BUYERS INFO PACK

PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



Residential Property

REGISTERED OWNERS: AZHAR MIA & RAEESAH RAJAH

CASE NUMBER 2024-138965

36 West Street, Easttown, Johannesburg

Erven 90, 91 & 92 – Measuring 744m² (combined)

On instruction from and on behalf of [the Seller – to be confirmed], we are inviting offers for this residential property comprising a three-bedroom residence, a three-bedroom cottage and an entertainment room with a swimming pool, on three adjoining stands in Easttown, Johannesburg.

The property will be offered via a TIMED ONLINE AUCTION starting Monday 23 November 2026 at 10h00 and closes on Thursday 26 November 2026 at 10h00.

All interested bidders are required to register on our website www.parkvillage.co.za

www.parkvillageauctions.co.za

Debbie Scholes
011 789 4375

Erven 90, 91 & 92 Easttown, 36 West Street, Johannesburg

auctions@parkvillage.co.za

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Terms of Sale

Please Note:

- **A Deposit of 10% of the Purchase Price and a Buyers Commission of 5% plus VAT is payable on submission of offer.**
- **The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Seller.**
- **The sale of the property excludes any moveable assets such as vehicles, stock, office furniture and equipment, plant and machinery, shelving and other non-permanent installations.**
- **The Seller reserves the right to accept or decline any or all offers submitted.**
- **Please register to bid on our website www.parkvillage.co.za to bid on this auction.**
- **A refundable registration fee of R20 000.00 is payable prior to bidding.**

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Conditions of Sale

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: There is NO VAT charged on the purchase price

Conditions of Sale Agreement: The Conditions of Sale Agreement is available on our website.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za

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PROPERTY INFORMATION

LOCALITY

Property Address:	36, 36A and 36B West Street, Easttown, Johannesburg (Erven 90, 91 and 92)
GPS Co-ordinates:	-26.155020, 27.977641 (Erf 90, per WinDeed)
City & Province:	Johannesburg, Gauteng Province

Easttown is a residential suburb in Region B of the City of Johannesburg (Ward 88). Amenities within about 1.7km, per WinDeed, include Franklin D Roosevelt Primary School, the Johannesburg Eye Hospital, Trinity Methodist Church Linden, Roosevelt Fire Station, a Shell service station and local restaurants. Recent transfers of 248m² stands nearby range from R780 000 to R1 650 000.

TITLE DEED INFORMATION

Registered Description:	Erven 90, 91 and 92 Easttown, Registration Division I.Q., City of Johannesburg, Gauteng
Title Deed Number:	T11694/2023 (registered 24 April 2023)
Registered Extent:	744m² (3 stands of 248m² each; not consolidated)
Registered Owner:	Azhar Mia and Raeesah Rajah
Zoning:	[To be confirmed]
Bonds & Endorsements:	B8261/2023 – Albaraka Bank Ltd (R1 125 000); VA1563/1999

MUNICIPAL INFORMATION

Account Numbers:	558151742 (Erf 90), 558154581 (Erf 91) and 558154599 (Erf 92) – City of Johannesburg
Municipal Valuation:	R1 670 000 (shown on Erf 90; Erven 91 & 92 show R0.00), valuation date 1 July 2023
Monthly Rates:	R1 128.99 (Erf 90 account); no rates charged on Erven 91 & 92
Rating Category:	Residential
Services:	All services on the Erf 90 account, which shows R391 663.59 due at 3 September 2026

A REPUTATION BUILT OVER 41 YEARS

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

The subject property comprises three adjoining stands (Erven 90, 91 and 92 Easttown) of 248m² each, 744m² in total. Although not consolidated, they are improved as one property with a main residence, a cottage, an entertainment room, a swimming pool and a large covered parking area.

The residence is a single-storey face-brick dwelling with steel-framed windows under a pitched tiled roof. It has an entrance foyer, a lounge with a built-in fireplace, a dining room with French doors onto the front garden, a kitchen, three bedrooms (main en-suite) with built-in cupboards, a family bathroom and a separate toilet. Finishes include ceramic floor tiles, timber veneer strip floors in the bedrooms, plastered and painted walls and gypsum board ceilings. The kitchen has melamine units, a 4-burner gas hob, an oven, an extractor and a double stainless steel sink.

