

2 X ADJOINING VACANT STANDS

NEW DOORNFONTEIN, JOHANNESBURG

ADDRESS:

117 & 119 SIVEWRIGHT AVENUE, NEW DOORNFONTEIN

Matter:

Estate Late LWJ Matlhape (Estate Number: 007559/2021)



BIDS OPEN: TUESDAY, 29 SEPTEMBER 2026 AT 08H00

BIDS CLOSE: WEDNESDAY, 30 SEPTEMBER 2026 FROM 12H00

VIEWING DATE: AT OWN LEISURE



BRANDON 078 194 5024

www.bidderschoice.co.za

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Terms and Conditions:

- **R50 000.00 Refundable registration fee and FICA documents to Register.**
- **10% Deposit payable on the fall of the hammer.**
- **10% Buyer's Commission plus VAT payable on the fall of the hammer.**

BANKING DETAILS:

BIDDERS CHOICE (PTY) LTD

BANK: NEDBANK

ACCOUNT: 1030 1200 64

BRANCH CODE: 194 842

REF: **USE YOUR SURNAME/COMPANY NAME**

EMAIL PROOF OF PAYMENT TO: helen@bidderschoice.co.za

BIDDERS CHOICE OFFICE: 0861 44 42 42

1. DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness and/or completeness of the information, and none of the aforementioned will be held liable for any damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller or any other person.

The Purchaser acknowledges that he acquainted himself with whatever he is bidding on at the auction and on an as-is basis.

2. PROPERTY SUMMARY

Registered owner	Individual
Physical Address	117 & 119 Sivewright Avenue, New Doornfontein
Legal Description	1. Erf 52 New Doornfontein, City Of Johannesburg Municipality, Gauteng Province 2. Erf 53 New Doornfontein, City Of Johannesburg Municipality, Gauteng Province
Title deed	T43907/2013
Local Authority	City Of Johannesburg Municipality, Gauteng Province
Extent	1. ± 505m ² 2. ± 505m ²
Rates & Taxes	1. ± R1852 p/m 2. ± R1852 p/m
Deposit to be paid	10% (Ten Percent) Payable on the fall of the hammer
Buyer's Commission	10% plus VAT payable on the fall of the hammer
Confirmation Period	7 Business Days
COC	Purchaser
Occupation	On Registration of Transfer
Registration fee	R 50 000

3. RULES OF AUCTION AND CONDITIONS OF SALE

RULES OF AUCTION

AND

CONDITIONS OF SALE

PLACE OF AUCTION: ONLINE
BIDS OPEN: TUESDAY, 29 SEPTEMBER 2026 AT 08H00
BIDS CLOSE: WEDNESDAY, 30 SEPTEMBER 2026 FROM 12H00

BIDDERS CHOICE (PTY) LIMITED
Reg: 2012/123036/07

Corner of Atterbury & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria

(The "AUCTIONEER")

Duly instructed by

THE NOMINEES OF MOMENTUM TRUST LIMITED DULY APPOINTED AS
EXECUTORS OF ESTATE LATE LESENYEGO WINSTON JOSEPH MATLHAPE
(ESTATE NUMBER: 007559/2021)
(The "SELLER")

The **SELLERS** hereby sells to the **PURCHASER** who purchases the following immovable **PROPERTY**:

1.
DESCRIPTION: ERF 52 NEW DOORNFONTEIN, CITY OF JOHANNESBURG MUNICIPALITY, GAUTENG PROVINCE
TITLE DEED NUMBER: T43907/2013
STREET ADDRESS: 119 SIVEWRIGHT AVENUE, NEW DOORNFONTEIN
EXTENT: ± 505M²
REGISTERED OWNER: TUMAINI PROPERTIES AND REAL ESTATE CC

2.
DESCRIPTION: ERF 53 NEW DOORNFONTEIN, CITY OF JOHANNESBURG MUNICIPALITY, GAUTENG PROVINCE
TITLE DEED NUMBER: T43907/2013
STREET ADDRESS: 117 SIVEWRIGHT AVENUE, NEW DOORNFONTEIN
EXTENT: ± 505M²
REGISTERED OWNER: TUMAINI PROPERTIES AND REAL ESTATE CC

Together with all existing lease agreements pertaining thereto and all improvements of a permanent nature thereon ("the **PROPERTY**") on the following terms and conditions:

1. **AUCTION RULES AND PROCEDURE**

- 1.1. The property will be sold subject to confirmation.
- 1.2. The seller and the auctioneer have a right to bid on the property, but shall not make a bid equal to or exceeding the reserve price.
- 1.3. The rules of auction comply with section 45 of the Consumer Protection Act, Act 68 of 2008 ("the Act") and with the Consumer Protection Act Regulations ("the Regulations") that have been published in terms thereof in Government Gazette No. 34180 on 1 April 2011 (Volume 550) and any amendments thereto from time to time.
- 1.4. Section 45 subsection (2) of the Act provides that: *"When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction."*
- 1.5. The auction will commence at the published time and will not be delayed to allow any specific person or more persons to take part in the auction.
- 1.6. Registration to bid at the auction:
 - 1.6.1. Anyone that intends to bid at the auction must register his or her identity on the bidder's record **prior to the commencement of the auction** and such registration must meet the requirements of FICA (Financial Intelligence Centre Act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.
 - 1.6.2. A person who attends the auction to **bid on behalf of another person (i.e. on behalf of a company)** must produce a letter of authority that expressly authorises him or her to bid on behalf of that person and that person and the person bidding on his or her behalf must meet the requirements set out in clause 1.6.1 above. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
- 1.7. The bidder's record and the vendor roll will be made available for inspection at the offices of the auctioneer during normal business hours without the charge of a fee. The BIDDERS record will also be available for inspection at the auction.
- 1.8. The auctioneer has a trust account. All money due to the seller in terms of the Rules of Auction will be paid into this trust account for the benefit of the seller, minus any commission payable to the auctioneer.
- 1.9. The auctioneer will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of property by the seller.

1.10. The total cost of advertising and conducting the auction of the property is **R21 500.00 (Excl. VAT)** which costs are broken down as follows:

- 1.10.1. Advertising costs;
- 1.10.2. Brochure and marketing material;
- 1.10.3. Photography.
- 1.10.4. Boards

1.11. The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.

1.12. The sale shall be by the rise and the property shall be sold to the highest bidder, subject to the Rules of Auction.

1.13. Every prospective bidder must read the Rules of Auction and must not bid unless he or she has done so.

1.14. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained herein, which the seller or the auctioneer may accept or reject in their absolute discretion.

1.15. In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.

1.16. Any error by the auctioneer shall be entitled to be corrected by him.

1.17. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the Rules of Auction, during which time the offer shall be open for acceptance by the seller or his AUCTIONEER and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.

1.18. The highest bidder ("the purchaser") shall on the fall of the hammer be deemed to have offered to purchase to property for the amount of his or her bid on the terms and conditions contained herein and shall sign the Rules of Auction immediately after the fall of the hammer.

