



Industrial / Commercial Property

OMAROCAP (PTY) LTD – NDPP v GOVINDRAJU CURATORSHIP

CASE NO: 2026-150590 | CURATORSHIP REF: MC272/2026

Longmeadow Business Estate Ext 1, Edenvale, Johannesburg

Erven 8 & 9 – Measuring 13 161m² (combined)

On instruction from and on behalf of the Curator of the above-mentioned matter, we are inviting offers for this industrial property comprising a warehouse building of six self-contained warehouse units with offices, situated in the established Longmeadow Business Estate at Modderfontein, Edenvale.

The property will be offered via a tender sale which closes on Monday 30 November 2026 at 14h00

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



 www.parkvillageauctions.co.za

 Debbie Scholes
011 789 4375

 Erven 8 & 9 Longmeadow Business
Estate Ext 1, Edenvale

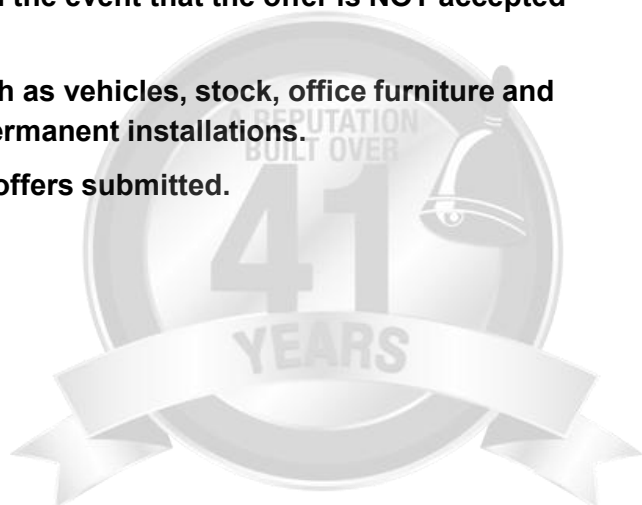
 auctions@parkvillage.co.za



Terms of Sale

Please Note:

- A Deposit of 10% of the Purchase Price and a Buyers Commission of 7.5% 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.





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: [To be confirmed – whether the Seller is a registered VAT Vendor and whether VAT at 15% is payable on the purchase price]

Conditions of Sale Agreement: The Agreement 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



LOCALITY

Property Address: Number 2 Drakensberger Drive (cnr Nguni Drive), Longmeadow Business Estate, Edenvale

GPS Co-ordinates: -26.112613, 28.134809

City & Province: Johannesburg, Gauteng Province

Longmeadow Business Estate is an established, secure industrial and logistics park at Modderfontein, Edenvale, on the eastern edge of Johannesburg and adjacent to the N3 Highway, with access via the Modderfontein ramps. The estate has four precincts with controlled access gates and is managed by the Longmeadow Owners Association. The property is in Longmeadow West, the first stand on the left when entering from Longmeadow Boulevard.

TITLE DEED INFORMATION

Registered Description: Erf 8 and Erf 9 Longmeadow Business Estate Extension 1, Registration Division I.R., City of Johannesburg, Gauteng

Title Deed Number: T68852/2020 (notarially tied)

Registered Extent: 13 161m² (Erf 8: 6 531m²; Erf 9: 6 630m²)

Registered Owner: Omarocap (Pty) Ltd (2017/061149/07)

Zoning: Special (per valuation)

Bonds & Endorsements: B50264/2022 – FirstRand Bank Ltd (R30 000 000); K6408/2002S (Erf 9)

MUNICIPAL INFORMATION

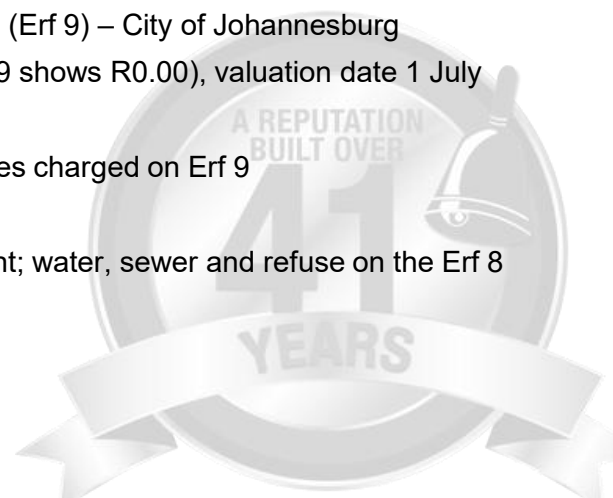
Account Numbers: 556761950 (Erf 8) and 556761968 (Erf 9) – City of Johannesburg