The cottage, at the right rear and reached from the driveway, is a single-storey face-brick building under an IBR roof with a kitchen, lounge, three bedrooms with built-in cupboards and a bathroom. Behind the residence, next to the pool, is a free-standing face-brick entertainment room under IBR roofing with an open floor area, a bathroom and fittings for a future kitchenette.

The driveway and the areas around the buildings are brick paved, with small lawned sections and large trees at the front and back. The street front has face-brick walling with electric fencing and an automated steel driveway gate; the other boundaries are brick and pre-cast walling.

At inspection the residence was being renovated (new bedroom floor cover, upgraded bathrooms and internal painting). The valuer found the cottage and entertainment room in fair condition with no structural damage. The unfenced swimming pool was half drained and neglected. Building plans were not inspected.

ESTIMATED EXTENT OF IMPROVEMENTS

Residence:	193m²
Cottage:	126m²
Entertainment Room:	35m²
Carport:	55m²
Total:	409m²

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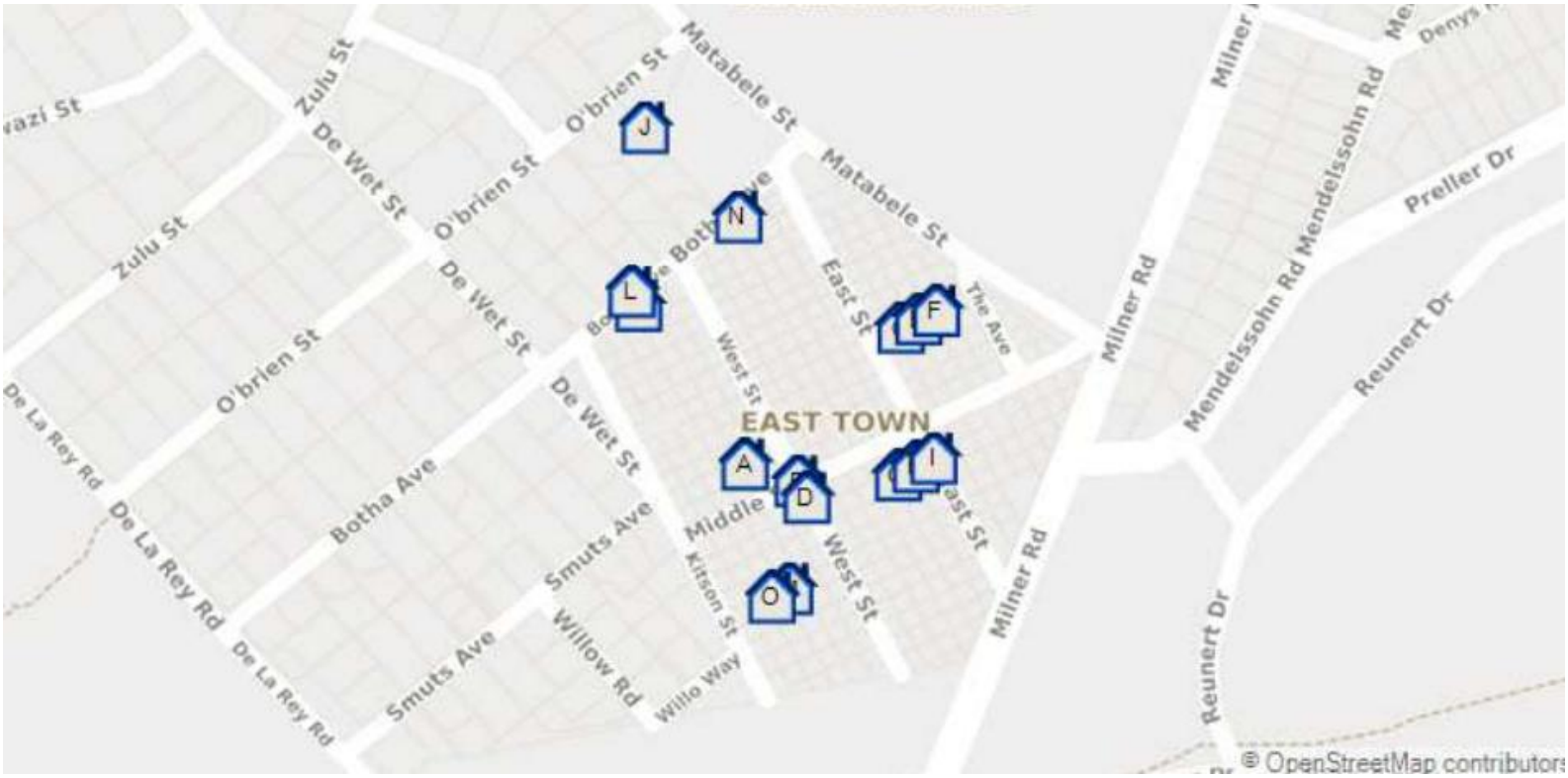
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LOCALITY