2. **PURCHASE PRICE**

And the purchase price shall be paid as follows:

2.1. A deposit of 10% (TEN PERCENT) of the purchase price to the **AUCTIONEER** by the **PURCHASER** immediately on signature of this agreement, which amount the **PURCHASER** hereby authorises the **AUCTIONEER** to pay over to the **SELLERS ATTORNEY**.

- 2.2. The balance of the Purchase Price shall be paid in cash and secured, to the satisfaction of the **SELLER's** Attorneys, by a written guarantee from a registered financial institution, payable free of exchange, against registration of transfer of the **PROPERTY** into the **PURCHASER's** name. The **PURCHASER** may elect to secure the balance of the Purchase Price by payment in cash to the **SELLER's** Attorneys, who shall hold same in trust, pending registration of transfer into the name of the **PURCHASER**. The aforesaid guarantee shall be presented and/or cash shall be payable by the **PURCHASER** to the **SELLER's** Attorneys within 30 (thirty) calendar days from date of acceptance hereof by the **SELLER**.
- 2.3. If guarantees are not provided as per 2.2 above, then the **PURCHASER** shall become liable for the payment of interest on the balance of the purchase price (being the total purchase price minus the amount of the deposit that has been paid in terms hereof) at the rate of 2% (two per centum) above the Prime Rate, per month, calculated from the due date of the guarantees to the actual date when the guarantees are being provided (both days inclusive). Any such interest shall be payable by the **PURCHASER** to the **SELLER** against registration of transfer, but this provision shall not detract in any manner whatsoever from the **SELLER's** rights to act in terms of the breach of contract provisions contained herein below.
- 2.4. Any payment made by the **PURCHASER** in terms of this Agreement shall be allocated first to the payment of **AUCTIONEER's** Commission when due then interest and thereafter to the payment of any other monies due in terms hereof.

3. **ACCEPTANCE AND CONFIRMATION**

- 3.1. By signing this Deed of Sale at the end thereof, the **PURCHASER** offers to purchase the **PROPERTY** on the terms and conditions contained herein and the **PURCHASER's** offer shall remain open for acceptance by **THE SELLER** or by the **AUCTIONEER** on behalf of the **SELLER**, until 16H00 on the **9TH DAY OF OCTOBER 2026** ("7-business day confirmation period"). The **PURCHASER** and the **AUCTIONEER** acknowledge and agree that this provision is inserted and intended for the benefit of the **SELLER**.
- 3.2. The **PURCHASER's** offer shall be deemed to have been accepted only when the **SELLER** or the **AUCTIONEER**, whichever may be applicable, has signed this Deed of Sale on behalf of the **SELLER** in the space provided at the end thereof and the **SELLER** shall not be required to notify the **PURCHASER** of the acceptance of its offer prior to expiry of the confirmation period.
- 3.3. Should the **SELLER** reject the **PURCHASER's** offer, the **AUCTIONEER** will repay to the **PURCHASER** any deposit and commission paid to it in terms of this agreement.
- 3.4. The **SELLER** shall notify the **PURCHASER** in writing of either its acceptance or its rejection of the **PURCHASER's** offer immediately upon receipt of written request therefore from the **PURCHASER**, which request shall not be made before the last day of the Confirmation Period.
- 3.5. In the event of the sale requiring the consent of any statutory authority or any court of law, then this sale is subject to the granting of such consent.
- 3.6. Should the **SELLER** fail to provide written confirmation of the **PURCHASER'S** offer within the confirmation period, the confirmation period shall automatically be extended for a further period of TEN (10) Business Days, commencing on the day immediately following the confirmation date.

- 3.7. During such extended period, the **SELLER** shall be entitled to provide the required written confirmation, and all rights and obligations of the Parties in respect of the condition(s) precedent shall remain in full force and effect.

4. **VALUE-ADDED TAX**

- 4.1 The Purchase Price is exclusive of VAT.
- 4.2 In the event of VAT being payable on the Purchase price as a result of the sale, such VAT shall be paid by the PURCHASER to the SELLER's Attorneys immediately on demand therefore.
- 4.3 In the event of the rate of which VAT is chargeable being amended after the date of signature hereof by the PURCHASER and in circumstances in which the amended rate will apply to this transaction, then the Purchase Price shall be adjusted accordingly, the intention being that the SELLER shall receive and retain the same amount after payment regardless of the rate at which VAT is payable.

5. **AUCTIONEER'S COMMISSION - PURCHASER**

- 5.1. The PURCHASER shall be liable for and pay, in addition to the amounts payable in terms hereof, AUCTIONEER's commission of 10% (TEN PERCENT) Plus VAT of the Purchase Price, which commission shall be deemed to have been earned and is payable immediately upon signature of the sale agreement.
- 5.2. The PURCHASER shall pay the full amount of AUCTIONEER's commission into the trust account of the AUCTIONEER immediately upon the signing of hereof by the PURCHASER, but this amount shall remain the property of the PURCHASER and shall be retained in trust by the AUCTIONEER pending acceptance by the SELLER of the PURCHASER's offer or until the SELLER either rejects the offer or until expiry of the confirmation period.

6. **OCCUPATIONAL INTEREST**

Should the PURCHASER take occupation of the Property prior to registration of transfer, the PURCHASER shall pay occupational interest to the SELLER calculated at 1% (one percent) of the balance of the Purchase Price per month in advance on the first day of every month, from date of occupation until date of transfer, both days inclusive, payable directly to the SELLER's Attorney (reduced *pro rata* for any period less than a month). If this agreement is cancelled for any reason then the PURCHASER undertakes to immediately restore vacant occupation of the property to the SELLER, it being recorded that no tenancy shall be deemed to have been created hereby.

7. **RATES AND TAXES AND LEVIES**

- 7.1 The SELLER shall be liable for all rates and taxes, levies and other Municipal charges levied on the PROPERTY for the period prior to occupation and the PURCHASER shall be liable for all rates and taxes, levies and other Municipal charges levied thereafter.

- 7.2 The **PURCHASER** shall refund to the **SELLER** a pro rata share of all rates and taxes, levies and services paid in advance by the **SELLER** for the period after registration of transfer, which refund shall be paid upon registration of transfer.

8. **SELLER RESIDENCY AND WITHHOLDING TAX**

It is recorded that **the SELLER, AUCTIONEER and PURCHASER** are aware of an obligation on the part of the **PURCHASER** to withhold part of the Purchase Price from the **SELLER**, if he is a non-resident of the Republic of South Africa and pay such withheld portion to the South African Revenue Services (hereinafter referred to as "SARS") in terms of Section 35A of the Income Tax Act, (hereinafter referred to as the "Act") and in that regard:

- 8.1 The **SELLER** warrants that he is / is not a RESIDENT of the Republic of South Africa; (delete whichever is not applicable);
- 8.2 The **SELLER** hereby indemnifies and holds harmless both the **AUCTIONEER** and the **SELLER'S** Attorneys attending to the transfer of the **PROPERTY** hereby sold, against any claim howsoever arising by virtue of them having acted in terms of the Act, on information supplied by the **SELLER**, or from any other source and the **SELLER** further waives any right of recourse he may have against the said **SELLER'S** Attorneys and/or **AUCTIONEER**, in respect of any action or omission by them in terms of the Act, on information supplied to them by the **SELLER**, or any other source.

