



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

22 SEPTEMBER 2026



SIMULCAST AUCTION

BUYERS — **INFORMATION PACK**

Vereeniging, Gauteng

Sectional-Title residential auction featuring three units in Golf Edge Mews, Peacehaven Extension 3, offering a mix of two- and three-bedroom accommodation with golf-course views, allocated carports and secure complex living.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Schalk Naude 079 472 7529



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

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Auction

AUCTION DETAILS:

Park Village Auctions, duly instructed by the liquidators in the matter of Ramalivha Trading and Projects (Pty) Ltd (In Liquidation), proudly presents a live and online simulcast auction of three sectional-title residential units situated in Golf Edge Mews, Peacehaven Extension 3, Vereeniging. The offering presents an attractive opportunity for homeowners and investors seeking secure sectional-title living with golf-course views.

The portfolio comprises three residential units, being one three-bedroom unit of 77 m² and two two-bedroom units of 63 m² each. Features across the offering include open-plan living areas, private patios, allocated carports, golf-course views and secure complex access. Unit 15 further offers an outdoor braai and corner-unit position, while Unit 57 features a newly renovated interior.

Auction Date: **Thursday, 22 September 2026 at 11:00**

Auction Format: **Live & Online Simulcast Auction**

Secure your opportunity at Golf Edge Mews, Vereeniging.



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Auction

AUCTION DETAILS:

Lot 1 – Unit 6

77 m² | 3 Bedrooms | 1 Bathroom | Open-plan kitchen and living area | Private patio with golf-course views | Allocated carport

Lot 2 – Unit 15

63 m² | 2 Bedrooms | 1 Bathroom | Open-plan kitchen and living area | Patio with outdoor braai | Golf-course views | Corner-unit position | Allocated carport

Lot 3 – Unit 57

63 m² | 2 Bedrooms | 1 Bathroom | Kitchen with open-plan living area | Patio overlooking the golf course | Newly renovated interior | Allocated carport



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PARK VILLAGE AUCTIONS

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77 m²



LOT: RTP001

UNIT 6, SS GOLF EDGE MEWS SS 1186/1996, PEACEHAVEN EXTENSION 3

Situated in Golf Edge Mews, 1 Mario Milani Drive, Vereeniging, Gauteng
Registered Size: **77 m²** | Title Deed Number: **ST2789/2020**

Residential Sectional-Title Unit

- Ground-floor residential unit situated in Golf Edge Mews, Peacehaven Extension 3, Vereeniging
- Three-bedroom dwelling
- One bathroom
- Open-plan kitchen and living area
- Private patio with views over the golf course
- Allocated carport
- Spacious 77 m² sectional-title unit
- Practical residential layout offering comfortable accommodation
- Situated within a well-maintained sectional-title complex with controlled access
- Complex security includes an automated vehicle-access boom and electric-strand perimeter security
- Additional on-site parking is available for residents and visitors
- Suitable for owner-occupation or residential investment purposes



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PARK VILLAGE AUCTIONS

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77 m²



LOT: RTP001

UNIT 6, SS GOLF EDGE MEWS SS 1186/1996, PEACEHAVEN EXTENSION 3

Situated in Golf Edge Mews, 1 Mario Milani Drive, Vereeniging, Gauteng
Registered Size: **77 m²** | Title Deed Number: **ST2789/2020**

Additional Features

- Ground-floor position within a three-storey building comprising six units
- Situated within the established Golf Edge Mews sectional-title complex
- Well-maintained complex environment
- Strict security-controlled access
- Automated vehicle-access boom
- Electric-strand perimeter security
- Security gates fitted to external doorways
- Allocated carport administered by the Body Corporate as an Exclusive Use Area (EUA)
- Additional on-site parking available for residents and visitors
- Conveniently situated east of the Vereeniging CBD
- Schools and general amenities available within the surrounding area

Outstanding municipal charges and levies will be for the Purchaser's account.