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GALLERY

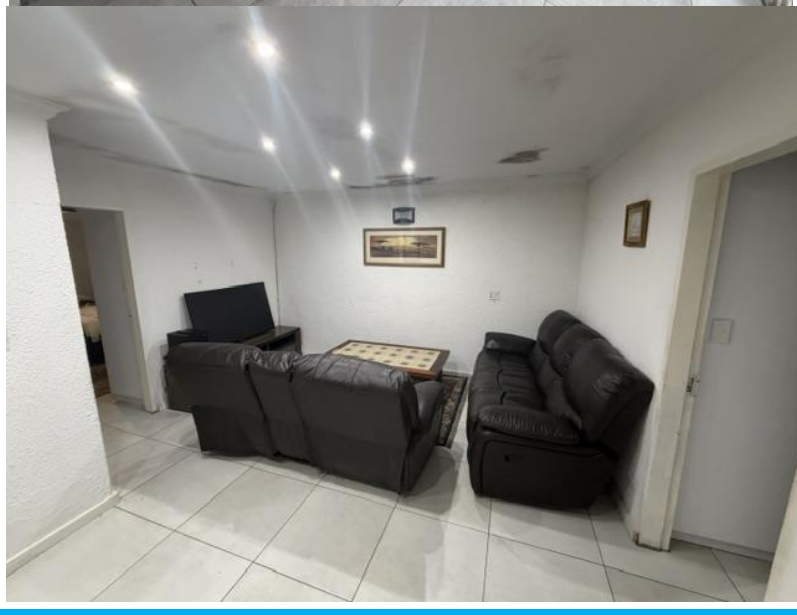












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WinDeed Property
JOHANNESBURG, EASTTOWN, 90, 0

Lexis® WinDeed

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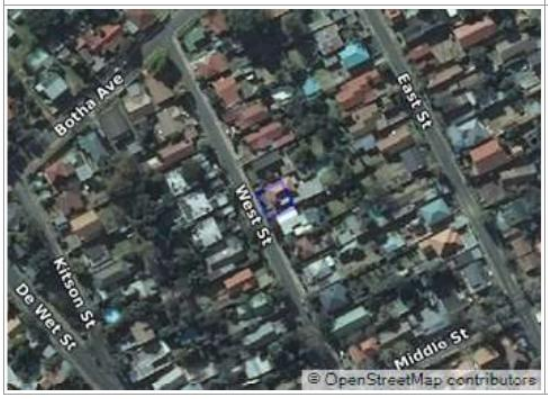
SEARCH CRITERIA			
Search Date	2026/05/28 12:04	Township	EASTTOWN
Reference	-	Erf Number	90
Report Print Date	2026/05/28 12:04	Portion Number	0
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T2746/933
Erf Number	90	Registered Size	248.000SQM
Portion Number	0	Municipality	CITY OF JOHANNESBURG
Township	EASTTOWN	Province	GAUTENG
Registration Division	IQ	Coordinates (Lat/Long)	-26.155020 / 27.977641
Deed Office	JOHANNESBURG		