Municipal Valuation: R38 670 000 (shown on Erf 8; Erf 9 shows R0.00), valuation date 1 July 2023

Monthly Rates: R79 663.42 (Erf 8 account); no rates charged on Erf 9

Rating Category: Business

Services: Main electricity on the Erf 9 account; water, sewer and refuse on the Erf 8 account



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Erven 8 & 9 Longmeadow Business
Estate Ext 1, Edenvale



auctions@parkvillage.co.za

PROPERTY DESCRIPTION

The subject property comprises two notarially tied stands (Erven 8 and 9 Longmeadow Business Estate Ext 1) measuring a combined 13 161m², improved with a double-volume face-brick industrial warehouse building with timber-framed glazing and IBR wall cladding under a pitched IBR roof.

The building is divided into six self-contained warehouse units of approximately 800m² to 1 100m², the largest being about 1 600m². Each unit has steel roller-door access to its warehouse floor and its own double-storey office section: reception, cloakrooms and kitchen on the ground floor and two private offices above. Finishes include ceramic floor tiles and reinforced concrete floors, plastered and painted brick and drywall partitioning, and insulated roof sheeting. Some offices have split air-conditioning.

Other improvements include a single-storey security office at the automated entrance gate, a storeroom, a waste-bin storage area and a steel-framed carport for six vehicles used by the tenant of Unit 7. There are 45 demarcated open parking bays for staff and customers, and the yards and driveways are brick paved.

The boundary is steel palisade and electric fencing along Longmeadow Boulevard, with brick walling and palisade insets (about 2.1m high) on the internal boundaries. The estate offers 24-hour access control, CCTV and security patrols.

The valuer found the improvements in good physical condition with no apparent major structural defects, requiring minor repairs and maintenance: cleaning or painting the IBR cladding, timber window frames, security offices, palisade fencing and gates, and repair of a roof leak in the office passage. Building plans were not inspected.

ESTIMATED EXTENT OF IMPROVEMENTS

Warehouses & Offices:	6 983m ²
Carport (6 bays):	82m ²
Other Structures:	45m ² (storeroom, security office, waste-bin area)
Total:	7 110m ²
Approximate Lettable Extent:	6 840m ²



OCCUPANCY

The property is multi-tenanted: six self-contained units, with Units 5 & 6 let to one tenant. The tenant list (23 June 2026) and the Curator's rental control sheet differ on Units 1 to 3, so both are shown. Lease agreements have not been sighted.

Unit	Tenant per tenant list	Tenant per rental control	Monthly rental
1	Stanbel	African Asia Int Cargo	R205 674.51
2	Not listed	Truly Clean	R75 679.30
3	Not listed	Stanbel	R78 198.35
4	Handy Garments	Handy Garments	R73 065.95
5 & 6	MMD Minerals	MMD Minerals	R105 139.01
7	Trade Only Gifts	Trade Only Gifts	R176 927.50
Total			R714 684.62

Rentals are as recorded on the Curator's rental control sheet (ref. MC272/2026). It is not stated whether they include VAT or recoveries. The rental control sheet also carries an August receipts column whose layout is inconsistent, so receipts are not summarised here.

Lease terms, escalations, expiry dates and tenant deposits: [to be confirmed].

6 840m²

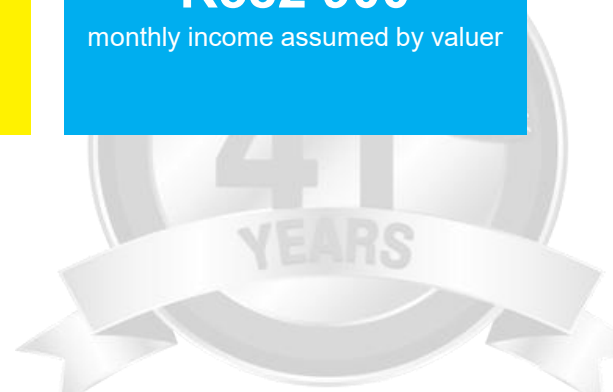
lettable area (approx.)

