

## **RULES OF AUCTION**

This auction is a Timed Online Auction and will be held from **Wednesday, 27 November 2024 at 12:00** until **Thursday, 28 November 2024 at 12:00** on the [www.vansauctions.co.za](http://www.vansauctions.co.za) online platform. If a bid is made on a lot within five minutes before close, such lot will extend for 5 minutes until 12h05, and thereafter continuously for 5 minutes if a bid is placed within the 5 minutes before closure.

The Auctioneer is **Johan van Eyk** from Van's Auctioneers at 36 Gemsbok Street, Koedoespoort Industrial, Pretoria and telephone number 086 111 8267.

The sale shall be subject to the control of the auctioneer who shall have the sole right to regulate the advance in bidding. We are selling per rising bid in South African Rand.

VAN'S AUCTIONEERS will be selling on instructions from the owners

to sell by public auction the properties known as:

**LOT 1: ERF 505, MORELETAPARK EXT 7, REGISTRATION DIVISION JR, GAUTENG PROVINCE  
BETTER KNOWN AS 809 PRIMULA ROAD, MORELETAPARK, PRETORIA, GAUTENG PROVINCE**

Measuring: **1 252 m<sup>2</sup>**

And held by Deed of Transfer number: **T21325/2016**

in favour of **MONTSHONYANE FAMILY TRUST, REGISTRATION NUMBER: 4373/2008**

**And**

**LOT 2: UNIT 5 OF SCHEME 1198/2005 SS CELTIS GARDENS, SITUATED ON ERF 366, CELTISDAL EXT 19,  
REGISTRATION DIVISION JR, GAUTENG PROVINCE BETTER KNOWN AS UNIT 5, CELTIS GARDENS,  
CENTURION.**

Measuring: **193 m<sup>2</sup>**

And held by Deed of Transfer number: **ST46454/2021**

in favour of **CASPER JAN HENDRIK HENNING, ID NUMBER: 830716 5013 088**

**And**

**LOT 3: UNIT 17 OF SCHEME 126/2011 SS ST REMY, STUATED ON PORTION 1 OF ERF 5272 THE REEDS  
EXT 45, REGISTRATION DIVISION JR, GAUTENG PROVINCE KNOWN AS UNIT 17, ARUNDO ESTATE, THE  
REEDS, CENTURION, GAUTENG PROVINCE**

Measuring: **120 m<sup>2</sup>**

And held by Deed of Transfer number: **ST22769/2011**

in favour of **JOHANNA ELIZABETH JANSE VAN VUUREN, ID NUMBER: 811228 0165 080**

**And**

**LOT 4: UNIT 13 OF SCHEME 52/2007 SS THE STEYTLER SITUATED ON ERD 4420 JOHANNESBURG,  
REGISTRATION DIVISION IR, GAUTENG PROVINCE  
BETTER KNOWN AS UNIT 13 OF THE STEYTLER APARTMENTS, JOHANNESBURG CENTRAL**

Measuring: **107 m<sup>2</sup>**

And held by Deed of Transfer number: **ST40498/2014**

in favour of **SOLOMON SIMBARASHE MOYO, ID NUMBER: 830527 6140 188**

**And**

**LOT 5: UNIT 17 OF SCHEME 2/2020 SS THE ANGELWOOD SITUATED ON ERF 807 BRETWOOD EXT 20,  
GAUTENG PROVINCE BETTER KNOWN AS UNIT 17 OF THE ANGELWOOD COMPLEX, BRENTWOOD  
PARK, BENONI**

Measuring: **79 m²**

And held by Deed of Transfer number: **ST9435/2020**  
in favour of **PIMANI NEMADODZI, ID NUMBER: 880901 0880 082**

**And**

**LOT 6: PORTION 40 OF ERF 325 DAGGAFONTEIN, REGISTRATION DIVISION IR, GAUTENG PROVINCE  
BETTER KNOWN AS 14 PETREL ROAD, DAGGAFONTEIN, SPRINGS**

Measuring: **307 m²**

And held by Deed of Transfer number: **T23382/2022**  
in favour of **PATRICK MOTAUNG, ID NUMBER: 840104 5898 089 AND TSHEPISO EMILY MOTAUNG,  
ID NUMBER: 890705 0324 084**

**And**

**LOT 7: ERF 1900, ALLIANCE EXT 4, REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **249 m²**

And held by Deed of Transfer number: **T40319/2020**  
in favour of **SHILE PEACEMAKER SHEZI, ID NUMBER: 860207 5360 086,**

**And**

**LOT 8: UNIT 22 OF SCHEME 301/1984 SS REINET SITUATED ON ERF 677 PRETORIA NORTH, GAUTENG  
PROVINCE BETTER KNOWN AS UNIT 22, REINET APARTMENTS, BURGER STREET, PRETORIA NORTH,  
GAUTENG PROVINCE**