OWNER INFORMATION (2)			
MIA AZHAR			Owner 1 of 2
Person Type	PRIVATE PERSON	Title Deed	T11694/2023
Name	MIA AZHAR	Purchase Date	2022/09/06
ID Number	[redacted]	Purchase Price (R)	1 250 000
Share (%)	-	Registration Date	2023/04/24
RAJAH RAEESAH			Owner 2 of 2
Person Type	PRIVATE PERSON	Title Deed	T11694/2023
Name	RAJAH RAEESAH	Purchase Date	2022/09/06
ID Number	[redacted]	Purchase Price (R)	1 250 000
Share (%)	-	Registration Date	2023/04/24

DISCLAIMER
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MAPS

Satellite	Street
	

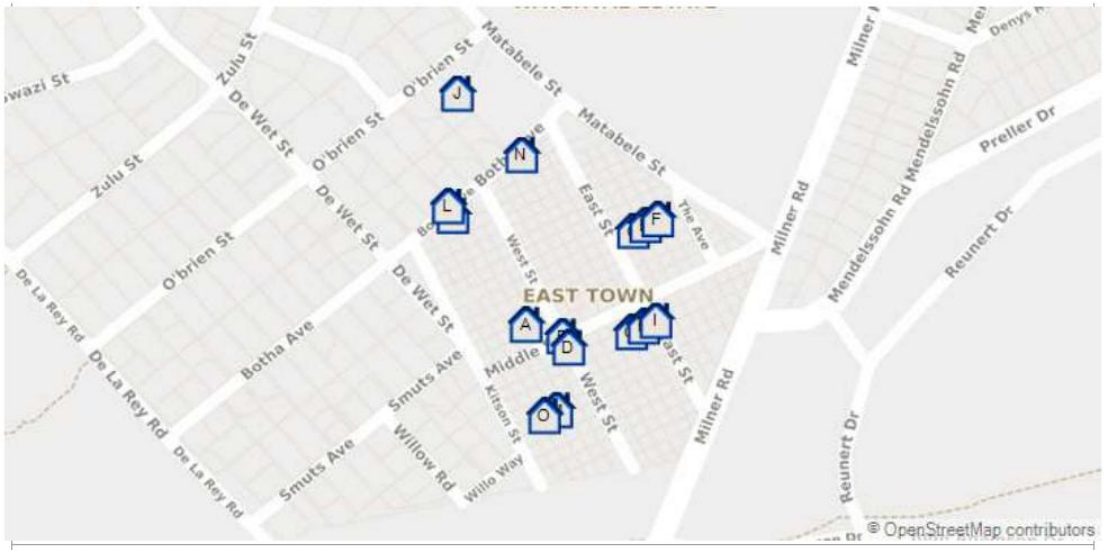
PROPERTY INFORMATION			
Address	36 WEST STREET, EAST TOWN, JOHANNESBURG		
Primary Use	-		
Estate	-		
ROOM CONFIGURATION			
Bedrooms	2	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-
GENERAL INFORMATION			
Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-
OTHER FEATURES			
Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION			
Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	7 MIDDLE STREET, EAST TOWN	248	780 000	111	2026/02/02	2026/04/30
B	21 WEST STREET, EAST TOWN	248	1 150 000	129	2025/11/23	2026/03/05
D	19 WEST STREET, EAST TOWN	248	1 150 000	144	2025/11/23	2026/03/05
C	24 EAST STREET, EAST TOWN	248	1 600 000	115	2025/08/22	2025/10/20
E	24 EAST STREET, EAST TOWN	248	1 600 000	129	2025/08/22	2025/10/20
F	24 EAST STREET, EAST TOWN	248	1 600 000	144	2025/08/22	2025/10/20
G	13 EAST ROAD, EAST TOWN	248	1 650 000	164	2026/01/13	2026/04/13
H	13 EAST ROAD, EAST TOWN	248	1 650 000	170	2026/01/13	2026/04/13
I	13 EAST STREET, EAST TOWN	248	1 650 000	176	2026/01/13	2026/04/13
J	32 O'BRIEN AVENUE, WATERVAL ESTATE	894	1 175 000	195	2025/12/03	2026/03/16
K	28 BOTHA STREET, EAST TOWN	248	1 450 000	97	2024/07/13	2024/09/03
L	28 BOTHA AVENUE, EAST TOWN	158	1 450 000	105	2024/07/13	2024/09/03
M	8 KITSON ROAD, EAST TOWN	248	1 250 000	218	2025/05/19	2025/10/23
O	8 KITSON ROAD, EAST TOWN	248	1 250 000	224	2025/05/19	2025/10/23