R714 685

monthly rentals per rental control

R582 900

monthly income assumed by valuer



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Erven 8 & 9 Longmeadow Business
Estate Ext 1, Edenvale



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Income capitalisation	Amount
Lettable area 6 840m ² at R85.00/m ² per month	R581 400
Covered parking, 6 bays at R250 per month	R1 500
Gross annual income	R6 994 800
Less vacancy provision (2%)	R139 896
Less outgoings (32% provision)	R2 238 336
Net annual income	R4 616 568
Capitalisation rate	10%
Indicated value, rounded to Market Value	R46 165 000



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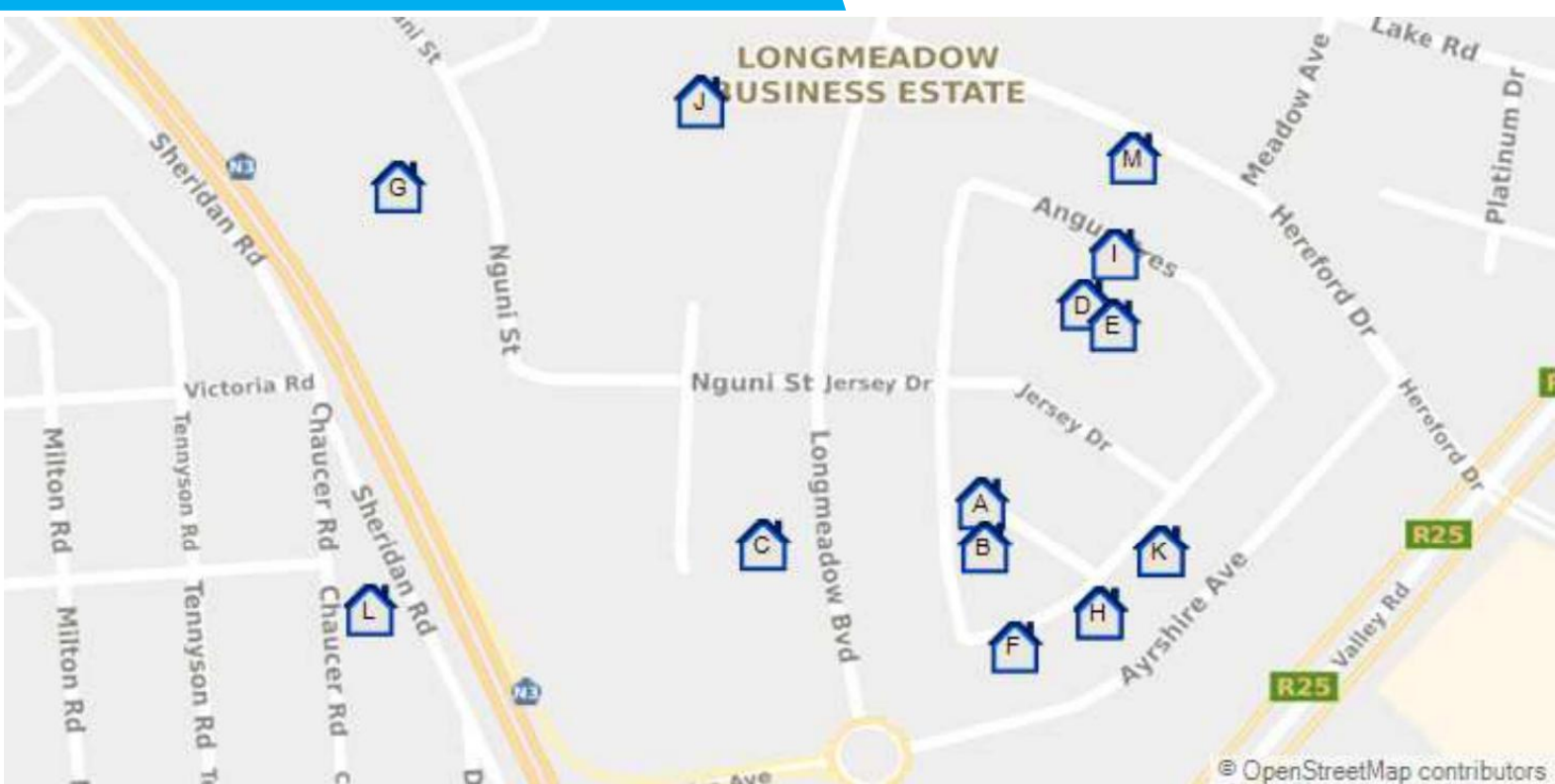
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Estate Ext 1, Edenvale