9. **TRANSFER AND COSTS OF TRANSFER**

- 9.1. Transfer shall not be passed to the **PURCHASER**, notwithstanding anything to the contrary herein contained, until such time as the total Purchase Price and all other amounts for which the **PURCHASER** may be liable in terms hereof have been paid and/or payment thereof has been secured as herein provided.
- 9.2. Transfer of the **PROPERTY** shall be passed, by the **SELLER'S** Attorneys, as soon as reasonably possible after date of acceptance, providing the **PURCHASER** has complied with the provisions of the aforementioned sub-clause.
- 9.3. The **PURCHASER** hereby specifically authorises and agrees to the **SELLER'S** Attorneys preparing and completing from information provided by the **PURCHASER** herein, a transfer duty form required by SARS for the clearance of the **PROPERTY** for transfer; and specifically authorises and agrees to the **SELLER'S** Attorneys on behalf of the **PURCHASER** signing and submitting such form to SARS for which preparation, completion, signature and submission this Agreement shall be sufficient authority.
- 9.4. Transfer of the **PROPERTY** shall be effected by the **SELLER'S** Attorneys and all expenses of and incidental to the preparation and registration of transfer, the conveyancing fees, transfer duty (if applicable), disbursements and VAT (if applicable), in respect of such transfer, shall be borne by the **PURCHASER** including all expenses and legal costs incidental to the preparation and registration of any mortgage bond to finance the Purchase Price herein, including any disbursement levied by the financial institution approving the finance.

- 9.5. In the event of the **PURCHASER** failing to comply within 7 (seven) days of being requested by the **SELLER's** Attorneys, to furnish them with signed documents or documentation of whatever nature necessary for effecting transfer, or in the event of the registration of transfer being delayed as a consequence of a default on part of the **PURCHASER** (and the widest possible interpretation shall be used in respect of the terms hereof), then *ipso facto* on the 8th (eighth) day after such request, the **PURCHASER** shall pay to the **SELLER** penalty interest, at the rate of 2% (two per centum) above prime, per month calculated on the balance of the purchase price from the said 8th (eighth) day until the date of transfer, (both days inclusive).
- 9.6. The **PURCHASER** acknowledges and accordingly undertakes to comply with all the FICA requirements as set out in **Annexure "1"** annexed hereto within 7 (seven) days from date of acceptance of this Agreement by the **SELLER** and to supply the **SELLER's** Attorneys all information and documentation required by the **SELLER's** Attorneys to enable the **SELLER's** Attorneys to fulfil their obligations in terms of FICA.
- 9.7. This agreement and the sale contemplated herein shall not be subject to the **PURCHASER** obtaining finance to fund the transaction. The **PURCHASER** warrants that he has the financial ability to proceed with this transaction whether or not a bond is going to be applied for or granted.

10. **OCCUPATION AND RISK**

- 10.1. Possession and Occupation of the **PROPERTY** shall be given by the **SELLER** and taken by the **PURCHASER** on registration of transfer and from this date all risks and benefits of ownership in respect of the **PROPERTY** shall pass to the **PURCHASER**.
- 10.2. Should the **PURCHASER** and the **SELLER** agree (in writing) to an earlier occupation date and therefore prior to transfer of the property into the name of the **PURCHASER**, the **PURCHASER** shall at its own expense insure the **PROPERTY** and improvements thereon for the full replacement value thereof from date of occupation, against risk of loss or damage by any cause with an insurer acceptable to the **SELLER**. The **SELLER's** interest in the **PROPERTY** shall be endorsed against such policy for such period.
- 10.3. Upon the **PURCHASER** taking occupation of the **PROPERTY** and pending transfer, the following further provisions shall apply –
- 10.3.1. the **PURCHASER** shall not sell, let or in any other manner dispose of or part with (whether temporarily or otherwise) the **PROPERTY** or his rights of occupation thereof, except with the written consent of the **SELLER**, which consent shall not be unreasonably withheld;
- 10.3.2. The **PURCHASER** shall be responsible for and pay all costs of electricity and water consumed in the **PROPERTY**.

11. **EXISTING TENANCIES**

- 11.1. The **SELLER** does not warrant that the **PROPERTY** is currently vacant and gives no undertakings in this regard. It is specifically agreed that it shall be the **PURCHASER's** responsibility, for the **PURCHASER's** own account, to ensure vacant occupation of the **PROPERTY**.

11.2 The **PURCHASER** shall be bound by the terms and conditions of all existing leases in respect of the **PROPERTY**, of which he acknowledges he is fully apprised alternatively which he has elected to accept and abide by.

12. REPAIRS AND IMPROVEMENTS

- 12.1. Prior to registration of transfer, the **PURCHASER** shall not be entitled to effect any alterations to the **PROPERTY** without the prior written consent of the **SELLER**.
- 12.2. The **SELLER** shall not be obliged to compensate the **PURCHASER** for any authorised alteration effected in the event of the sale being cancelled.
- 12.3. The **PURCHASER** shall be liable for any damages suffered by the **SELLER** as a result of any alterations effected by the **PURCHASER**, not authorised by the **SELLER**.

13. VOETSTOOTS, EXTENT AND REPRESENTATIONS

- 13.1. The **PROPERTY** is sold “voetstoots” and subject to the terms and conditions and servitudes mentioned or referred to in the current and/or prior Title Deeds and to the conditions of establishment of the Township in which it is situated and to the zoning applied to it under any Town Planning Scheme. The **SELLER** shall not profit by any excess nor shall it be answerable for any deficiency in the extent thereof. Neither the **SELLER** nor the **AUCTIONEER** shall be responsible for pointing out to the **PURCHASER** any surveyor’s pegs or beacons in respect of the **PROPERTY** unless requested to do so by the **PURCHASER** or unless the **SELLER** and/or **AUCTIONEER** had knowledge of any material deficiencies in the extent.
- 13.2. The **PURCHASER** acknowledges that he has not been induced into entering into this Agreement by any express or implied information, statement, advertisement or representation made or given any warranties in respect of the **PROPERTY** or anything relating thereto, by the **AUCTIONEER** or any other person, or by or on behalf of the **SELLER** and that is not contained in this Agreement.
- 13.3. The **PURCHASER** acknowledges that he has fully acquainted himself with the **PROPERTY** that he has purchased alternatively that he/she has elected to purchase the **PROPERTY** without fully acquainting him/herself therewith.