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N	40 BOTHA STREET, EAST TOWN	248	1 580 000	100	2024/04/15	2024/08/07

SALES ANALYSIS

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m²	Extent (m²)
Highest Priced Property	1 650 000	1 846	894
Average Priced Property	1 329 375	3 068	433
Lowest Priced Property	780 000	4 937	158

BONDS AND OTHER DOCUMENTS (2)

#	Document Number	Institution	Amount (R)
1	B8261/2023	ALBARAKA BANK LTD	1 125 000
2	VA1563/1999	PEREIRA ROSA	-

PROPERTY HISTORY (11)

#	Document	Amount (R)	Holder
1	T27797/2007	960 000	TAYLOR YUNIS
2	B8918/2006	150 000	SOUTH AFRICAN HOME LOANS GUARANTEE TRUST
3	B8918/2006	150 000	SOUTH AFRICAN HOME LOANS GUARAN
4	B58529/2005	57 000	-
5	B74706/2004	341 000	SOUTH AFRICAN HOME LOANS GUARANTEE TRUST
6	B74706/2004	341 000	GUARANTEE TRUST
7	B74706/2004	341 000	SOUTH AFRICAN HOME LOANS GUARAN
8	B6473/2003	50 000	-
9	T33663/1999	195 000	MULDER DEBBIE
10	B16610/1999	195 000	B O E BANK LTD
11	T9126/1973	-	PEREIRA LEWIS

AMENITIES (7)

#	Name	Type	Distance (m)
1	SHELL	TRANSPORT AND PUBLIC SERVICES	1 165
2	ROOSEVELD FIRESTATION	TRANSPORT AND PUBLIC SERVICES	1 253
3	FRANKLIN D ROOSEVELT PRIMARY SCHOOL	EDUCATION	1 326

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WinDeed Property
JOHANNESBURG, EASTTOWN, 91, 0

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SEARCH CRITERIA			
Search Date	2026/05/28 12:03	Township	EASTTOWN
Reference	-	Erf Number	91
Report Print Date	2026/05/28 12:03	Portion Number	0
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T2746/933
Erf Number	91	Registered Size	248.000SQM
Portion Number	0	Municipality	CITY OF JOHANNESBURG
Township	EASTTOWN	Province	GAUTENG
Registration Division	IQ	Coordinates (Lat/Long)	-26.154955 / 27.977782
Deed Office	JOHANNESBURG		

OWNER INFORMATION (2)			
MIA AZHAR			Owner 1 of 2
Person Type	PRIVATE PERSON	Title Deed	T11694/2023
Name	MIA AZHAR	Purchase Date	2022/09/06
ID Number	[redacted]	Purchase Price (R)	1 250 000
Share (%)	-	Registration Date	2023/04/24
RAJAH RAEESAH			Owner 2 of 2
Person Type	PRIVATE PERSON	Title Deed	T11694/2023
Name	RAJAH RAEESAH	Purchase Date	2022/09/06
ID Number	[redacted]	Purchase Price (R)	1 250 000
Share (%)	-	Registration Date	2023/04/24

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WinDeed Property
JOHANNESBURG, EASTTOWN, 92, 0

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SEARCH CRITERIA			
Search Date	2026/05/28 12:01	Township	EASTTOWN
Reference	-	Erf Number	92
Report Print Date	2026/05/28 12:02	Portion Number	0
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T2746/933
Erf Number	92	Registered Size	248.000SQM
Portion Number	0	Municipality	CITY OF JOHANNESBURG
Township	EASTTOWN	Province	GAUTENG
Registration Division	IQ	Coordinates (Lat/Long)	-26.154892 / 27.977922
Deed Office	JOHANNESBURG		