www.parkvillageauctions.co.za



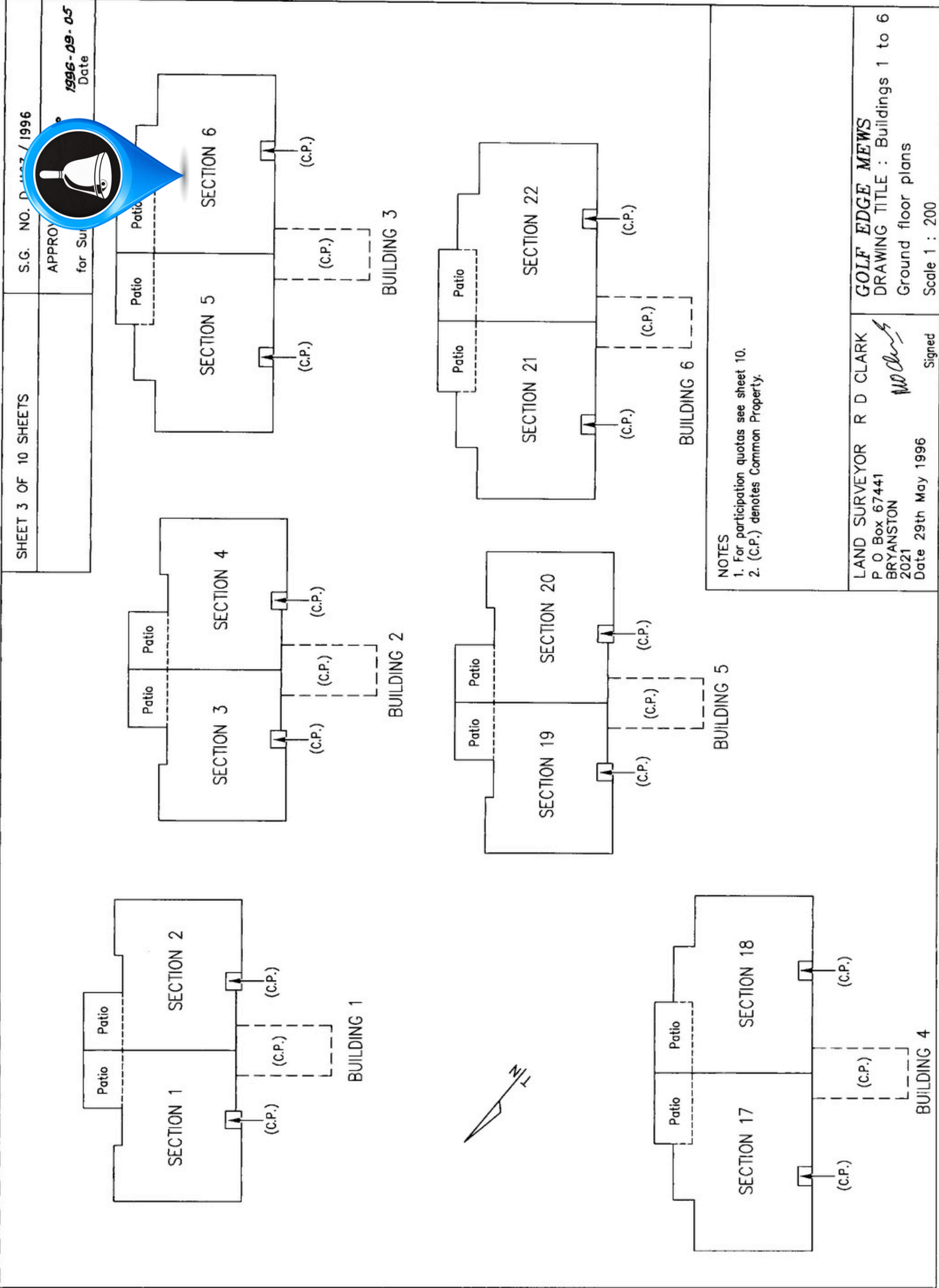
C/O R64 & Valencia Road, Waterbron, BFN



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Schalk Naude 079 472 7529

bloem3@parkvillage.co.za



S.G. NO. D. 11999 / 1996

SHEET 3 OF 10 SHEETS

APPROVED
for Submission

1996-09-05
Date

NOTES
1. For participation quotas see sheet 10.
2. (C.P.) denotes Common Property.

LAND SURVEYOR R D CLARK
P O Box 67441
BRYANSTON
2021
Date 29th May 1996
Signed

GOLF EDGE MEWS
DRAWING TITLE : Buildings 1 to 6
Ground floor plans
Scale 1 : 200



CHASE & SONS (PTY) LTD
Property Managing and Estate Agents

Golf Edge Mews Body Corporate

Reg No: SS1186/1996

Email.: veronicag@chaseprop.co.za

Contact No.: 0164213170

ADDRESS

CNR Golf Road &
Mario Milani Drive,
Vereeniging, 1939

**RAMALIVHA TRADING & PROJECTS (LTD) & RAMALIVHA
TRADING & PROJECTS (LTD)**

6 GOLF EDGE MEWS,
MARIO MALANI DR PEACEHAVEN,
VEREENIGING GAUTENG,
1934

Unit No 6

Reference: GEM12-00006-01

Tel: 27603882821

Email: smayaba@yahoo.com

STATEMENT

DATE

2026-08-01

Date	Source	Description	Debit	Credit	Cumulative
2026-08-01		Balance b/f	373.48	0	373.48
2026-08-01	Invoice	INV01603	3556.00	0	3 929.48

120+ days	90+ days	60+ days	30+ days	Current
0.00	0.00	0.00	373.48	3 556.00
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 51300790883 Branch Code: 250655 Reference: GEM12-00006-01 Account Holder: CHASE & SONS (PTY) LTD Account Type: TRUST Branch Name: UNIVERSAL				Total Due
				R 3 929.48



Vaal River City, the Cradle of Human Rights

RAMALIVA TRADING PROJECTS PTY LTD
STAND 390 PEACEHAVEN_EXT 3
- H/V GOLF & M MILANIRYLAAN
1939



P.O. Box 3
Vunderburg
1900



Tel: (016) 950 9000
Fax: (016) 950 5124

Verrekenings Officer
Tel: (016) 430 1700/17



Invoice Number

113448962026/07/21

Page 1 of 1

TAX INVOICE

Vat Reg No. 4860193491

Name	RAMALIVA TRADING PROJECTS PTY LTD			Account Number	11344896	
Ward Number	15	Payments Until		Vat Reg. No.	1	
		Electricity/Water Deposit			Statement Date	
Street Address		Cash	Guarantee		2026/06/29	
6		0.00	0.00			
		Market Valuation				
Township		Site	Improvements		Improved Value	
PEACEHAVEN EXT 3			560000.00		560000.00	
ERF Number	403 003 00000390	Portion	00000 0000 0000	Area M2	63	
Date	Details			Charge (excluding VAT)	VAT	Charge (including VAT)
2026/05/30	BALANCE BROUGHT FORWARD			23976.83		23976.83
	SUB TOTAL			23976.83		23976.83
2026/06/28	INTEREST ON ARREARS			23.06	0.00	23.06
	ASSESSMENT RATES					
2026/06/29	RATES RESIDENTIAL PROPERTIES			819.71	0.00	819.71
2026/06/29	VA-VALUE-EXCLUSION			-292.73	0.00	-292.73
2026/06/29	VA-DIS/SUR ON LEVY			-158.09	0.00	-158.09
	TOTAL CURRENT LEVY			391.95	0.00	391.95
30 Days	60 Days	90 Days	90 + Days	Total Charge (excluding VAT)	Total VAT	Total Charge (including VAT)
391.95	568.67	391.48	23016.68	391.95	0.00	24368.78
Amount in advance		0.00	Due Date	2026/07/07	Amount Payable	24368.78

0252 11344896		REMITTANCE ADVICE	
>>>>>> 9 1195 1134 4896 0		Vat Reg No. 4860193491	
Name		GENERAL INFORMATION	
Account Number		11344896	
Due Date	Amount Payable	2026/07/07 24368.78	
		1. SHOULD THIS ACCOUNT NOT PAID BY DUE DATE IT WILL BE SERVED AS A DISCONNECTION OF SERVICE NOTICE 2. OFFICE HOURS Monday TO Friday 08:00 TO 15:00 3. PAYMENTS - PAYMENTS WILL BE ALLOCATED IN PRIORITY ORDER - PLEASE USE YOUR ACCOUNT NUMBER AS A REFERENCE NUMBER WHEN YOU PAY VIA EFT - PAYMENTS MUST BE MADE ON OR BEFORE DUE DATE 4. PAYMENTS METHODS - CASH, EASY PAY, EFT DEBIT ORDERS & POST OFFICE	

SEE REG
STAMP DUTY R.....
FOOI
STAMP R..... 632-00


AKTEVERVAARDIGER

1. THE UNITED STATES OF AMERICA
 2. THE STATE OF NEW YORK
 3. THE COUNTY OF ALBANY
 4. IN SENATE,
 5. January 10, 1907.
 6. REPORT
 7. OF THE
 8. COMMISSIONERS OF THE LAND OFFICE,
 9. IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
 10. APRIL 1, 1906,
 11. RELATIVE TO THE LANDS BELONGING TO THE STATE.
 12. ALBANY:
 13. ANDREW D. LEECH, STATE PRINTER.
 14. 1907.