14. BREACH

- 14.1. If one of the Parties commits a breach of this Agreement or fails to comply with any of the provisions hereof, then the Aggrieved Party shall be entitled to give the Defaulting Party 7 (seven) days notice in writing to remedy such breach or failure (unless such breach or failure occurs after the transfer documents have been lodged in the Deeds Office for registration, in which case the 7 (seven) day period may, at the election of the Aggrieved Party be reduced to 48 (forty eight) hours). If the defaulting party fails to comply with such notice then the innocent party shall forthwith be entitled, but not obliged, without prejudice to any other rights or remedies which it may have in law, including the right to claim damages:

14.1.1. to cancel this Agreement and upon cancellation: -

14.1.1.1. if the defaulting party is the **PURCHASER** the **SELLER** shall be entitled to retain all amounts paid by the **PURCHASER**, excluding **AUCTIONEER's** commission, as *rouwkoop* or as a genuine pre-estimate of damage suffered by the **SELLER**, and furthermore the **PURCHASER** shall not be entitled to compensation from the **SELLER** for any improvements of whatsoever nature it may have caused on the **PROPERTY**, whether with or without the **SELLER's** consent; and

14.1.1.2. if the defaulting party is the **SELLER** the **PURCHASER** shall be entitled to a full refund of all money paid in terms hereof to the **SELLER** and to the **AUCTIONEER** and to claim any other damages from the **SELLER** that it may have suffered as a result of the **SELLER's** default;

(OR)

14.1.2. To claim immediate performance and/or payment of all the defaulting party's obligations in terms hereof.

14.2. Upon cancellation of this Agreement for whatever reason, the **PURCHASER** hereby undertakes to forthwith vacate the **PROPERTY** and to procure that the **PROPERTY** shall be vacated by any persons who occupy the **PROPERTY** through the **PURCHASER's** title or by his permission. Occupation shall be re-delivered in the same good condition as at the date of occupation.

14.3. Occupation of the **PROPERTY** by the **PURCHASER** or persons on the authority of the **PURCHASER** shall not create a tenancy either in terms of any statutory provision or at common law.

15. LEGAL COSTS

The Defaulting Party shall be liable for all legal costs incurred by the Aggrieved Party, the **AUCTIONEER** and his **AUCTIONEER / Attorneys** in enforcing the terms of this agreement, on an Attorney and own client scale, including collection commission.

16. ADDRESS / DOMICILIUM

16.1. The **PURCHASER** and the **SELLER** hereby choose their respective addresses / *domicilium citandi et executandi* for all purposes in respect of this Deed of Sale, including all notices and Court process to be delivered in terms hereof, the address recorded below his signature hereunder. Any notice sent by pre-paid registered post shall be deemed to have been received on the fifth day after posting; any notice delivered by hand shall be deemed to have been received on the day of delivery; any notice sent by telefax or electronically transmitted by email, shall be deemed to have been received on the first business day after date of despatch thereof.

16.2. Notwithstanding anything to the contrary herein contained, any written notice or communication actually received by a Party to this Agreement shall be deemed to be adequate written notice or communication to him notwithstanding that it was not sent or delivered at the chosen address / *domicilium citandi et executandi* or transmitted to such Party's telefax number and/or email address as stipulated herein.

16.3. The terms of "writing" shall include communications by email or facsimile.

16.4. The parties undertake on request to provide the Conveyancing attorney with documentation necessary to comply with FICA (Financial Intelligence Centre Act).

17. **JOINT AND SEVERAL LIABILITY**

If this agreement is concluded with more than one **PURCHASER**, the liability of all such **PURCHASERS** to the **SELLER** and to the **AUCTIONEER** shall be joint and several *in solidum*.

18. **SECTION 112 AND 115 OF THE COMPANIES ACT**

18.1. It is recorded that the **SELLER** and the **PURCHASER** are aware of the provisions of Sections 112 and 115 of the Companies Act 71 of 2008 (as amended) ("Section 112"), namely that if the **SELLER** is a company and if the **PROPERTY** constitutes either all or the greater part of the assets or the undertaking of the **SELLER**, then the directors of the **SELLER** shall not have the power, save by a special resolution of the shareholders of the **SELLER**, to dispose of the **PROPERTY**.

18.2. Accordingly, the **SELLER** warrants that the provisions of Section 112 are / are not (delete as appropriate) applicable to the sale of the **PROPERTY**.

18.3. If Section 112 is applicable to the sale of the **PROPERTY** and if the directors of the **SELLER** have not already been granted the necessary authority in terms of Section 112 to dispose of the **PROPERTY**, then within 45 (forty five) days of the acceptance date the **SELLER** shall procure that its shareholders pass a special resolution ratifying the sale of the **PROPERTY**.

19. **INSOLVENCY ACT NO. 24 OF 1936**

The Parties agree that notice of the sale of the property, pursuant to this Agreement, will not be published by the **SELLER** and the **SELLER** indemnifies the **PURCHASER** against any claims which may be made arising from the said sale not being advertised. The **SELLER** warrants the **PURCHASER** that if any proceedings of any kind referred to in SECTION 34 of the Insolvency Act No. 24 of 1936, are instituted prior to the date of transfer, it will immediately pay all amounts due by the entity that has instituted such proceedings. The **SELLER** furthermore indemnifies and holds the **PURCHASER** harmless against any losses or damages that the **PURCHASER** may suffer by reason of such proceedings being instituted.

20. NOMINEE

The **PURCHASER** shall be entitled, by notice in writing to the **SELLER**, to nominate a nominee in his place as **PURCHASER**, upon the following terms and conditions:

- 20.1. the aforesaid notice shall be handed to the **SELLER** by not later than 24h00 on the same day as the acceptance date by the **SELLER**;
- 20.2. the notice shall set out the name and address of the nominee so nominated as **PURCHASER**;
- 20.3. the notice shall be accompanied by the nominee's written acknowledgement:
 - 20.3.1. that it is fully aware of all the terms and conditions of this Deed of Sale as if fully set out in such written acknowledgement; and
 - 20.3.2. that it is bound by the provisions of this Deed of Sale as the **PURCHASER**;
- 20.4. should the **PURCHASER** nominate a nominee in terms of this clause, then:
 - 20.4.1. all reference to the **PURCHASER** in this agreement shall be deemed to be a reference to its nominee; and
 - 20.4.2. the **PURCHASER** by his signature hereto, hereby interposes and binds himself as surety and co-principal debtor *in solidum*, for and on behalf of all the obligations of the aforesaid nominee as **PURCHASER**, to and in favour of the **SELLER**, for all the **PURCHASER'S** obligations under this agreement, including damages, and renounces the benefits of division and *excussion*.

21. COMPANY TO BE FORMED

- 21.1. In the event of the **PURCHASER** signing this agreement in his capacity as AGENT for a company to be formed and the **PURCHASER** fails within 20 (twenty) days from date of acceptance and confirmation of this agreement to register such company having as one of its objects the ratification and adoption of this agreement, or such company fails to adopt or ratify this agreement within 15 (fifteen) days after date of its incorporation, then in such an event the **PURCHASER** shall be deemed as from the date thereof to have entered into this agreement in his personal capacity and to have acquired all the rights and obligations of the **PURCHASER** under this agreement.
- 21.2. In the event of such company being registered and duly adopting or ratifying this agreement, or the nomination effected, then the **PURCHASER** by his signature hereunder, shall be deemed to bind himself to the **SELLER** as surety and co-principal debtor *in solidum* with such company for the due performance by it as **PURCHASER** of the terms, conditions and obligations arising out of this agreement.