OWNER INFORMATION (2)			
MIA AZHAR			Owner 1 of 2
Person Type	PRIVATE PERSON	Title Deed	T11694/2023
Name	MIA AZHAR	Purchase Date	2022/09/06
ID Number	[redacted]	Purchase Price (R)	1 250 000
Share (%)	-	Registration Date	2023/04/24
RAJAH RAEESAH			Owner 2 of 2
Person Type	PRIVATE PERSON	Title Deed	T11694/2023
Name	RAJAH RAEESAH	Purchase Date	2022/09/06
ID Number	[redacted]	Purchase Price (R)	1 250 000
Share (%)	-	Registration Date	2023/04/24

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PARK VILLAGE AUCTIONS
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ERF 90 ACCOUNT

Joburg
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

VAT NO. : CITY OF JOHANNESBURG - 4760117194
VAT NO. : JOHANNESBURG WATER - 4270191077
VAT NO. : PIKITUP - 4790191292
VAT NO. : CITY POWER - 4710191182

MIA AZHAR & RAJAH RAEESAH
5 BENSON PLACE
NORTHCLIFF EXT.12
2195

Date	2026/09/03
Statement for	September 2026
Physical Address	36 WEST STREET
Stand No./Portion	00000090 - 00000
Township	EAST TOWN

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
248 m2	1	2023/07/01	B1	Market Value R 1,670,000.00	Region B WARD 88

Invoice Number : 100006638387
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 228.13

Account Number 558151742 (PIN Code:246715)

Previous Account Balance	381,090.84
Sub Total	381,090.84
Interest on Arrears	500.47
Current Charges (Excl. VAT)	8,905.76
VAT @ 15%	1,166.52
Total Due	**391,663.59**
Due Date	**2026/09/18**

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
360,313.01	10,096.81	10,681.02	10,572.75	0.00	391,663.59

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

Date : 2026/09/03 MIA AZHAR & RAJAH RAEESAH
Acc. No. : 558151742 - 36 WEST STREET, , EAST TOWN

EasyPay >>>>> 91115 5581517421

SAPO 0146 558151742

>>>>> 516008800111159 55815174204

Standard Bank City of Johannesburg Banking Details:
Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 558151742

PARK VILLAGE AUCTIONS
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ERF 90 CHARGES

Account Number 558151742

Johannesburg Water Water & Sanitation	**VAT No. 4270191077**	**Amount**	**Sub Total**
Category of Water: Consumption - Residential **(Reading period = 2026/07/08 to 2026/08/07 = 31 days)** Meter: 130043282; Register: 1; Multiply factor: 1; Start reading: 5,320.000; End reading: 5,354.000; Difference: 34.000; Consumption: 34.000; Units: KL; Type: Actual Readings. Daily average consumption 1.097 KL Charges for 34.000 KL are based on a sliding scale for a 31 day period Step 1 6.111 KL @ R 0.0000 (Billing Period 2026/09) Step 2 4.074 KL @ R 33.570 Step 3 5.092 KL @ R 35.040 Step 4 5.093 KL @ R 49.130 Step 5 10.184 KL @ R 67.910 Step 6 3.446 KL @ R 74.260 Extended Social Package Grant Demand Management Levy (Billing Period 2026/09) **Category of Sewer: Residential** Sewer monthly charge based on Stand size 248 m2 (Billing Period 2026/09) VAT: 15.00% (Total Amount: 2,018.49)		0.00 136.76 178.42 250.22 691.60 255.90 0.00 107.74 397.85 302.78	**2,321.27**
City Power Electricity	**VAT No. 4710191182**		
(Reading period = 2026/07/28 to 2026/08/26 = 30 days) Meter: 48000487933; Register: ; Multiply factor: ; Start reading: 149,914.907; End reading: 151,150.941; Difference: 1,236.033; Consumption: 1,236.033; Units: kWh; Type: Estimated Readings. Daily average consumption 41.201 kWh Charges for 1,236.033 kWh are based on a sliding scale for a 30 day period Step 1 492.813 kWh @ R 2.8827 (Billing Period 2026/09) Step 2 492.813 kWh @ R 3.3082 Step 3 250.408 kWh @ R 3.5523 Extended Social Package Grant Service charge (Billing Period 2026/09) Network charge (Billing Period 2026/09) Network Surcharge kWh Network Surcharge kWh VAT: 15.00% (Total Amount: 5,274.28)		1,420.63 1,630.32 889.52 0.00 304.12 985.11 0.00 44.58 791.14	**6,065.42**
City of Johannesburg Property Rates	**VAT No. 4760117194**		
Category of Property: Property Rates Residential R 1,670,000.00 X R 0.0098890 / 12 (Billing Period 2026/09) Less rates on first R300 000.00 of market value VAT: 0 %		1,376.22 - 247.23 0.00	**1,128.99**
PIKITUP Refuse	**VAT No. 4790191292**		
Refuse Residential (Billing Period 2026/09) VAT: 15.00% (Total Amount: 484.00)		484.00 72.60	**556.60**