FREDERICK BERNARD VAN BIJLON

ST 000002789 / 2020

Getroud buite gemeenskap van goedere

EN die genoemde Komparant het verklaar dat sy/haar Prinsipaal op **25 Februarie 2019** vir 'n bedrag van **R600 000.00 (SES HONDERD DUISEND RAND)** die ondergenoemde eiendom verkoop het en dat die Komparant, in sy/haar voornoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

RAMALIVA TRADING PROJECTS PROPRIETARY LIMITED
Registrasienommer 2014/029356/07

'n Eenheid bestaande uit:-

- a) Deel Nr. 6 soos aangetoon en volledig beskryf op Deelplan Nr. SS1186/1996 in die skema bekend as GOLF EDGE MEWS ten opsigte van die grond en gebou of geboue geleë te PEACEHAVEN UITBREIDING 3 DORPSGEBIED, EMFULENI LOCAL MUNICIPALITY van welke deel die vloeroppervlakte, volgens die voormelde Deelplan 77 (SEWE EN SEWENTIG) vierkante meter groot is; en
- b) 'n onderverdeelde aandeel in die gemeenskaplike eiendom in die skema aan genoemde deel toegedeel ooreenkomstig die deelnemingskwota soos op genoemde deelplan aangeteken.

GEHOU kragtens Akte van Transport ST120824/2005

Genoemde eenheid is onderworpe aan of word bevoordeel deur:

- i. die servitute, ander saaklike regte en voorwaardes, indien enige, soos vervat in die bylae van voorwaardes bedoel in artikel 11(3)(b) en die servitute bedoel in Artikel 28 van die Wet op Deeltitels, 1986 (Wet Nr. 95 van 1986); en
 - ii. 'n verandering aan die gebou of geboue of aan 'n deel of aan die gemeenskaplike eiendom op genoemde deelplan getoon.
- 

DERHALWE word afstand gedoen van al die reg, titel en belang van die Transportgewer voorheen op genoemde eiendom gehad het en gevolglik ook erken dat die Transportgewer geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie Akte, genoemde Transportnemer, nou daartoe geregtig is, behoudens die regte van die Staat.

ONDERTEKEN, VERLY en met die ampseël bekragtig te PRETORIA op

23 01 20


q.q.

In my teenwoordigheid

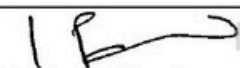
10 JAN 2023


Registrateur van Aktes



Annexure ST 2789/2020

The name of the registered owner

PROPERTY DESCRIPTION is	
AMENDED IN TERMS OF SECTION 4(1) b OF ACT 47 OF: RAMALIVHA TRADING AND PROJECTS PROPRIETARY LIMITED	
SBC 000000612 / 2023	 REGISTRATUER/REGISTRAR
10 JAN 2023	

VERBIND	MORTGAGED
VIR FOR R 850 000.00	
SB 000000374 / 2023	 REGISTRAR OF DEEDS
DATE: 10 JAN 2023	



PARK VILLAGE AUCTIONS

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63 m²



LOT: RTP002

UNIT 15, SS GOLF EDGE MEWS SS 1186/1996, PEACEHAVEN EXTENSION 3

Situated in Golf Edge Mews, 1 Mario Milani Drive, Vereeniging, Gauteng
Registered Size: **63 m²** | Title Deed Number: **ST27684/2018**

Residential Sectional-Title Unit

- Second-floor residential unit situated in Golf Edge Mews, Peacehaven Extension 3, Vereeniging
- Two-bedroom dwelling
- One bathroom
- Open-plan kitchen and living area
- Patio with outdoor braai
- Attractive views over the golf course
- Desirable corner-unit position offering a more private setting
- Allocated carport
- 63 m² sectional-title unit
- Practical residential layout suitable for comfortable everyday living
- Situated within a well-maintained sectional-title complex with controlled access
- Complex security includes an automated vehicle-access boom and electric-strand perimeter security
- Additional on-site parking is available for residents and visitors
- Suitable for owner-occupation or residential investment purposes



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Schalk Naude 079 472 7529

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63 m²



LOT: RTP002

UNIT 15, SS GOLF EDGE MEWS SS 1186/1996, PEACEHAVEN EXTENSION 3

Situated in Golf Edge Mews, 1 Mario Milani Drive, Vereeniging, Gauteng
Registered Size: **63 m²** | Title Deed Number: **ST27684/2018**

Additional Features

- Second-floor position within a three-storey building comprising six units
- Situated within the established Golf Edge Mews sectional-title complex
- Desirable corner-unit position offering a more private setting
- Well-maintained complex environment
- Strict security-controlled access
- Automated vehicle-access boom
- Electric-strand perimeter security
- Security gates fitted to external doorways
- Allocated carport administered by the Body Corporate as an Exclusive Use Area (EUA)
- Additional on-site parking available for residents and visitors
- Conveniently situated east of the Vereeniging CBD
- Schools and general amenities available within the surrounding area

Outstanding municipal charges and levies will be for the Purchaser's account.



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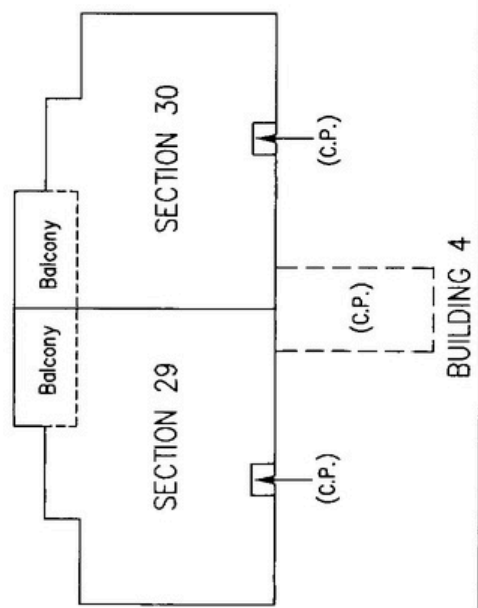
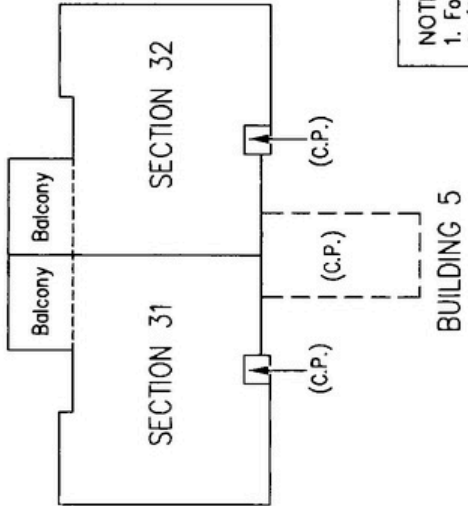
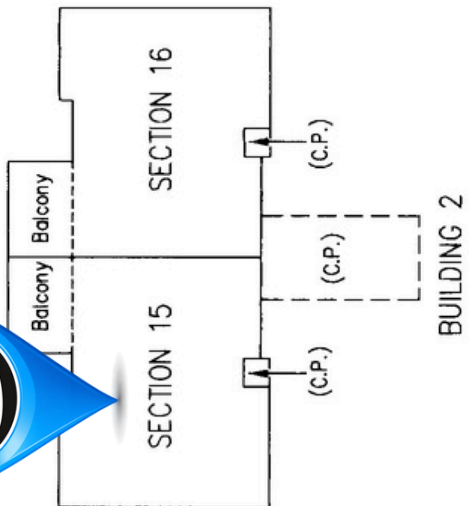
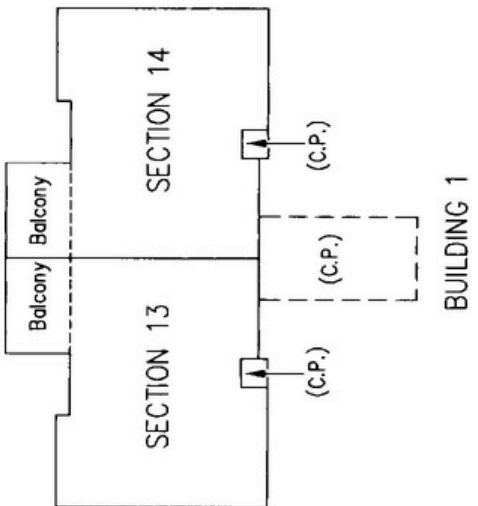