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WinDeed Property

PRETORIA, LONGMEADOW BUSINESS ESTATE EXT 1, 8, 0

Lexis® WinDeed

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA			
Search Date	2026/07/16 08:09	Township	LONGMEADOW BUSINESS ESTATE EXT 1
Reference	-	Erf Number	8
Report Print Date	2026/07/16 08:09	Portion Number	0
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T138996/2002
Erf Number	8	Registered Size	6531.0000SQM
Portion Number	0	Municipality	CITY OF JOHANNESBURG
Township	LONGMEADOW BUSINESS ESTATE EXT 1	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.112444 / 28.135199
Deed Office	PRETORIA		

OWNER INFORMATION (1)			
OMAROCAP PTY LTD			Owner 1 of 1
Person Type	COMPANY	Title Deed	T68852/2020
Name	OMAROCAP PTY LTD	Purchase Date	2020/10/15
Registration Number	201706114907	Purchase Price (R)	39 500 000
Share (%)	-	Registration Date	2020/12/04

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



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WinDeed Property

PRETORIA, LONGMEADOW BUSINESS ESTATE EXT 1, 9, 0

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SEARCH CRITERIA

Search Date	2026/07/16 07:45	Township	LONGMEADOW BUSINESS ESTATE EXT 1
Reference	-	Erf Number	9
Report Print Date	2026/07/16 07:45	Portion Number	0
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T138996/2002
Erf Number	9	Registered Size	6630.0000SQM
Portion Number	0	Municipality	CITY OF JOHANNESBURG
Township	LONGMEADOW BUSINESS ESTATE EXT 1	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.112947 / 28.135221
Deed Office	PRETORIA		

OWNER INFORMATION (1)

OMAROCAP PTY LTD		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T68852/2020
Name	OMAROCAP PTY LTD	Purchase Date	2020/10/15
Registration Number	201706114907	Purchase Price (R)	39 500 000
Share (%)	-	Registration Date	2020/12/04

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Deeds Office Property

LONGMEADOW BUSINESS ESTATE EXT 1, 9, 0, PRETORIA

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This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA			
Search Date	2026/06/24 13:39	Erf Number	9
Reference	-	Portion Number	0
Report Print Date	2026/06/24 13:39	Deeds Office	Pretoria
Township	LONGMEADOW BUSINESS ESTATE EXT 1	Search Source	Deeds Office

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T138996/2002
Township	LONGMEADOW BUSINESS ESTATE EXT 1	Local Authority	CITY OF JOHANNESBURG
Erf Number	9	Province	GAUTENG
Portion Number	0	Extent	6630.0000SQM
Registration Division	IR	LPI Code	TOIR09630000000900000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.112947 / 28.135221
Suburb / Town**	LONGMEADOW BUSINESS ESTATE		

OWNER INFORMATION (1)			
OMAROCAP PTY LTD		Owner 1 of 1	
Company Type**	COMPANY	Document	T68852/2020
Registration Number	201706114907	Microfilm / Scanned Date	-
Name	OMAROCAP PTY LTD	Purchase Price (R)	39 500 000
Multiple Owners**	NO	Purchase Date	2020/10/15
Multiple Properties**	NO	Registration Date	2020/12/04
Share (%)	-		

ENDORSEMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B50264/2022	FIRSTRAND BANK LTD	30 000 000	-
2	K6408/2002S	-	-	-