22. COMPANIES, CLOSE CORPORATIONS, ASSOCIATIONS OR TRUSTS

- 22.1. Should the PURCHASER be a company, close corporation, association or trust, the person signing this agreement on behalf of such PURCHASER, by his signature hereto interposes and binds himself as surety for and co-principal debtor with the PURCHASER for the due and proper discharge of all its obligations arising from this agreement.
- 22.2. If any individual person to be representing another person including a company, close corporation, association or trust, and signs this Deed of Sale on that basis, that individual shall by signing this agreement on behalf of such other person be held personally liable for the due and proper discharge of all the PURCHASER's obligations in terms of this Deed of Sale and that individual shall be deemed to be the PURCHASER where such other person does not exist at the time of signing this Deed of Sale by that individual. This provision does not apply to instances contemplated in clause 21.

23. ELECTRICAL INSTALLATION CERTIFICATE OF COMPLIANCE

- 23.1 The PURCHASER hereby undertakes to furnish the SELLER's Attorneys, prior to transfer by the SELLER, with a Certificate of Compliance in respect of the PROPERTY and any electric fence (if applicable), in terms of the Electrical Installation Regulations of 2009 under the Occupational Health and Safety Act (Act No. 85 of 1993, as amended), issued by an electrical contractor who is registered in terms of the Regulations. All costs incurred in obtaining such a certificate, including costs of any repairs or replacements required in order for the certificate to be issued, shall be borne by the PURCHASER.

24. DISPUTE RESOLUTION: MEDIATION THEN ARBITRATION

- 24.1. Should any dispute, disagreement or claim arise between the parties, which includes the AUCTIONEER, ("the dispute") concerning this agreement then the parties shall, notwithstanding anything to the contrary contained herein, have the right, but not be obliged, to:
- 24.1.1. submit the dispute to mediation to be administered by the Arbitration Foundation of Southern Africa ("AFSA"), upon such terms as agreed between the parties and the secretariat of AFSA; and
- 24.1.2. Failing agreement as aforesaid within 7 (seven) days of the dispute being submitted to mediation, the parties shall refer the dispute to arbitration as provided below.
- 24.2. Failing agreement as referred to above, the dispute shall be submitted to arbitration for final resolution in accordance with the rules of the AFSA by an Arbitrator or Arbitrators appointed by the AFSA.
- 24.3. Unless otherwise agreed in writing by all the parties, any such mediation or arbitration shall be held in Pretoria, South Africa.
- 24.4. The decision of the arbitrator shall be final and binding on the parties to the dispute and may be made an order of the court at the instance of any of the parties to the dispute. The parties hereby exclude all rights of appeal, which might otherwise be conferred upon them by law.
- 24.5. The parties agree to keep the arbitration (including the subject matter of the arbitration and the evidence heard during the arbitration) confidential and not to disclose it to anyone except for purposes of obtaining an order of court as contemplated herein.

- 24.6. The provisions herein constitute an irrevocable consent by each party to any proceedings in terms hereof and no party shall be entitled to withdraw therefrom or claim at any such proceedings that it is not bound by such provisions if invoked by the other. Such provisions are further severable from the rest of this Agreement and shall remain in effect despite the termination of or invalidity for any reason of this Agreement.

25. **MAGISTRATES' COURT JURISDICTION**

The Parties hereto consent to the jurisdiction of the Magistrates' Court in terms of Section 45 read with Section 28 of the Magistrates' Court Act of 1944 as amended. Notwithstanding the aforementioned, this shall not preclude either Party from approaching the High Court of South Africa for any relief sought. This Agreement shall further be governed in terms of the law of the Republic of South Africa.

26. **GENERAL CLAUSES**

- 26.1. This Deed of Sale constitute the whole agreement between the Parties as to the subject matter hereof and no agreement, representation or warranty between the Parties other than those set out herein are binding on the Parties.
- 26.2. No extension of time, waiver, indulgence or suspension of any of the provisions of this agreement, which any Party hereto may have given, shall be binding unless recorded in a written document signed by all Parties.
- 26.3. No variation or alteration or cancellation of this Deed of Sale or any of the terms hereof, shall be of any force or effect, unless in writing and signed by the Parties hereto.
- 26.4. Words importing the singular shall include the plural and vice versa, and words importing the masculine gender shall include the feminine and words importing persons shall include partnerships and bodies corporate, and *vice versa*.
- 26.5. The Parties signing this document confirm that they have read and understood all of the terms and conditions contained herein and agree that they are bound hereto.
- 26.6. The **SELLER** and the **PURCHASER** warrant that they are duly authorised to sign this Deed of Sale.
- 26.7. In the event that the property sold in terms hereof forms part of a sectional scheme or Homeowners Association, then the **PURCHASER** acknowledges that the owner and the property are subject to the rules and regulations of the Body Corporate or Homeowners Association, which have been promulgated. The **PURCHASER** warrants he has read and familiarised himself with the applicable rules and regulations and undertakes to sign all documents and do all things necessary in order for him to become and remain a member of the Body Corporate or the Homeowners Association for as long as he is the owner of the section purchased in terms of this agreement. Where relevant it is recorded that the developer has secured and reserved for himself a real right of extension in respect of the property and that the **PURCHASER** purchases this property accepting the developer's real right of extension.

27. **CONDITION OF THE PROPERTY**

The **SELLER** discloses to the **PURCHASER** that the property is not new, forms part of a Deceased Estate and is sold on an "as is" condition. The **PURCHASER** acknowledges the aforesaid condition of the property and accepts the PROPERTY in that condition. Accordingly, the **PURCHASER** shall have no claim against the **SELLER** in respect of the condition of the property, which conditions may include, without limitation that the property is not suitable for the purpose for which it is generally intended or that the property is not of good quality, in good working order and / or free of any defects.

CONSUMER PROTECTION ACT

In the event that this agreement is subject to the provisions of the Consumer Protection Act 68 of 2008, then in such event the **SELLER** and the **PURCHASER** hereby incorporate by agreement those provisions of the Act that are applicable to this transaction.

In particular and notwithstanding anything to the contrary hereinbefore contained:

The notice for any breach by the **PURCHASER** shall be 20 working days.

The cooling off provisions contained in section 16 of the Act shall apply only if this transaction arose as a result of direct marketing.