Office: 051 430 2300

Schalk Naude 079 472 7529

bloem3@parkvillage.co.za

APPROVED
for Surveyor-General
Date 1996-09-05



NOTES
1. For participation quotas see sheet 10.
2. (C.P.) denotes Common Property.

LAND SURVEYOR R D CLARK
P O Box 67441
BRYANSTON
Date 29th May 1996
Signed

GOLF EDGE MEWS
DRAWING TITLE : Buildings 1 to 2
and Buildings 4 to 5
Second floor plans
Scale 1 : 200



CHASE & SONS (PTY) LTD
Property Managing and Estate Agents

Golf Edge Mews Body Corporate

Reg No: SS1186/1996

Email: veronicag@chaseprop.co.za

Contact No.: 0164213170

ADDRESS

CNR Golf Road &

Mario Milani Drive,

Vereeniging, 1939

RAMALIVHA TRADING & PROJECTS (LTD)

15 GOLF EDGE MEWS,
MARIO MALANI DR PEACEHAVEN,
VEREENIGING GAUTENG,
1934

Unit No 15

Reference: GEM12-00015-01

Tel: 27603882821

Email: smayaba@yahoo.com

STATEMENT

DATE

2026-08-01

Date	Source	Description	Debit	Credit	Cumulative
2026-08-01		Balance b/f	61081.73	0	61 081.73
2026-08-01	Invoice	INV01612	2132.85	0	63 214.58

120+ days	90+ days	60+ days	30+ days	Current
45 990.15	2 531.27	9 972.76	2 587.55	2 132.85
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 51300790883 Branch Code: 250655				Total Due R 63 214.58
Reference: GEM12-00015-01 Account Holder: CHASE & SONS (PTY) LTD Account Type: TRUST Branch Name: UNIVERSAL				



Vaal River City, the Cradle of Human Rights

RAMALIVHA TRADING & PROJECTS(PTY) LTD
GOLF EDGE MEWS 15
PEACEHAVEN
1939



P.O. Box 3
Vanderbijlpark
1900



Tel: (016) 950 5000
Fax: (016) 950 5124

Verrekenlig Offisier:
Tel: (016) 430 1700/17



Invoice Number

112824242026/07/21

Page 1 of 1

TAX INVOICE

Vat Reg No. 4860193491

Name	RAMALIVHA TRADING & PROJECTS(PTY) LTD			Account Number	11282424		
Ward Number	15		Payments Until		Vat Reg. No.		
			Electricity/Water Deposit			Statement Date	
Street Address			Cash	Guarantee		2026/06/29	
15	PEACEHAVEN (SS1186 UNIT 15)		0.00	0.00			
			Market Valuation				
	Township		Site	Improvements		Improved Value	
PEACEHAVEN EXT 3				460000.00		460000.00	
ERF Number	403 003 00000390		Portion	00000 0000 0000		Area M2	63
Date	Details			Charge (excluding VAT)	VAT	Charge (including VAT)	
2026/05/30	BALANCE BROUGHT FORWARD			14024.10		14024.10	
	SUB TOTAL			14024.10		14024.10	
2026/06/28	INTEREST ON ARREARS			16.65	0.00	16.65	
	ASSESSMENT RATES						
2026/06/29	RATES RESIDENTIAL PROPERTIES			673.40	0.00	673.40	
2026/06/29	VA-VALUE-EXCLUSION			-292.84	0.00	-292.84	
2026/06/29	VA-DIS/SUR ON LEVY			-114.17	0.00	-114.17	
	TOTAL CURRENT LEVY			283.04	0.00	283.04	
30 Days	60 Days	90 Days	90 + Days	Total Charge (excluding VAT)	Total VAT	Total Charge (including VAT)	
283.04	459.93	282.74	13281.43	283.04	0.00	14307.14	
Amount in advance		0.00	Due Date	2026/07/07	Amount Payable	14307.14	



0252 11282424

EMFULENI >>>>>> 9 1195 1128 2424 5

REMITTANCE ADVICE

Vat Reg No. 4860193491

Name	RAMALIVHA TRADING & PROJECTS	
Account Number	11282424	
Due Date	Amount Payable	
2026/07/07	14307.14	

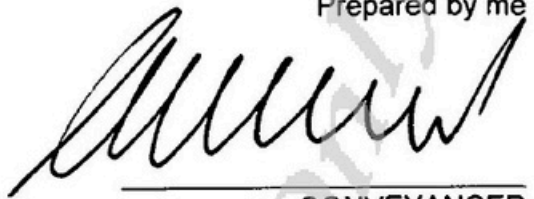
GENERAL INFORMATION

1. SHOULD THIS ACCOUNT NOT PAID BY DUE DATE IT WILL BE SERVED AS A DISCONNECTION OF SERVICE/NOTICE
2. OFFICE HOURS Monday To Friday 8H00 TO 15H00
3. PAYMENTS
 - PAYMENTS WILL BE ALLOCATED IN PRIORITY ORDER
 - PLEASE USE YOUR ACCOUNT NUMBER AS A REFERENCE NUMBER WHEN YOU PAY VIA EFT
 - PAYMENTS MUST BE MADE ON OR BEFORE DUE DATE
4. PAYMENTS METHODS
 - CASH, EASY PAY, EFT, DEBIT ORDERS & POST OFFICE

SEELREG
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FOOI
FEES R.....

