding function already before the actual start of bidding. By activating automatic bidding, the participant sets the upper limit up to which the price offered

by him or her can rise when competing with other bidders. When no competing bids are made by other bidders, the Auction Environment registers the bid in the initial price offered by the participant who first activated automatic bidding function.

The upper limit of automatic bidding can be set by using “+” and “–“ buttons. The limit can be increased or decreased step by step and it is not allowed to set the limit under initial price (under current bid in the stage of bidding). While bidding is currently not open, the system does not ask for confirmation of setting the automatic bidding limit.

After saving the limit of automatic bidding (click to button “Käivita automaatpakkumine”), the Auction Environment displays the following view:

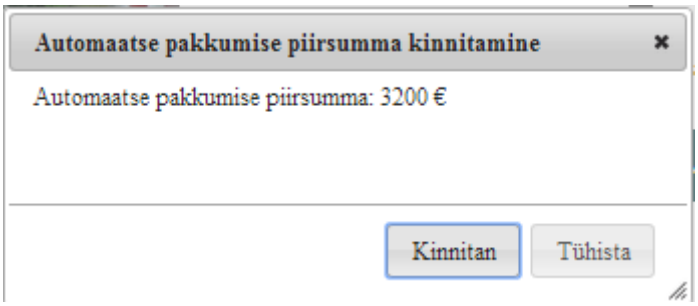
To change the set limit of automatic bidding (“Automaatpakkumise limiit”), use “+” and “–“ buttons and then click “Change” (“Muuda“). To cancel the limit of automatic bidding, click “Cancel” (“Katkesta“).

When the deadline of bidding has arrived, announcements are sent to the registered participants to registered email addresses as well as are displayed in the menu of the Auction Environment and participant will see the following view:

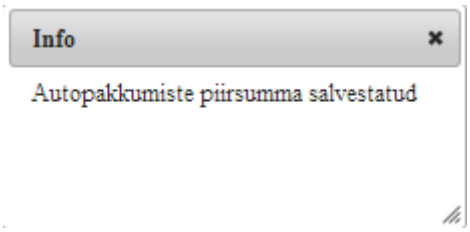
You can see in the figure that at the opening of bidding the Auction Environment registered the extent of initial price bidden by the participant who activated automatic bidding function before the opening of bidding. If before the opening of bidding several automatic biddings were activated, the current price shall rise at the opening of bidding to the level where only one competing participant has remained. If before the opening of bidding several automatic bids with the similar limit were set up and no higher automatic bids followed by any other participant, the bid of the participant who set the automatic bidding up earlier is registered as current bid at the opening of bidding.

The first possible bid is always the initial price. All subsequent bids must be higher of the previous one. Bids may be submitted manually or automatically (after the automatic bidding function is turned on).

Once you have entered the limit for the auto-bid and started it (by pressing either the “Start auto-bid” (“Käivita automaatpakkumine”) or “Modify” (“Muuda”) button), a message asking for confirmation will be displayed::



Upon receiving the confirmation (click to button “Kinnitan”) the system will indicate, whether the automatic bidding function is set up and will place the first bid:



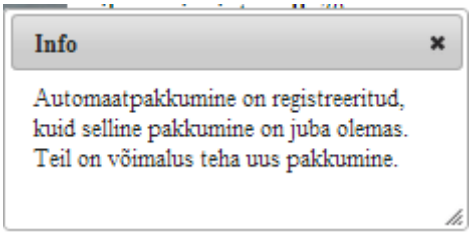
When the automatic bidding function is turned on, the Auction Environment will automatically offer the price that is higher than the price offered by other participants (increasing by a single step until the set limit is reached). The bid is placed automatically where after the previous bid has been placed by the participant, at least one competitive bid was placed automatically, a competing participant places the bid manually or no bids were made until the end of the period the prolongation option, but at least one automatic bid is set up.

If another participant sets up the automatic bidding option with the similar limit, the bid of the participant who set the automatic bidding up earlier is performed, and another participant is sent the announcement that one should increase the limit in order to place a bid.

As a rule, a single participant cannot place two or more consecutive bids. It is only allowed to register two consecutive bids, if a competitive bid is placed manually so that as a result of this, current price would rise to the same level with the automatic bid. In this case, the participant who placed the automatic bid is considered leading bidder.

If the participant who placed the current price (leading bidder) changes the limit of his or her automatic bid, it does not affect the current bid. If a non-leading bidder sets his or her (new) limit of automatic bid higher than current bid but lower than the limit of automatic bid by the leading bidder, the new current bid will be one step higher than the new limit set by the non-leading bidder. According to the rules of outbidding steps (a ban of two consecutive bids by the same participant), the new current bid can be the same as the limit set by the non-leading bidder.

The person whose bid was bidden out at the same moment it was placed, will see the following message (“Your bid is registered, but bidden out. You may submit a new bid”):



The bid that was bidden out at the same moment it was placed is registered in the Auction Environment as a bidding attempt. All bids and bidding attempts of the participant are displayed under the link “My bids history” (“Minu pakkumiste ajalugu”):

The automatic bid is considered to participate in competition if its limit exceeds the price of the highest current bid by at least one step. Where a competitor has exceeded the limit of your automatic bidding, you may place a new bid manually or by setting up a new limit of automatic bidding. In order to increase the limit of automatic bidding enter a new limit that exceeds the current price, by using “+” button and then click on “Change” (“Muuda“) button.