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

OMAROCAP PTY LTD
 47 MAPLE AVENUE
 KHAYALAMI HILLS EXT.20
 1684

Date	2026/07/09
Statement for	July 2026
Physical Address	5 DRAKENSBERGER DRIVE
Stand No./Portion	00000008 - 00000 - 00
Township	LONGMEADOW BUSINESS ESTATE EXT.1

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
6531 m2	1	2023/07/01	E1	Market Value R 38,670,000.00	Region E WARD 32

Invoice Number	: 154006365140	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 5,413.58

Account Number 556761950	(PIN Code:266391)
--------------------------	-------------------

Previous Account Balance	337,286.10
Less: Incoming Payment (Last Payment Made 2026/06/18)	- 100,000.00
Sub Total	237,286.10
Interest on Arrears	1,031.11
Current Charges (Excl. VAT)	105,434.16
VAT @ 15%	3,865.61

						Total Due	347,616.98
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Due Date	2026/07/24
21,574.59	80,756.88	134,954.63	110,330.88	0.00	347,616.98		

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with queries 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,
 Estate Dept not detach if paying at the post office

Date : 2026/07/09 OMAROCAP PTY LTD
 Acc. No. : 556761950 - 5 DRAKENSBERGER DRIVE, , LONGMEADOW BUSINESS

EasyPay >>>> 91115 5567619506

SAPO 0146 556761950

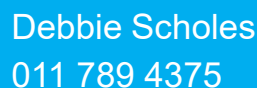
>>>> 516008800111159 55676195000

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 556761950



Account Number 556761950			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
Category of Water: Consumption - Business (Reading period = 2026/05/13 to 2026/06/09 = 28 days) Meter: 130366963; Register: 1; Multiply factor: 1; Start reading: 8,024.000; End reading: 8,216.000; Difference: 192.000; Consumption: 192.000; Units: KL; Type: Actual Readings. Daily average consumption 6.857 KL Charges for 192.000 KL are based on a sliding scale for a 28 day period Step 1 192.000 KL @ R 68.260 (Billing Period 2026/07) Demand Management Levy (Billing Period 2026/07)		13,105.92 413.84	27,217.00
Category of Sewer: Consumption - Business Charges for 192.000 KL are based on a sliding scale for a 28 day period Sewer monthly charge based on Water 192.000 units (Billing Period 2026/07) VAT: 15.00% (Total Amount: 24,132.02)		10,147.20 3,550.04	
City Power			
Electricity	VAT No. 4710191182		
Prepaid Electricity		0.00	0.00
VAT: 15.00%		0.00	
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Business R 38,670,000.00 X R 0.0247210 / 12 (Billing Period 2026/07) VAT: 0 %		79,663.42 0.00	79,663.42
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse removal: 1-bin @ R 526.72 X (Billing Period 2026/07) City cleaning levy (Billing Period 2026/07) VAT: 15.00% (Total Amount: 1,638.72)		526.72 1,112.00 245.81	1,884.53
City of Johannesburg			
Sundry Charges	VAT No. 4760117194		
Surcharge on business services, excluding property rates VAT: 15.00%		465.06 69.76	534.82
Current Charges (Incl. VAT)			109,299.77

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





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

OMAROCAP PTY LTD
 47 MAPLE AVENUE
 KHAYALAMI HILLS EXT.20
 1684

Date	2026/07/07
Statement for	July 2026
Physical Address	7 DRAKENSBERGER DRIVE
Stand No./Portion	00000009 - 00000 - 00
Township	LONGMEADOW BUSINESS ESTATE EXT.1

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
6630 m2	1	2023/07/01	U1	Market Value R 0.00	Region E WARD 32

Invoice Number	: 28006905283	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 34,976.53

Account Number 556761968	(PIN Code:266399)
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Previous Account Balance	119,129.76
Sub Total	119,129.76
Interest on Arrears	720.46
Current Charges (Excl. VAT)	77,225.99
VAT @ 15%	11,583.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	208,660.11
0.00	47,608.55	71,521.21	89,530.35	0.00	208,660.11	Due Date	2026/07/22

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with queries must still be paid; averages apply only to disputed services. We are concerned about the arrears on this account. Immediate payment of the full amount is required to avoid cut off of services and 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 : 2026/07/07 OMAROCAP PTY LTD
 Acc. No. : 556761968 - 7 DRAKENSBERGER DRIVE, , LONGMEADOW BUSINESS