580-0

Prepared by me



CONVEYANCER
ETIENNE DOYLE VLOK

T 000027684 / 2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CATHARINA MARIA HUMPHRIES

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he the said
Apparar being duly authorised thereto by a Power of Attorney signed at
VEREENIGING on 15 DECEMBER 2017 and granted to him by

LEONIE MENZIES (BORN DE WITT)
Identity Number 8206200092083
Married out of community of property

VEREENIGING ENDE VEREENIGINGEN
VEREENIGING ENDE VEREENIGINGEN
p-4

And the Appearer declared that his said Principal had on 12 December 2017 truly and legally sold the undermentioned property to the undermentioned Transferee/s for the sum of R450 000,00 (FOUR HUNDRED AND FIFTY THOUSAND RAND) and that he, the said Appearer in his capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

RAMALIVHA TRADING AND PROJECTS (PTY) LTD
2014/029356/07

A Unit consisting of

- (a) Section No. 15 as shown and more fully described on Sectional Plan No SS 1186/1996 in the scheme known as GOLF EDGE MEWS in respect of the land and building or buildings situated at PEACEHAVEN EXTENSION 3 TOWNSHIP, LOCAL AUTHORITY : EMFULENI LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan is 63 (Sixty Three) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST151820/2003

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the Unit aforesaid is renounced and in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of and disentitled to the same and that by virtue of these presents, the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights.

PAGE 4

ANNEXURE TO ST27684/2018

VERBIND		MORTGAGED
VIR FOR <u>R 500 000,00</u>		
SB 000037831 * 2020		 REGISTRATEUR/REGISTRAR
2020-10-26		

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS
at PRETORIA on

2018-04-23

Albuquerque

q.q.

In my presence

REGISTRAR OF DEEDS



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

63 m²



LOT: RTP003

UNIT 57, SS GOLF EDGE MEWS SS 1186/1996, PEACEHAVEN EXTENSION 3

Situated in Golf Edge Mews, 1 Mario Milani Drive, Vereeniging, Gauteng
Registered Size: **63 m²** | Title Deed Number: **ST74645/2020**

Residential Sectional-Title Unit

- Second-floor residential unit situated in Golf Edge Mews, Peacehaven Extension 3, Vereeniging
- Two-bedroom dwelling
- One bathroom
- Kitchen with open-plan living area
- Patio overlooking the golf course
- Newly renovated interior
- Allocated carport
- 63 m² sectional-title unit
- Neat, upgraded residential unit offering attractive golf-course views
- Situated within a well-maintained sectional-title complex with controlled access
- Complex security includes an automated vehicle-access boom and electric-strand perimeter security
- Additional on-site parking is available for residents and visitors
- Suitable for owner-occupation or residential investment purposes



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Schalk Naude 079 472 7529



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

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63 m²



LOT: RTP003

UNIT 57, SS GOLF EDGE MEWS SS 1186/1996, PEACEHAVEN EXTENSION 3

Situated in Golf Edge Mews, 1 Mario Milani Drive, Vereeniging, Gauteng

Registered Size: **63 m²** | Title Deed Number: **ST74645/2020**

Additional Features

- Second-floor position within a three-storey building comprising six units
- Situated within the established Golf Edge Mews sectional-title complex
- Newly renovated interior
- Well-maintained complex environment
- Strict security-controlled access
- Automated vehicle-access boom
- Electric-strand perimeter security
- Security gates fitted to external doorways
- Allocated carport administered by the Body Corporate as an Exclusive Use Area (EUA)
- Additional on-site parking available for residents and visitors
- Conveniently situated east of the Vereeniging CBD
- Schools and general amenities available within the surrounding area

Outstanding municipal charges and levies will be for the Purchaser's account.



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Office: 051 430 2300

Schalk Naude 079 472 7529

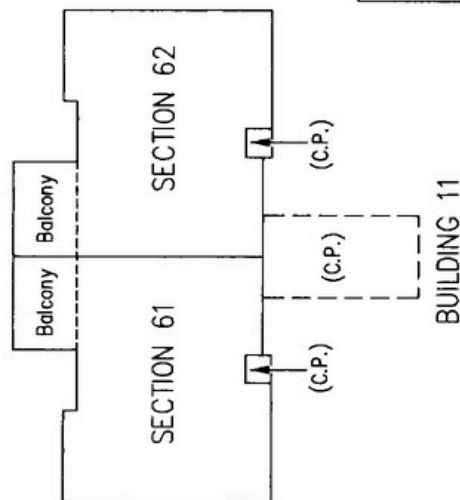
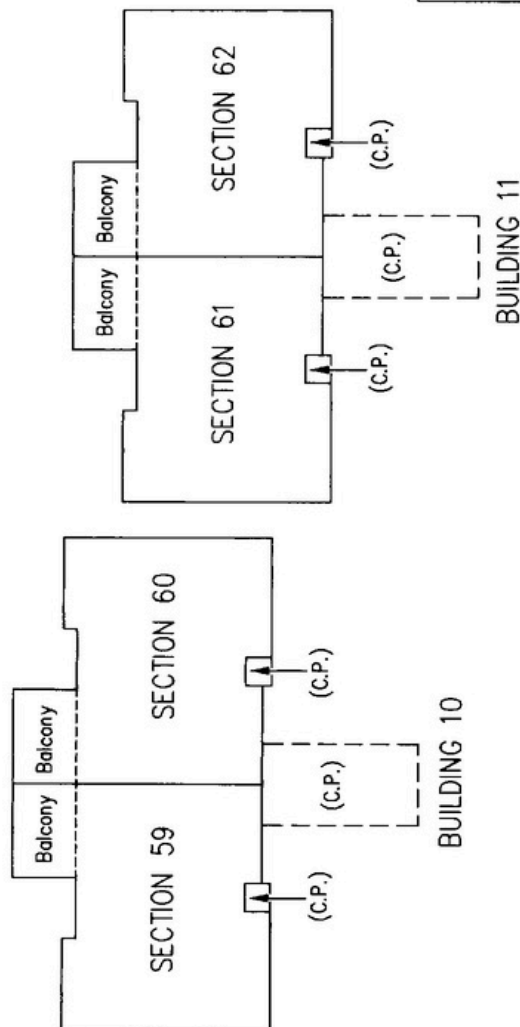
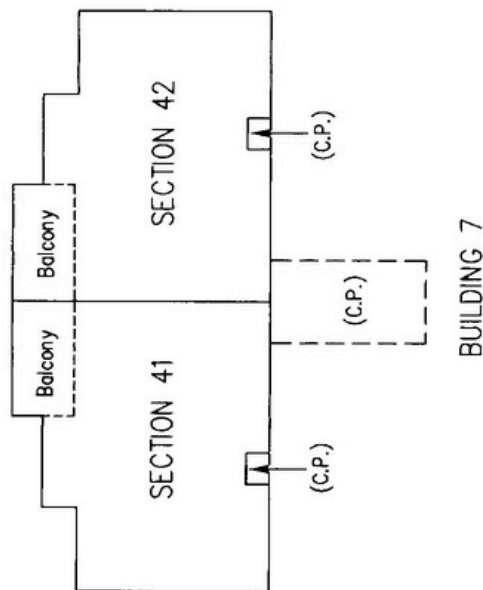
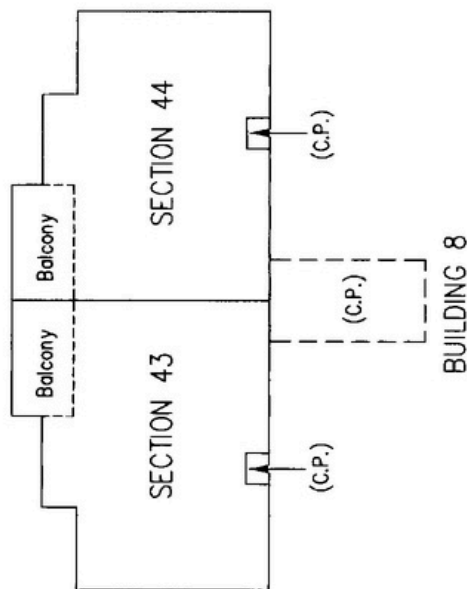
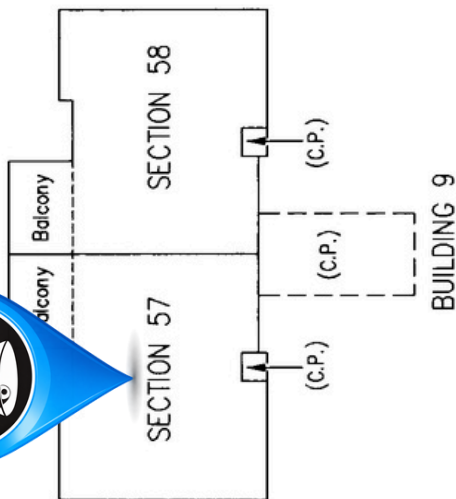