When entering your bid manually, use “+” and “-“ buttons to set the bid amount:

Bids can only be whole multiples of the size of the step set by the auction organizer – this is why it is impossible to enter the sum of a bid manually. Participants may change the bids in steps (in one or several steps at a time). When you click "+" button, a single step is added to the previous bid. The Auction Environment defaults to the sum that is one step higher than the last bid. Where no bids are made, the default price is equal to the initial price. In order to submit an offer, you must press the "Overbid" ("Paku üle") button, in the case of an offer at the initial price, "Offer initial price" ("Paku alghind"). Where several participants place their bids almost simultaneously, the system sends respective announcements to the participants that made their bids later. After that the participants may place new bids if they so desire.

If the participant's bid is currently the highest, the respective announcement is displayed next to the bid.

End of the auction with the prolongation option

The stage of the auction with the prolongation option commences within the prolongation period (duration of such period is indicated in the announcement about commencement of the auction), until the indicated moment of the auction's end is reached. If a new bid is placed within this period of time, the auction is prolonged for duration of the new period. If no new bids are made, the auction ends. The auction is won by the participant who makes the last bid. The auction ends after 120 hours even if a new bid is made in the last moment. The auction is won by the participant who makes the highest bid within the 120-hour period (after commencement of the stage of the auction with the prolongation option).

The best bidder of the auction receives an automatic announcement that he/she has won; other participants receive automatic announcements that they have lost.

Announcements about the end of the auction are sent to registered email addresses and are displayed in the menu of the Auction Environment.

- 08.07.2013 kl 22:20 **Oksjonikeskus.ee 218 lõppemise eelteade. 2-toaline korter puumajas**

Adressaat: TEST OSALEJA, kaiko.kaur+osaleja1@gmail.com
EELTEADE TOIMUNUD ENAMPAKKUMISE KOHTA
Lugupeetav OSALEJA TEST
Osalesite 08.07.2013 22:15 ID 218 enampakkumisel. Müügiobjekt 2-toaline korter puumajas, alghind 9 500 eurot. Enampakkumine lõppes 08.07.2013 22:20. Osalejaid 1, pakkumisi 1. Teie parim pakkumine 9 500 eurot. Enampakkumise hinnalt kõrgeim registreeritud pakkumine oli 9 500 eurot.

Täitemenetluse seadustiku (edaspidi TMS) § 92^1 kohaselt võivad elektroonilisel enampakkumisel osalevad isikud esitada vastuväited enampakkumiste läbiviimise kohta enampakkumise lõppemise päevale järgneva tööpäeva jooksul. TMS § 92 lg 3 kohaselt kui osalejad vastuväiteid ei esita, ei ole neil õigust kaevata akti ebaõige koostamise peale ega akti ebaõigsusele ega enampakkumise oluliste tingimuste rikkumisele hiljem tugineda.
Vastuväiteid saab esitada e-postiga hhh@gmail.com või toimetada korraldajale kätte büroo aadressil Kadaka 90 Tallinn enampakkumise lõppemise päevale järgneva tööpäeva jooksul.
Käesolev teade on genereeritud automaatselt ning ei oma õiguslikku tähendust. Palun oodake oksjonikorraldaja Oksjonikorraldaja 1 ametlikku otsust, mis esitatakse vastavalt TMS § 91.

Application of measures of prevention of money laundering or terrorist financing

The auction organizer (the bailiff or trustee in bankruptcy) as the obliged entity by the Money Laundering and Terrorist Financing Prevention Act is obliged to assesses risks related to clients (purchasers) as well as to transactions. Under this act the auction organizer is obliged to gather information on whether a person is a politically exposed person, their family member or a person known to be close associate, on the origin of the property used in the transaction and to understand the purpose of the transaction.

In order to apply due diligence measures the best bidder of this kind of auction, where the final price of purchased immovable or shares of a company exceeds 15’000 euros, will receive an electronic form attached to the automatic winning announcement shown in previous section to ones email. The best bidder of the auction must return the completed and signed form to the auction organizer within 3 working days. According to the clause 43 of the Money Laundering and Terrorist Financing Prevention Act the auction organizer has the right to refuse to make a transaction where the best bidder of the auction in spite of a respective request, does not submit documents and relevant data or where, based on the submitted data and documents, the auction organizer comes to suspect money laundering or terrorist financing or the commission of related offences or an attempt at such activity.