THE PROPERTY WAS PUT UP FOR SALE BY PUBLIC AUCTION ON THE 29th & 30th DAY OF SEPTEMBER 2026

And sold by the rise for the amount of R _____

(words) _____

(PLUS VALUE ADDED TAX IF APPLICABLE)

COMPANY/ CLOSE CORPORATION/ TRUST/ OTHER _____

(hereinafter referred to as the "**PURCHASER**")

ENTITY REGISTRATION NO.: _____

ENTITY ADDRESS: _____

TELEPHONE DETAILS: (landline) _____

(Fax) _____

(Email) _____

(Cell) _____

TO:
MR/MRS/MS _____

(hereinafter referred to as the "PURCHASER")

IDENTITY NO.: _____

ADDRESS: _____

TELEPHONE DETAILS: (home) _____

(Work) _____

(Fax) _____

(Email) _____

(Cell) _____

MARITAL STATUS _____ (In/Out of Community of PROPERTY)

SPOUSE'S NAME _____

SPOUSE'S ID NO _____

I, THE PURCHASER, HEREBY CONFIRM THAT THE FULL EXTENT OF MY OBLIGATIONS AND RIGHTS HEREIN HAVE BEEN EXPLAINED TO ME AND THAT I HAVE BEEN GIVEN AN OPPORTUNITY TO MAKE THE NECESSARY ENQUIRIES IN RESPECT OF THE PROPERTY AND ALL MATERIAL ASPECTS RELATED TO THIS PROPERTY AND SALE AND THAT I UNDERSTAND THE EFFECT OF THIS AGREEMENT.

SIGNED BY THE PURCHASER AT _____ ON THE ____ DAY OF _____

AS WITNESS:

1. _____

PURCHASER (and where applicable, the signatory binding himself as surety and co-principal debtor *in solidum*)

AS WITNESS:

1. _____

BIDDERS CHOICE (PTY) LTD duly authorised (BIDDERS Choice hereby accepts all the rights conferred upon it in terms of this Agreement)

Bidders Choice hereby warrants the validity of its Fidelity Fund Certificate as at the date of signature of this Agreement.

ACCEPTANCE AND CONFIRMATION

SIGNED BY THE SELLER AT _____ ON THE ____ DAY OF _____

AS WITNESS:

1. _____

SELLER (and where applicable the

SELLER is duly authorised)

SELLER'S ADDRESS:

DEED OF SURETYSHIP

I / We the undersigned, _____

ID NUMBER: _____

do hereby interpose and bind myself / ourselves as surety and co-principal debtor/s in solidum for and on behalf of the **PURCHASER** to and in favour of the **SELLER** and the **AUCTIONEER** for all the obligations of the **PURCHASER** under this agreement and in particular for all amounts of money that may be due, including damages, from whatsoever cause arising under renunciation of the benefits of division and excussion. I/We do accept *domicilium et executandi* at the address hereinafter set out.

THUS DONE AND SIGNED at _____ this _____ day of _____

AS WITNESSES:

1. _____

SURETY

2. _____

SELLER

BIDDERS CHOICE (PTY) LTD duly authorised

SURETY ADDRESS: _____

Tel No: _____

INFORMATION FOR CONVEYANCER AND ADMINISTRATION

PURCHASER SPOUSE / CO-PURCHASER

SURNAME _____

FIRST NAMES _____

MARITAL STATUS _____

(State whether Unmarried, Married in Community of PROPERTY, Married by Antenuptial Contract, Married in a country other than South Africa)

DATE OF MARRIAGE _____

COUNTRY OF MARRIAGE _____

IDENTITY NUMBER _____

TELEPHONE NUMBER (H) _____

(W) _____

(FAX) _____

(CELL) _____

EMAIL ADDRESS _____

POSTAL ADDRESS _____

FUTURE ADDRESS _____

INCOME TAX NUMBERS _____

ANNEXURE 1
BIDDERS CHOICE (PTY) LTD
FINANCIAL INTELLIGENCE CENTRE ACT (FICA), 2001

PURCHASER PROFILE

FICA REQUIREMENTS: Natural Persons

1. South African identity document / Foreigner passport;
2. Utility bill addressed to your residential address less than 3 months (accounts for mobile phones are not acceptable);
3. South African Income Tax reference number.
4. Confirmation marital status, i.e. ANC or COP

If Married

5. Marriage certificate –
Community of property – Copy of spouses ID
Antenuptial Contract – Copy of contract
6. Page 1 (and page 2 if necessary) reflecting the registered number and names of both parties, if your marriage is governed by the Laws of another country/state
7. Name of the country/state governing your marriage, i.e. the country where the Buyer was living at the time of the marriage with the intention of staying there permanently.

FICA REQUIREMENTS: Entities

- Person acting on behalf of the Entity must comply with paragraphs 1 to 4 above.
 - All directors / members / trustees must also comply with paragraphs 1 to 4 above
- with the following attached:

Companies:

1. CM1.
2. CM22.

Close Corporations:

1. CK1;
2. and, if applicable, CK2.

Trusts:

1. Letters of Authority / Master's Certificate;
2. Trust Deed and all amendments thereto.
3. Resolution to approve the purchase (and loan application, if applicable) taken before the Agreement of Sale was signed. (The only exception is where it is a cash transaction and all the Trustees have signed the Agreement of Sale.)

- Detailed FICA requirements for Entities or other, if applicable, will be supplied to such Purchasers, in due course.

4. PROPERTY DESCRIPTION

Erf 53:

- Extent: ± 505m²
- Zoning: Res 4
- Vacant

Erf 52:

- Extent: ± 505m²
- Zoning: Res 4
- Vacant

Combined Extent: ± 1 010m²

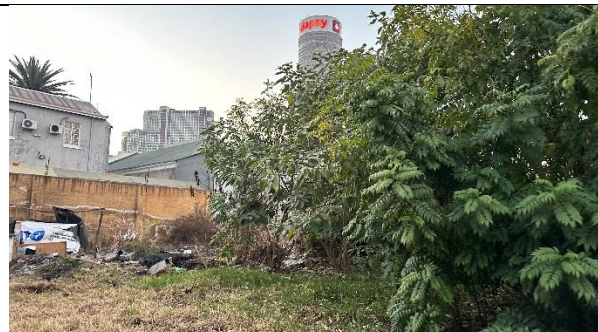


5. PROPERTY IMAGES

ERF 52



ERF 53



6. AERIAL IMAGES



DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller or any other person.

7. COPY OF TITLE DEED

Maseko Tilana Inc Prokureur/Attorney
1247
TEL: 011 486 0283

DEED OF TRANSFER

TUMAINI PROPERTIES AND REAL ESTATE CLOSE
CORPORATION

over

ERF 52 NEW DOORNFONTEIN TOWNSHIP

MASEKO TILANA INC
OFFICE 111
1ST FLOOR KILLARNEY MALL
OFFICE TOWERS
NO.1 RIVIERA RD.
KILLARNEY
2093
Tel: 011 486 0283

GhostConvey 14.6.7.7

Stamp duty	R.
Selling	R.
Fees/Foole	R.
Exempted	Cal.
Progeny	Kat.