bloem3@parkvillage.co.za

1996-09-05
Date

APPROVED

Surveyor-General



NOTES

1. For participation quotas see sheet 10.
2. (C.P.) denotes Common Property.



LAND SURVEYOR R D CLARK

P O Box 67441

BRYANSTON

2021

Date 29th May 1996

GOLF EDGE MEWS

DRAWING TITLE : Buildings 7 to 11

Second floor plans

Scale 1 : 200

Signed

RD Clark



CHASE & SONS (PTY) LTD
Property Managing and Estate Agents

Golf Edge Mews Body Corporate

Reg No: SS1186/1996

Email: veronicag@chaseprop.co.za

Contact No.: 0164213170

ADDRESS

CNR Golf Road &

Mario Milani Drive,

Vereeniging, 1939

RAMALIVHA TRADING & PROJECT PTY

57 GOLF EDGE MEWS,
MARIO MALANI DR PEACEHAVEN,
VEREENIGING GAUTENG,
1934

Unit No 57

Reference: GEM12-00057-01

Tel: 27603882821

Email: smayaba@yahoo.com

STATEMENT

DATE

2026-08-01

Date	Source	Description	Debit	Credit	Cumulative
2026-08-01		Balance b/f	46653.18	0	46 653.18
2026-08-01	Invoice	INV01654	2117.80	0	48 770.98

120+ days	90+ days	60+ days	30+ days	Current
39 275.60	2 465.75	2 446.74	2 465.09	2 117.80
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 51300790883 Branch Code: 250655				Total Due R 48 770.98
Reference: GEM12-00057-01 Account Holder: CHASE & SONS (PTY) LTD Account Type: TRUST Branch Name: UNIVERSAL				



Vaal River City, the Cradle of Human Rights

RAMALIVHA TRADING & PROJECTS PTY LTD
- H/V GOLF & M MILANIRYLAAN
PEACEHAVEN EXT 3
1911

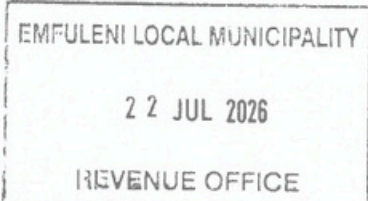


P.O. Box 3
Vanderbijlpark
1900



Tel: (018) 950 5200
Fax: (018) 950 5124

Verrekenning Officer:
Tel: (018) 430 1701/7



Invoice Number

113533482026/07/21

Page 1 of 1

TAX INVOICE

Vat Reg No. 4860193491

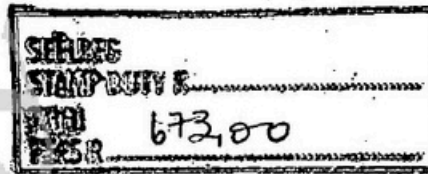
Name	RAMALIVHA TRADING & PROJECTS PTY LTD			Account Number	11353348	
Ward Number	15	Payments Until		Vat Reg. No.		
			Electricity/Water Deposit		Statement Date	
Street Address		Cash	Guarantee		2026/06/29	
57		0.00	0.00			
			Market Valuation			
Township		Site	Improvements		Improved Value	
PEACEHAVEN EXT 3			460000.00		460000.00	
ERF Number	403 003 00000390	Portion	00000 0000 0000	Area M2	63	
Date	Details			Charge (excluding VAT)	VAT	Charge (Including VAT)
2026/05/30	BALANCE BROUGHT FORWARD			15566.03		15566.03
	SUB TOTAL			15566.03		15566.03
2026/06/28	INTEREST ON ARREARS			16.65	0.00	16.65
	ASSESSMENT RATES					
2026/06/29	RATES RESIDENTIAL PROPERTIES			673.40	0.00	673.40
2026/06/29	VA-VALUE-EXCLUSION			-292.84	0.00	-292.84
2026/06/29	VA-DIS/SUR ON LEVY			-114.17	0.00	-114.17
	TOTAL CURRENT LEVY			283.04	0.00	283.04

30 Days	60 Days	90 Days	90 + Days	Total Charge (excluding VAT)	Total VAT	Total Charge (Including VAT)
283.04	459.93	282.74	14823.36	283.04	0.00	15849.07
Amount in advance		0.00	Due Date	2026/07/07	Amount Payable	15849.07