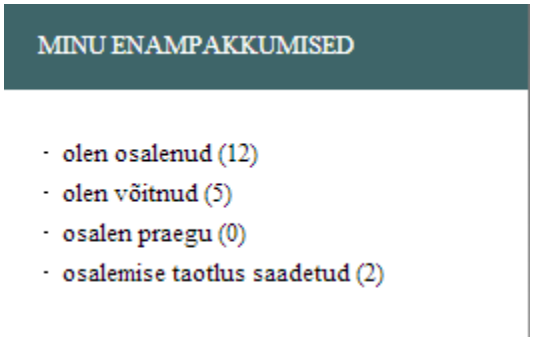
Prolongation and cancellation of the auction

For the periods of planned system shutdown all auctions are suspended. After restart of the Auction Environment all active auctions are prolonged for the period of time equal to the time of shutdown. Where the auction is scheduled to end during the shutdown period, the auction is considered cancelled. Planned maintenance times are announced in advance, and maintenance is normally not planned for the time when auctions are scheduled to end. The participants are informed about planned maintenance on the main page of the Auction Environment.

Where an unforeseen interruption takes place in the Auction Environment at the moment when the auction ends, the auction is suspended for the duration of such interruption and continues after restart of the Auction Environment. The time of the end of the auction is prolonged for the period of time equal to the duration of interruption. The auction organizer has the right to cancel the current auction. If this is the case, the participants receive respective announcements.

My auctions desktop

My auctions desktop features the auctions in which the person has participated, which he/she has won, in which he/she participates at the moment and those, with regard to participation in which he/she has filed the application.

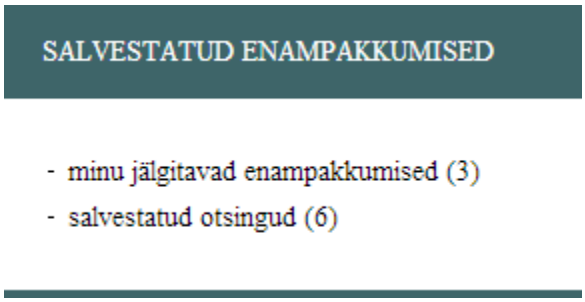


The menu simplifies searching for the required auctions. In the “have participated” (“olen osalenud”) section there is a list of the auctions in which you have participated (both won and lost by you). In the “have won” (“olen võitnud”) section there is a list of the auctions which in have won. The “currently participating” (“osalen praegu”) section there is a list of the auctions for participation in which you are registered by the auction organizer. In the “participation application sent” (“osalemise taotlus saadetud”) section there is a list of the auctions for participation in which you have applied, but are not yet registered by the auction organizer. If you have authorized in the Auction Environment as a representative of another person, these lists will indicate the auctions related to this particular person. Under these options, also the lists of auctions where another person has submitted an application for or been registered for, but you have been registered as a person with whom joint property is acquired. The number of auctions in specific group is indicated in parenthesis.

Information about any cancelled auctions and any auction the property from which is being re-evaluated is marked with grey. There are displayed contact data of the auction organizer in the information of auction the property from which is being re-evaluated, while you could ask for further details concerning to realization of the property.

Saved auctions desktop

On the saved auctions ("Salvestatud enampakkumised") desktop you can manage your saved searches and auctions that you monitor.



In the section of the auctions that you monitor there are all the auctions in which you do not wish to participate, but the results of which you wish to know. This desktop allows viewing all such auctions in a single place without the need to search for them on the main page. In order to place an auction on this desktop you should tick the box "Monitor the auction" ("Jälgi enampakkumist") next to the auction. You may monitor auctions and the property sent for re-evaluation. If the auction under your monitoring is cancelled, the auction announcement will be visible only, if you have been previously registered to this auction as participant.

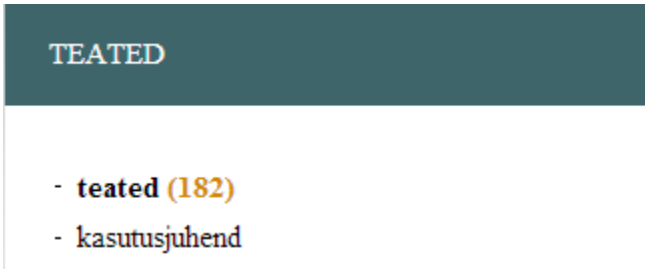
If you have authorized in the Auction Environment as a person (or a representative of a person) who is a party to enforcement or bankruptcy proceedings with regard to specific property, the list "Auctions that I monitor" ("minu jälgitavad enampakkumised") will display the auctions that are related to the particular enforcement or bankruptcy proceedings.

If you have saved your search conditions (refer to "Saving searches" section), the "Saved searches" ("Salvestatud otsingud") section will indicate the respective list. This desktop allows to display

keyword searches, review search results or remove any saved search. The number of auctions or searches in a particular group is indicated in parenthesis.

Announcements desktop

Information and instructions are displayed on the Announcements desktop.



This desktop contains all the announcements sent to the participant in connection with auctions: sending registration applications, confirmation of registration applications, auction results, etc. Other information from the auction organizer is also displayed here. If the auction organizer has sent you a announcement with regard to a particular auction, the ID number of the auction is displayed next to the subject line. You can delete messages by clicking on the button ✕ next to the subject line. The announcements by the auction organizer are also sent to the participant's e-mail address.

Calendar

All auctions are linked to the calendar. By selecting a particular day you will see all the auctions that take place on that day.