Prepared by me

CONVEYANCER
LOUIS HENDRIK HORN
ADELE VAN WYK

VERBIND		MORTGAGED	
000031462 / 2013		19 NOV 2013	
REGISTRAR		REGISTRAR	

T 000043907 / 2013

DEED OF TRANSFER

USE HERE TO REGISTER YOUR
PROPERTY TRANSFERS

6

BE IT HEREBY MADE KNOWN THAT

ANNEMARIE VAN DER MERWE

appeared before me, REGISTRAR OF DEEDS at Johannesburg, she the said
Apparar being duly authorised thereto by a Power of Attorney signed
at PRETORIA on 16 SEPTEMBER 2013 and granted to her by

GhestConvey 14.6.7.7

VERBIND		MORTGAGED		THIS BOND RANKS PRIOR TO B31462/2013 BC
B 000018744 / 2014				
22 JUL 2014				
		REGISTERED REGISTRAR		

For Information Only

For Information Only

And the Appearer declared that his said principal had truly and legally sold on 3 July 2013 and that she, the said Appearer, in her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**TUMAINI PROPERTIES AND REAL ESTATE CLOSE CORPORATION
REGISTRATION NUMBER 2010/175696/23**

its Successors in Title or assigns, in full and free property

1. ERF 52 NEW DOORNFONTEIN TOWNSHIP
Registration Division I.R.
Province of Gauteng

MEASURING 505 (FIVE HUNDRED AND FIVE) Square Metres

FIRST REGISTERED under Certificate of Conversion to Freehold Title
No. F1675/1962 with diagram S.G. No. A4552/1961 relating thereto, and
held by Deed of Transfer No. T023622/2008

SUBJECT to the following conditions:

- A.
 1. Subject to the provisions of the Townships Amendment Act, 1908 (Act No. 34 of 1908 of the Transvaal).
 2. This lot shall not be subdivided, nor may any grass, reed or mud houses or huts be constructed or erected thereon.
 3. The purchaser shall not have the right to open or allow or cause to be opened upon the lot, or any portion thereof, any canteen, beerhall, restaurant, or place for the sale of wines or spirituous liquors, without the consent of the township owner first having been had or obtained; Provided always that the said township owner shall not grant such consent to any further licences beyond the number in respect of lots to which consent has already been given or granted prior to date of coming into force of the Townships Amendment Act, 1908.
 4. No trade or business of any description whatsoever shall be carried on or conducted on the said building lot nor shall any business premises or shops be erected or opened thereon, except

GhostConvey 14.6.7.7

with the special consent of the township owner to that effect being first had and obtained in writing, and upon the obtaining of such consent, such steps as the township owner may deem necessary or requisite to make the necessary alteration to the title to the said lot, in reference thereto, shall be taken at the cost and expense of the said purchaser.

5. The purchaser shall not have the right of making bricks, digging for or quarrying building stone, gravel, sand, or clay making or sinking wells, upon or under the said lot.

- B. By Notarial Deed No. F.91/1963 dated the 21st November 1962 the withinmentioned property is subject to a perpetual servitude of right of way for roadway and street improvement purposes in favour of the City Council of Johannesburg as will more fully appear from the said Notarial Deed.

2. ERF 53 NEW DOORNFONTEIN TOWNSHIP
Registration Division I.R.
Province of Gauteng

MEASURING 505 (FIVE HUNDRED AND FIVE) Square Metres

FIRST REGISTERED by Certificate of Conversion to Freehold Title F1491/1952 with diagram SG No A 5054/1963 and held by Deed of Transfer T 023622/2008

SUBJECT to the following conditions:-

1. To the provisions of the Townships Amendment Act, 1908 (Act No 34 of 1908 of the Transvaal).
2. This lot shall not be subdivided, nor may any grass, reed or mud houses or huts be constructed or erected thereon.
3. The purchaser shall not have the right to open or allow or cause to be opened upon the lot, or any portion thereof, any canteen, beerhall, restaurant, or place for the sale of wines or spirituous liquors, without the consent of the township owner first having been had or obtained; provided always that the said township owner shall not grant such consent to any further licences beyond the number in respect of lots to which consent has

already been given or granted prior to date of coming into force of the Townships Amendment Act, 1908.

4. The purchaser shall not have the right of making bricks, digging or quarrying building stone, gravel, sand or clay, making or sinking wells, upon or under the said lot.
5. Subject to a perpetual servitude of right of way in favour of the City council of Johannesburg, as will more fully appear from Notarial Deed of Servitude No. 262/1964 dated 12 may 1964 and registered on 22 July 1964.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all right and title which the said

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents. the said

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Johannesburg on 19 NOV 2013



q.q.




GhostConvey 14.6.7.7

8. COPY OF SG DIAGRAM

S.G. No. A 5054/63

Approved *P. Brink*
for Surveyor-General

DESCRIPTION OF BEACONS

SIDES Cape Feet		ANGLES OF DIRECTION	
A B	100.00	A	90.00.00
B C	50.88	B	90.00.00
C D	100.00	C	90.00.00
D A	50.88	D	90.00.00

SCALE, 1: 750

The figure ABCD
represents 35 Square Roods 48 square feet
Lot No. 53 in the township of NEW DOORNFONTEIN.
situate in the District of Johannesburg Province of Transvaal

Servitudes
FOR DEDUCTIONS SEE OVER
of land, being

Surveyed in _____ by me _____

Frame in terms of Section 39 of Act No. 9 of
1927 from G.P./Diag. A. 1670/07

Land Surveyor

This diagram is annexed to Certificate of Conversion No. 4767/1952 dated 27.2.1952 in favour of Rebecca Mona Marks (incorp to Simon Marks) Johannesburg 22.7.64 <i>[Signature]</i> Registrar of Deeds Published by authority—Radford Adlington Ltd., Johannesburg.	The original Diagram is S.G. No. _____ Transfer annexed to Deed of Grant No. _____	S.G. File No. _____ General Plan No. A 1670/07 Survey Records No. <i>RIC-B</i> <i>C</i>
---	---	--

36/1429 R.A. LTD. 66926

S.G. OFFICE COPY

SERVITUDE DIAGRAM

S.G. No. A 5055/63

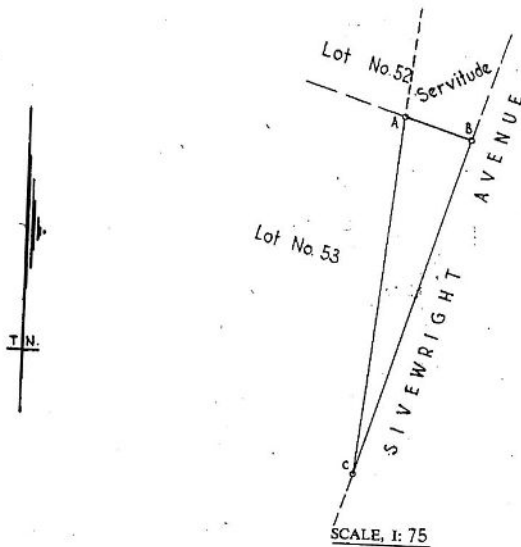
Approved

P. B. Smith
for Surveyor-General

DESCRIPTION OF BEACONS

- A... 1/2" x 18" iron peg between wooden fence post and brick pillar.
B... Not beacons.
C... Hole drilled in concrete at gate.