0252 11353348		REMITTANCE ADVICE Vat Reg No. 4860193491																							
>>>>>> 9 1195 1135 3348 0		<table><tr><td>Name</td><td>RAMALIVHA TRADING & PROJECTS</td></tr><tr><td>Account Number</td><td>11353348</td></tr><tr><td>Due Date</td><td>2026/07/07</td></tr><tr><td>Amount Payable</td><td>15849.07</td></tr></table>	Name	RAMALIVHA TRADING & PROJECTS	Account Number	11353348	Due Date	2026/07/07	Amount Payable	15849.07	<table><tr><td colspan="2">GENERAL INFORMATION</td></tr><tr><td colspan="2">1. SHOULD THIS ACCOUNT NOT BE PAID BY DUE DATE IT WILL BE SERVED AS A DISCONNECTION OF SERVICE NOTICE.</td></tr><tr><td colspan="2">2. OFFICE HOURS Monday To Friday 08:00 TO 15:00</td></tr><tr><td>3. PAYMENTS</td><td>PAYMENTS WILL BE ALLOCATED IN PRIORITY ORDER</td></tr><tr><td></td><td>PLEASE USE YOUR ACCOUNT NUMBER AS A REFERENCE NUMBER WHEN YOU PAY VIA EFT</td></tr><tr><td></td><td>PAYMENTS MUST BE MADE ON OR BEFORE DUE DATE</td></tr><tr><td>4. PAYMENTS METHODS</td><td>CASH, EASY PAY, EFT, DEBIT ORDERS & POST OFFICE</td></tr></table>	GENERAL INFORMATION		1. SHOULD THIS ACCOUNT NOT BE PAID BY DUE DATE IT WILL BE SERVED AS A DISCONNECTION OF SERVICE NOTICE.		2. OFFICE HOURS Monday To Friday 08:00 TO 15:00		3. PAYMENTS	PAYMENTS WILL BE ALLOCATED IN PRIORITY ORDER		PLEASE USE YOUR ACCOUNT NUMBER AS A REFERENCE NUMBER WHEN YOU PAY VIA EFT		PAYMENTS MUST BE MADE ON OR BEFORE DUE DATE	4. PAYMENTS METHODS	CASH, EASY PAY, EFT, DEBIT ORDERS & POST OFFICE
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4. PAYMENTS METHODS	CASH, EASY PAY, EFT, DEBIT ORDERS & POST OFFICE																								

1113

Stupel & Berman Inc.
70 Lambert Street
Germiston



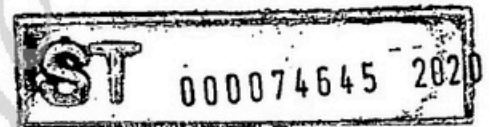
Prepared by me


CONVEYANCER
DARYL LYNN GELDENHUYS
LPCM 39889

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARK MALCOLM KAPELUS LPCM 5308



appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said
Appearer being duly authorised thereto by a Power of Attorney signed at
VEREENIGING on 2 November 2020 and granted to him/her by

AMPLUS LOCATION PROPRIETARY LIMITED
Registration Number 2018/330199/07

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 4

And the Appearer declared that his/her said Principal had on 11 August 2020 truly and legally sold the undermentioned property to the undermentioned Transferee/s and that he/she, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

RAMALIVHA TRADING AND PROJECTS PROPRIETARY LIMITED
Registration Number 2014/029356/07

A Unit consisting of

- (a) Section No. 57 as shown and more fully described on Sectional Plan No SS 1186/1996 in the scheme known as GOLF EDGE MEWS in respect of the land and building or buildings situated at ERF 390 PEACEHAVEN EXTENSION 3 TOWNSHIP : LOCAL AUTHORITY : EMFULENI LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan is 63 (Sixty Three) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST 62864/2018

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the Unit aforesaid is renounced and in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of and disentitled to the same and that by virtue of these presents, the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R500 000,00 (FIVE HUNDRED THOUSAND RAND).

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF
DEEDS at PRETORIA on

21 12 20



q.q.

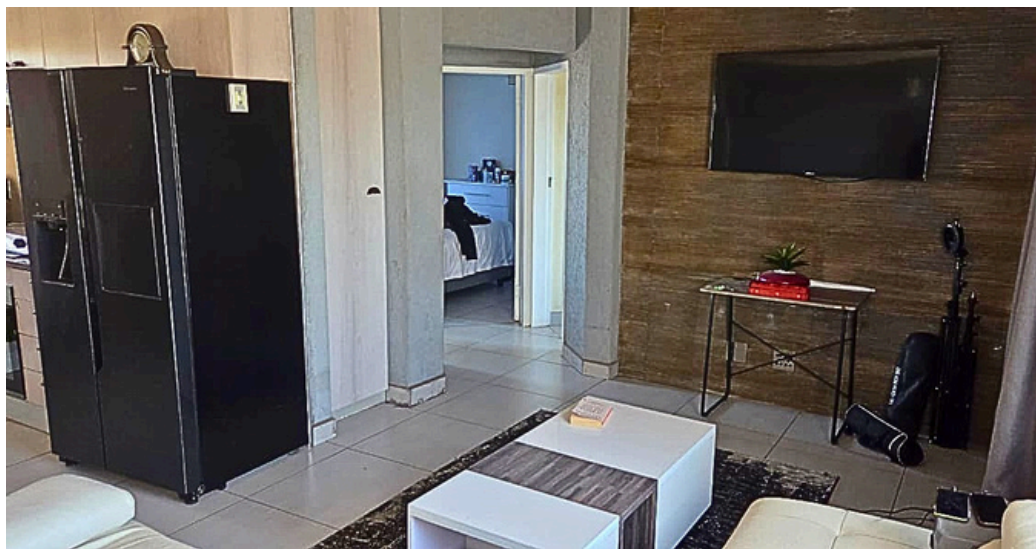
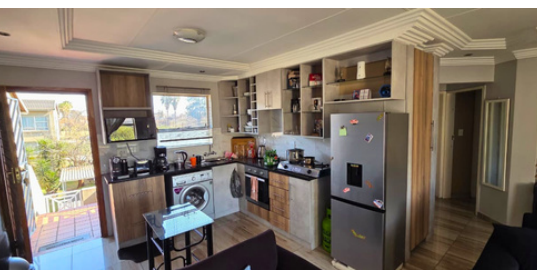
In my presence