EasyPay >>>> 91115 5567619688

SAPO 0146 556761968

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 556761968

>>>> 516008800111159 55676196801



Account Number 556761968			
Johannesburg Water Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
Category of Water: Availability - Business (Period = 2026/07/01 to 2026/07/01 = 1 days) Water charge @ R 1553.4 Category of Sewer: Availability - Business Sewer availability charge (Billing Period 2026/07) VAT: 15.00%		1,553.48 1,183.25 410.51	3,147.24
City Power Electricity	VAT No. 4710191182		
(Reading period = 2026/05/29 to 2026/07/01 = 34 days) Meter: 63021273; Register: 1; Multiply factor: 1; Start reading: 971,297.000; End reading: 983,218.000; Difference: 11,921.000; Consumption: 11,921.000; Units: kWh; Type: Actual Readings. Meter: 63021273; Register: 2; Multiply factor: 1; Start reading: 136,831.000; End reading: 136,853.000; Difference: 22.000; Consumption: 22.000; Units: kVAh; Type: Actual Readings. Daily average consumption 350.618 kWh Daily average consumption 0.647 kVAh Charges for 11,921.000 kWh are based on a non-sliding scale for a 34 day period Charges for 22.000 kVAh are based on a non-sliding scale for a 34 day period Energy charge 1,051.852 kWh @ R 2.6141 (Billing Period 2026/07) Energy charge 10,518.529 kWh @ R 3.0620 (Billing Period 2026/07) Energy charge 350.617 kWh @ R 3.3379 (Billing Period 2026/07) Reactive energy charge 22.000 kVAh @ R 0.0000 Network Surcharge kWh Network Surcharge kWh Demand charge Energy charge 70.000 kVA @ R 461.22 (Billing Period 2026/07) Service charge (Billing Period 2026/07) VAT: 15.00%		2,749.65 32,207.74 1,170.33 0.00 694.22 21.04 32,285.40 3,860.67 10,948.36	83,937.41
City of Johannesburg Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Business R 0.00 X R 0.0247210 / 12 (Billing Period 2026/07) VAT: 0 %		0.00 0.00	0.00
PIKITUP Refuse	VAT No. 4790191292		
City cleaning levy (Billing Period 2026/07) City cleaning levy (Billing Period 2026/07) Refuse-City Cleaning Levy Cr VAT: 15.00% (Total Amount: 0.00)		0.00 0.00 0.00 0.00	0.00
City of Johannesburg Sundry Charges	VAT No. 4760117194		
Surcharge on business services, excluding property rates Surcharge on business services, excluding property rates VAT: 15.00% (Total Amount: 77,225.99)		1,500.21 0.00 225.03	1,725.24
Current Charges (Incl. VAT)			88,809.89

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 want your services terminated and submitted to any CoJ Municipal Regional Office.