SIDES		ANGLES	
Cape Feet		OF DIRECTION	
A B	3.40	A	78° 41' 20"
B C	17.00	B	90° 00' 00"
C A	17.34	C	11° 18' 40"



The figure A B C
represents 29 square feet
Servitude for road purposes over Lot No. 53 in the township of
situate in the District of NEW DOORNFONTEIN Province of Transvaal

Surveyed in September 1963 by me

J. M. Leslie
Land Surveyor

This diagram is annexed to
Transfer Deed No.
dated
in favour of

909/64^s

Registrar of Deeds

The original Diagram is
S.G. No. A5054/63

relating to Transfer
annexed to Deed of Grant

No. 4767/52

S.G. File No.

General Plan No. A1670/07

Survey Records No. 1640/63

1/10-12/61

Published by authority—Radford Adlington Ltd., Johannesburg.

36/1429 R.A. LTD. 88026

9. COPY OF MUNICIPAL ACCOUNT

ERF 52

 a world class African city		Fax : (011) 358 3408/9 Johannesburg 2000											
		E-mail : JoburgConnect@joburg.org.za											
COPY TAX INVOICE													
TUMAINI PROP & REAL ESTATE CC TUMAINI PROP & REAL STAND 5 117 JOE SLOVO ROAD NEW DOORNFONTEIN 2094		<table border="1"><tr><td>Date</td><td>2026/09/10</td></tr><tr><td>Statement for</td><td>September 2026</td></tr><tr><td>Physical Address</td><td>119 SIVEWRIGHT AVENUE</td></tr><tr><td>Stand No./Portion</td><td>00000052 - 00000 - 00</td></tr><tr><td>Township</td><td>NEW DOORNFONTEIN</td></tr></table>		Date	2026/09/10	Statement for	September 2026	Physical Address	119 SIVEWRIGHT AVENUE	Stand No./Portion	00000052 - 00000 - 00	Township	NEW DOORNFONTEIN
Date	2026/09/10												
Statement for	September 2026												
Physical Address	119 SIVEWRIGHT AVENUE												
Stand No./Portion	00000052 - 00000 - 00												
Township	NEW DOORNFONTEIN												
Stand Size	Number of Dwellings	Valuation Date	Portion	Region									
504 m2	1	2023/07/01	F1	REGION F WARD 123									
Invoice Number	: 34006904329	Group :	Next Reading Date	:									
Client VAT Number	:		Deposit Paid	: R 0.00									
Previous Account Balance 353,840.27													
Sub Total 353,840.27													
Interest on Arrears 134.98													
Current Charges (Excl. VAT) 3,148.19													
VAT @ 15% 194.36													
Total Due				357,317.80									
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Due Date	2026/09/25						
346,858.29	3,500.86	3,481.12	3,477.53	0.00	357,317.80								
Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action. Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za													
Remittance Advice : This stub must accompany payment, please do not detach if paying at the post office													

ERF 53

 a world class African city		Tel : (011) 375 5555 Fax : (011) 358 3408/9		PO Box 5000 Johannesburg 2000													
		E-mail : JoburgConnect@joburg.org.za															
COPY TAX INVOICE																	
TUMAINI PROP & REAL ESTATE CC TUMAINI PROP & REAL STAND 5 117 JOE SLOVO ROAD NEW DOORNFONTEIN 2094			<table border="1"> <tr> <td>Date</td> <td>2026/09/10</td> </tr> <tr> <td>Statement for</td> <td>September 2026</td> </tr> <tr> <td>Physical Address</td> <td>117 JOE SLOVO ROAD</td> </tr> <tr> <td>Stand No./Portion</td> <td>00000053 - 00000 - 00</td> </tr> <tr> <td>Township</td> <td>NEW DOORNFONTEIN</td> </tr> </table>			Date	2026/09/10	Statement for	September 2026	Physical Address	117 JOE SLOVO ROAD	Stand No./Portion	00000053 - 00000 - 00	Township	NEW DOORNFONTEIN		
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Township	NEW DOORNFONTEIN																
Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region												
504 m2	1	2023/07/01	F1		REGION F WARD 123												
Invoice Number : 34006904330		Group :		Next Reading Date :													
Client VAT Number :				Deposit Paid : R 0.00													
<table border="1"> <tr> <td>Previous Account Balance</td> <td>669,630.07</td> </tr> <tr> <td>Sub Total</td> <td>669,630.07</td> </tr> <tr> <td>Interest on Arrears</td> <td>208.09</td> </tr> <tr> <td>Current Charges (Excl. VAT)</td> <td>4,916.92</td> </tr> <tr> <td>VAT @ 15%</td> <td>459.67</td> </tr> <tr> <td>Total Due</td> <td>675,214.75</td> </tr> </table>						Previous Account Balance	669,630.07	Sub Total	669,630.07	Interest on Arrears	208.09	Current Charges (Excl. VAT)	4,916.92	VAT @ 15%	459.67	Total Due	675,214.75
Previous Account Balance	669,630.07																
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VAT @ 15%	459.67																
Total Due	675,214.75																
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding												
658,420.97	5,619.60	5,589.50	5,584.68	0.00	675,214.75												
Due Date					2026/09/25												
Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action. Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za																	

10. COPY OF ZONING CERTIFICATE

 a world class African city		ZONING INFORMATION NOTEPAD	
REQUESTED BY:			
TOWN PLANNING SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME		2018: AMENDED 2025	
ERF/AGRICULTURAL HOLDING /FARM PORTION: 52 & 53		AREA: 504SQM & 504SQM	
TOWNSHIP NAME / AGRICULTURAL HOLDING NAME / FARM NAME:		NEW DOORNFONTEIN	
STREET ADDRESS: 119 SIVEWRIGHT AVENUE & 117 JOE SLOVO ROAD			
ZONING INFORMATION			
USE ZONE: RESIDENTIAL 4			
HEIGHT ZONE: H:0 A (REFER TO ATTACHED AMENDMENT SCHEME)			
FLOOR AREA RATIO: REFER TO ATTACHED AMENDMENT SCHEME			
COVERAGE: REFER TO ATTACHED AMENDMENT SCHEME			
DENSITY: 1 Dwelling per N/A m ²			
BUILDING LINE: REFER TO ATTACHED TABLE 7			
PARKING: REFER TO ATTACHED AMENDMENT SCHEME			
AMENDMENT SCHEME APPLICABLE: 01-16356			
COMPLETED BY: AGNES		DATE: 2026-08-07	

The CoJ Land Use Scheme [2018: Amended 2025] is open for inspection at upper ground level, Nedbank building, Newtown Junction, Johannesburg between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the CoJ Land Use Scheme [2018: Amended 2025]. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the CoJ Land Use Scheme [2018: Amended 2025].

It should be noted that the provisions of the CoJ Land Use Scheme [2018: Amended 2025] do not override any restrictive conditions that may be contained in the Title Deed.

PLEASE NOTE: Further clarification regarding the above information can be obtained from the relevant Land Use Area Manager.

[illegible]

DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller or any other person.