Current Charges (Incl. VAT) **10,072.28**

Where can payments be made ?
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?
By debit order, cash, debit or credit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?
Payments must reach CoJ on or before the due date.

Change of Address
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water.
This must be done in writing, 7 working days before the date you wantyour services terminated and submitted to any CoJ Municipal Regional Office.

ERF 91 ACCOUNT

Joburg
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

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VAT NO. : JOHANNESBURG WATER - 4270191077
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MIA AZHAR & RAJAH RAEESAH
5 BENSON PLACE
NORTHCLIFF EXT.12
2195

Date	2026/09/03
Statement for	September 2026
Physical Address	36A WEST STREET
Stand No./Portion	00000091 - 00000 - 00
Township	EAST TOWN

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
248 m2	1	2023/07/01	B1	Market Value R 0.00	Region B WARD 88

Invoice Number : 16000672476
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 0.00

Account Number 558154581 (PIN Code:246721)

Previous Account Balance	0.00
Sub Total	0.00
Current Charges (Excl. VAT)	0.00
VAT @ 15%	0.00
Total Due	0.00
Due Date	2026/09/18

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
0.00	0.00	0.00	0.00	0.00	0.00

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.
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

Date : 2026/09/03 MIA AZHAR & RAJAH RAEESAH
Acc. No. : 558154581 - 36A WEST STREET, , EAST TOWN

EasyPay	>>>>> 91115 5581545810
SAPO	0146 558154581

>>>>> 516008800111159 55815458102

Standard Bank City of Johannesburg Banking Details:
Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 558154581

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Johannesburg 2000

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JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194
VAT NO. : JOHANNESBURG WATER - 4270191077
VAT NO. : PIKITUP - 4790191292
VAT NO. : CITY POWER - 4710191182

MIA AZHAR & RAJAH RAEESAH
5 BENSON PLACE
NORTHCLIFF EXT.12
2195

Date	2026/09/03
Statement for	September 2026
Physical Address	36B WEST STREET
Stand No./Portion	00000092 - 00000 - 00
Township	EAST TOWN

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
248 m2	1	2023/07/01	B1	Market Value R 0.00	Region B WARD 88

Invoice Number : 16000672477
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 0.00

Account Number 558154599 (PIN Code:246729)

Previous Account Balance	0.00
Sub Total	0.00
Current Charges (Excl. VAT)	0.00
VAT @ 15%	0.00
Total Due	0.00
Due Date	2026/09/18

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
0.00	0.00	0.00	0.00	0.00	0.00

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.
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Remittance Advice :
This stub must accompany payment,
please do not detach if paying at the post office

Date : 2026/09/03 MIA AZHAR & RAJAH RAEESAH
Acc. No. : 558154599 - 36B WEST STREET, , EAST TOWN

EasyPay >>>>> 91115 5581545992

SAPO 0146 558154599

Standard Bank City of Johannesburg Banking Details:
Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 558154599

>>>>> 516008800111159 55815459903



SUMMARY OF AUCTION TERMS & CONDITIONS

1. **A 6% Buyers Commission payable on submission of offer**.
2. **10% Deposit is payable on submission of offer**
3. **21 Business days confirmation period** applicable on immovable property.
4. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD.**
5. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
6. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
7. 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.
8. 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.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. 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.
14. Please insure upon registration that you register in the correct entity. Revisions to the Agreement of sale is not permitted.
15. 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.
16. **Subject to confirmation by the Seller.**
17. The Seller reserves the right to withdraw the property from offers at any time.



CONTACT INFORMATION

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