TP 14986

S. G. No. 7836/2000

SHEET 1

APPROVED



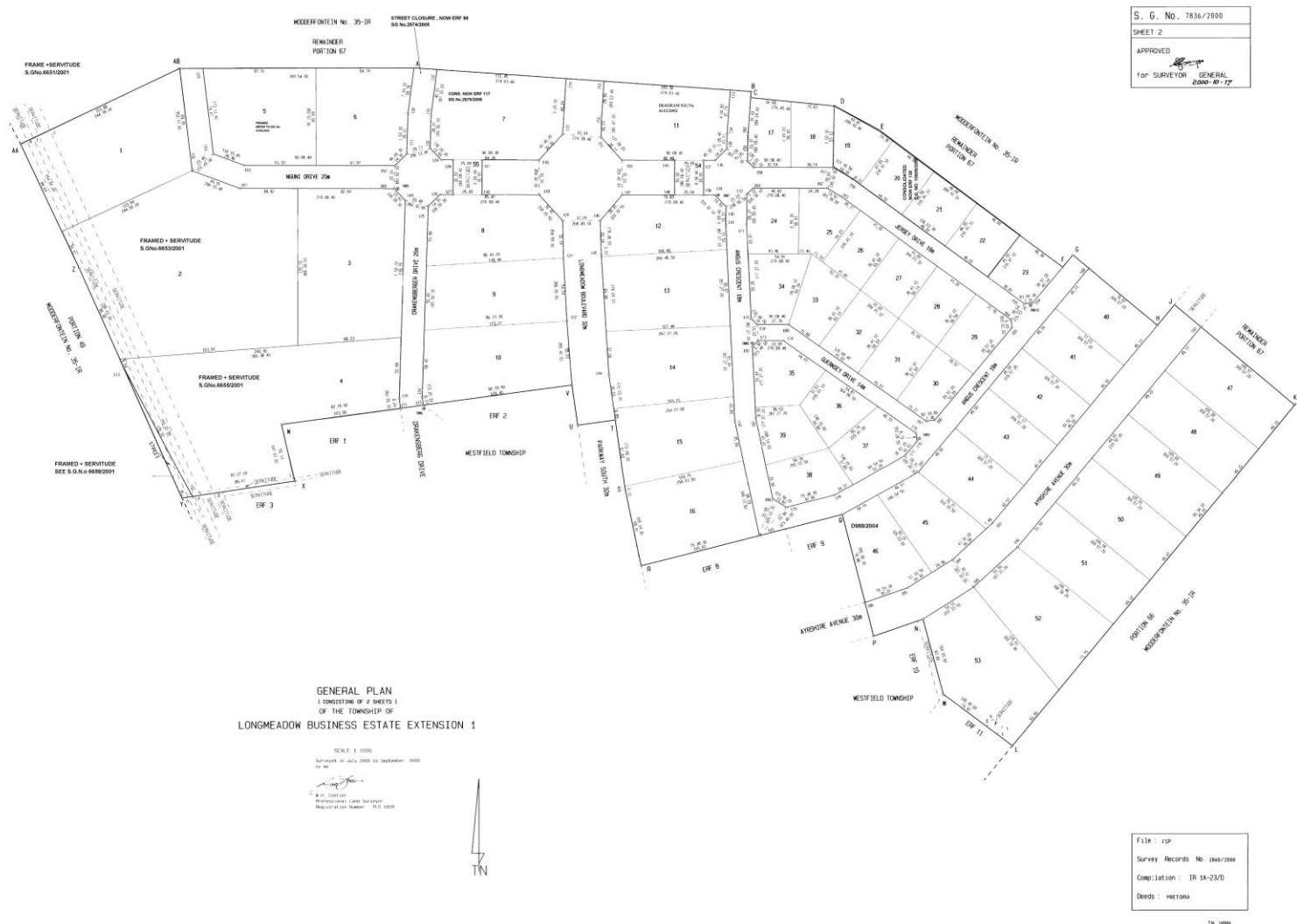
for SURVEYOR - GENERAL

2000-10-17

GENERAL PLAN
OF THE TOWNSHIP OF
LONGMEADOW BUSINESS ESTATE EXTENSION 1
COMPILING SIX OTHER NUMBERED 1 TO 5 AND THE STREETS
SITUATED IN PORTION 35-1R OF THE FARM

MODDERFONTEIN No. 35-1R

MAIN FIGURE				CO-ORDINATES				CO-ORDINATES				CO-ORDINATES				AREAS			
SIDES MEASURES	ANGLES OF DIRECTION	CO-ORDINATES		CO-ORDINATES	BLOCK CORNERS	CO-ORDINATES		BLOCK CORNERS	CO-ORDINATES		BLOCK CORNERS	CO-ORDINATES		BLOCK CORNERS	ERF NUMBER	SQUARE METERS			
		System: MGR 26°	System: MGR 26°			System: MGR 26°	System: MGR 26°		System: MGR 26°	System: MGR 26°									
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General Plan of Longmeadow Business Estate Extension 1, S.G. No. 7836/2000, approved 17 October 2000. Sheet 2 of 2:
Erven 8 and 9 lie between Drakensberger Drive and Longmeadow Boulevard, south of Nguni Drive.



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Debbie Scholes
011 789 4375



Erven 8 & 9 Longmeadow Business
Estate Ext 1, Edenvale



auctions@parkvillage.co.za



PARK VILLAGE AUCTIONS

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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **A 7.5% 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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