



INVITATION TO SUBMIT OFFERS

GOVINDRAJU & OTHERS (UNDER CURATORSHIP)

Unit 41 & Unit 83 SS Perissa, Santorini Estate, 101 Ocean Drive, Shakas Rock, Ballito

On instruction from and on behalf of the Curator of the above-mentioned Estate we are receiving offers for a stunning beachfront apartment.



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 Unit 41 & Unit 83 SS Perissa, Santorini Estate, Shakas Rock, Ballito

 Linda Manley
031 512 5005 / 0791778011

 auctions@parkvillage.co.za



PARK VILLAGE AUCTIONS

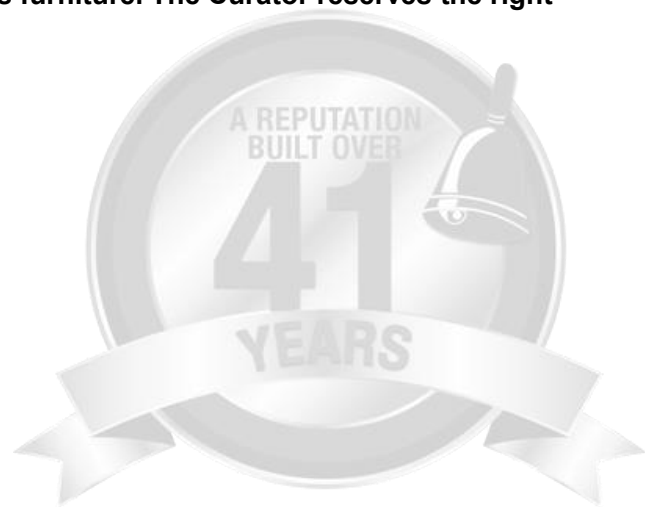
Trusted by banks, respected by buyers



Summary

Please Note:

- A Deposit of 10% of the Purchase Price, plus Agent's Commission of 8 % plus VAT thereon, is payable on Submission of the Offer into the Auctioneers' FNB Trust Account
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Curator
- The sale of the property includes any moveable assets such as furniture. The Curator reserves the right to accept or decline any or all offers submitted



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Conditions of Sale

Deposit: 10% of the Purchase Price payable on Submission of the Offer

Commission: Buyer's Commission of 8% plus VAT payable on Submission of the Offer

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

VAT OR TRANSFER DUTIES WILL APPLY



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The apartment (Unit 41) offers the following;

3 Bedrooms (main en-suite), a bathroom, open plan Lounge/Dining Room, Kitchen, Single Garage

Unit 83 is a storeroom

Located in close proximity to all amenities

Unit 41 measuring approximately 173sqm in extent

Unit 83 measuring approximately 8sqm in extent

MUNICIPAL VALUATION: Unit 41 R4 558,00 Unit 83 R32 000,00

Monthly Rates & Taxes: Unit 41 R2 670,00 Unit 83 R24,00

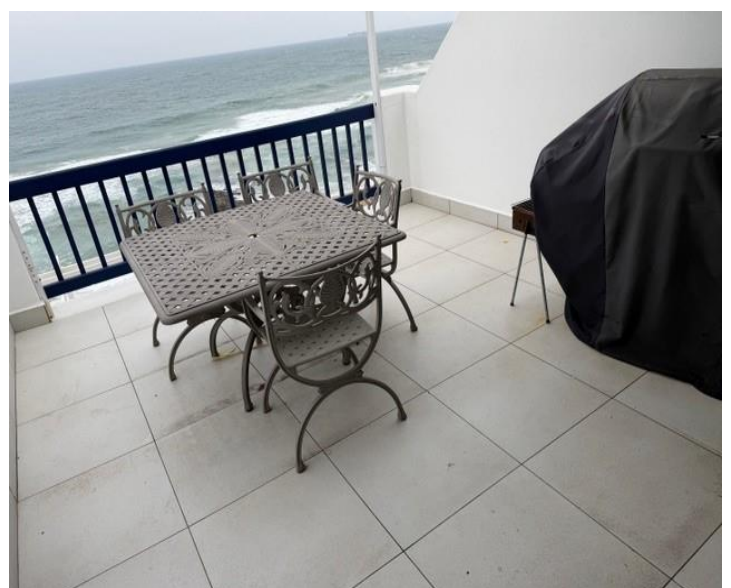
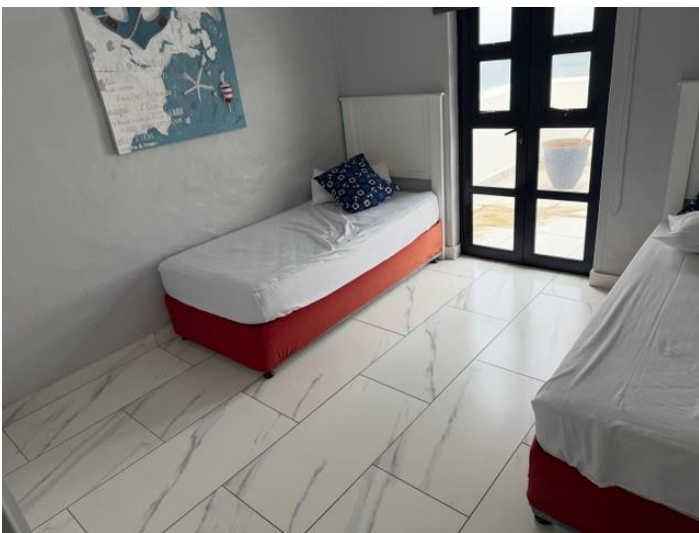
Monthly Levies: Unit 41 R5 110,00 Unit 83 R220,00





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GALLERY



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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **8 % Buyers commission plus VAT** is payable on the Immovable property.
2. **10% Deposit payable on the fall of the hammer** for immovable properties **PAYABLE WITHIN 24-HOURS**.
4. **21 Business days confirmation period** applicable on immovable property.
5. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
6. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
7. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
8. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
9. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
10. The transferring attorneys will be appointed by the Seller.
11. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
12. After auction the highest bidder shall sign all relevant offer to purchase agreements.
13. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
14. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
15. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
16. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
17. **Subject to confirmation by the Seller.**
18. The Auctioneer and Seller reserve the right to withdraw the property from auction.
19. You will be held liable for your bid and forfeit your deposit. If payment is not affected.





CONTACT INFORMATION

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as

“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”



Unit No. 10, Ferndale Mews North, Cnr Oak Ave & Dover Road, Ferndale,
Randburg 2194. PO. Box 2871, Randburg 2125



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