REGISTRAR OF DEEDS

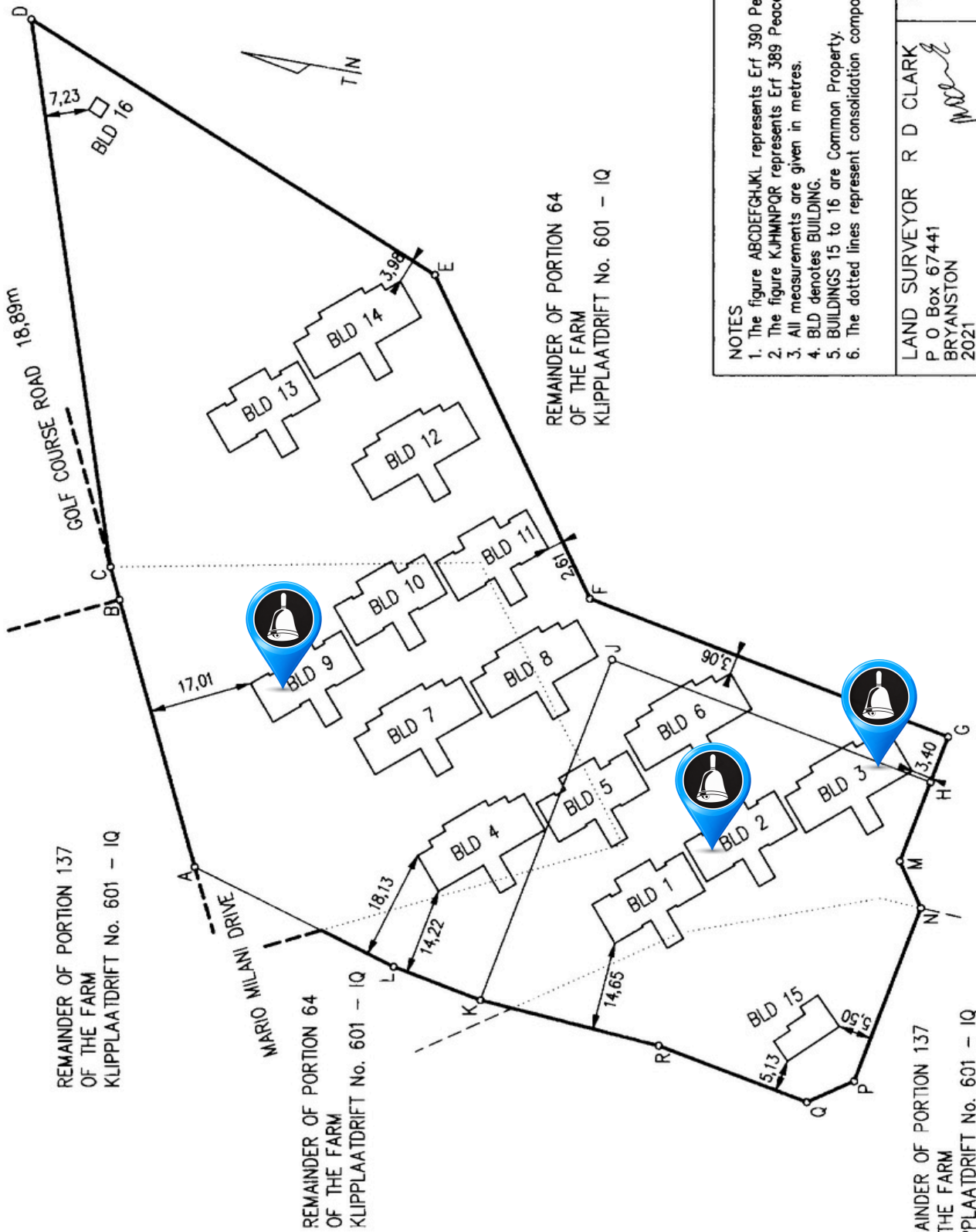
ANNEXURE TO ST 74645/2020

VERBIND		MORTGAGED
VIR		
FOR R <u>500 000.00</u>		
SB	000000403 / 2023	 REGISTRATEUR/REGISTRAR
DATE:	2023-01-10	



APPROVED  1996-09-05
for Surveyor-General Date

PEACEHAVEN TOWNSHIP



- NOTES
1. The figure ABCDEFGHJKL represents Erf 390 Peacehaven Extension 3 Township.
 2. The figure KJHNPQR represents Erf 389 Peacehaven Extension 3 Township.
 3. All measurements are given in metres.
 4. BLD denotes BUILDING.
 5. BUILDINGS 15 to 16 are Common Property.
 6. The dotted lines represent consolidation component lines.

LAND SURVEYOR R D CLARK
P O Box 67441
BRYANSTON
2021
Date 29th May 1996
Signed 
Block plan
Scale 1 : 750

REMAINDER OF PORTION 137
OF THE FARM
KLIPPLAATDRIFT No. 601 - IQ



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Investment Highlights

Established Peacehaven Location –

Situated in Golf Edge Mews, Peacehaven Extension 3, Vereeniging, the properties benefit from a well-established residential setting east of the Vereeniging CBD, with schools, shopping facilities, healthcare services, filling stations and other general amenities available within the surrounding area.

Golf-Course Residential Setting –

The offering comprises three sectional-title residential units within Golf Edge Mews, each enjoying attractive views over the adjoining golf course. The portfolio includes one 77 m² three-bedroom unit and two 63 m² two-bedroom units, providing a mix of accommodation suited to owner-occupiers and residential investors.

Secure Complex Living –

Golf Edge Mews offers controlled vehicle access, an automated security boom, electric-strand perimeter security and security gates to external doorways. Allocated carports are administered by the Body Corporate as Exclusive Use Areas, with additional on-site parking available for residents and visitors.

Owner-Occupation and Investment Potential –

The three units provide buyers with the opportunity to acquire individual sectional-title properties within the same established complex. Their practical layouts, allocated parking, secure setting and golf-course outlook may appeal to purchasers seeking a primary residence, residential investment or an opportunity to acquire multiple units within a single complex.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Schalk Naude 079 472 7529



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

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About Vereeniging



SOLD

Vereeniging is an established Gauteng city situated within the Emfuleni Local Municipality and forms part of the broader Vaal Triangle. The area benefits from a substantial residential base, established commercial activity and access to a wide range of everyday services and amenities.

Residents have access to schools, healthcare facilities, shopping centres, filling stations, police services, tertiary institutions and other essential amenities. Golf Edge Mews is situated in Peacehaven Extension 3, east of the Vereeniging CBD, with convenient access to surrounding residential areas and the broader town centre.

Nearby amenities identified in the available property information include Ed-U-College, Victory Kids Day Care & Pre School, Pride Junior High School, Vaal Medical and Dental Clinic, Vereeniging Police Station, Mark Park Centre, Indian Plaza and several filling stations.

The combination of an established urban setting, access to essential services and a secure sectional-title complex with golf-course views makes the area suitable for homeowners, tenants and residential investors.



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PARK VILLAGE AUCTIONS

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End — **THANK YOU**

Thank you for your interest in this sectional-title residential property offering situated in Golf Edge Mews, Peacehaven Extension 3, Vereeniging, Gauteng.

We trust this information pack has provided you with a clear overview of the three properties, including their accommodation, registered extents, key features, golf-course setting, secure complex environment and residential investment appeal. Should you require any additional information, documentation, viewing assistance or help with auction registration, our team remains available to guide you through the process.

We look forward to assisting you in securing your opportunity at Golf Edge Mews through the live and online simulcast auction.

For further inquiries and to schedule a property viewing, please contact us.



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