Measuring: **85 m²**

And held by Deed of Transfer number: **ST94662/2016**  
in favour of **NOMSA GATSI, ID NUMBER: 851101 AND CHRISTOPHER RUDZUNA, ID NUMBER: 841222 6237  
187**

**And**

**LOT 9: ERF 303 SOSHANGUVE B, REGISTRATION DIVISION JR, GAUTENG PROVINCE BETTER KNOWN  
AS 6861 TINKLER STREET, SOSHANGUVE B, GAUTENG PROVINCE**

Measuring: **457 m²**

And held by Deed of Transfer number: **T53263/2008**  
in favour of **KABELO SALTIEL MAKGOKA, ID NUMBER: 691008 5534 083**

**And**

**LOT 10: UNIT 34 OF SCHEME 36/1998 SS ACACIA LOFTS SITUATED ON ERF 832 BROMHOF EXT 52,  
GAUTENG PROVINCE**

Measuring: **108 m²**

And held by Deed of Transfer number: **ST24876/2015**  
in favour of **GEORGE THEODORIDIS, ID NUMBER: 740824 5181 084**

**And**

**LOT 11: UNIT 403 OF SCHEME 364/2017 SS 127 AT BROOKLYN SITUATED ON ERF 451 NIEUW  
MUCKLENEUK, GAUTENG PROVINCE**

Measuring: **59 m²**

And held by Deed of Transfer number: **ST44754/2017**  
in favour of **NICOLE CATHERINE WEIR, ID NUMBER: 960527 0039 081**

**And**

**LOT 12: UNIT 3 OF SCHEME 427/2020 SS VILLA MUVUYU SITUATED ON ERF 49 WOLMER,  
REGISTRATION DIVISION JR, GAUTENG PROVINCE**

Measuring: **104 m²**

And held by Deed of Transfer number: **ST57939/2020**  
in favour of **ZITHA ELIJAH NKUMANE, ID NUMBER: 700712 5799 088 AND MALENU ROSINA NKUMANE,  
ID NUMBER: 720811 0333 087**

**And**

**LOT 13: UNIT 25 OF SCHEME 44/2022 SS KING'S GATE ESTATE SITUATED ON ERF 2072 ANNLIN  
EXT 158, REGISTRATION DIVISION JR, GAUTENG PROVINCE**

Measuring: **122 m²**

And held by Deed of Transfer number: **ST5544/2022**  
in favour of **KOENA JULIET MATJIU, ID NUMBER: 840615 0317 080 AND DAVID MMAKGABO RATHOKOLO,  
ID NUMBER: 830531 5447 081**

**And**

**LOT 14: UNIT 172 OF SCHEME 313/2016 SS MORGENHOF SITUATED ON ERF 582 HESTEAPARK EXT 19,  
REGISTRATION DIVISION JR, GAUTENG PROVINCE**

Measuring: **73 m²**

And held by Deed of Transfer number: **ST33919/2016**  
in favour of **LESEDI NICHOLAS MOKGATLHE, ID NUMBER: 870305 5901 087 AND RRAMEREKI JOB  
MOKATLHE, ID NUMBER: 910122 5534 087**

**And**

**LOT 15: UNIT 19 OF SCHEME 302/2018 SS MATUMI CORNER SITUATED ON ERF 406 BIRCHLEIGH,  
REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **62 m²**

And held by Deed of Transfer number: **ST40228/2019**  
in favour of **SIPHESIHLE TALENT MLANGENI, ID NUMBER: 940224 0545 086**

**And**

**LOT 16: UNIT 14 OF SCHEME 581/2007 SS 27 MAXWELL STREET SITUATED ON ERF 100  
KEMPTON PARK EXT, REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **34 m²**

And held by Deed of Transfer number: **ST85801/2012**  
in favour of **MLAMULI GAMA MKHONTA, ID NUMBER: 850202 7151 080**

**And**

**LOT 17: UNIT 221 OF SCHEME 133/2018 SS ROYAL REEF WEST SITUATED ON ERF 593 LILIAnton  
EXT 7, REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **71 m²**

And held by Deed of Transfer number: **ST7239/2022**  
in favour of **NICOLAY JOHAN SENEKAL, ID NUMBER: 970916 5105 088 AND MARIA PETRONELLA  
OOSTHUIZEN, ID NUMBER: 990409 0166 087**

**And**

**LOT 18: UNIT 163 OF SCHEME 5/2021 SS THE ORCHARDS SITUATED ON ERF 5781 CRYSTAL PARK  
EXT 28, REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **98 m²**

And held by Deed of Transfer number: **ST49568/2021**  
in favour of **BONGINKOSI BOYCIE MVANDABA, ID NUMBER: 930306 5417 080**

**And**

**LOT 19: UNIT 131 OF SCHEME 80/2018 SS WITFIELD RIDGE SITUATED ON ERF 755 WITFIELD EXT 46,  
REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **63 m²**

And held by Deed of Transfer number: **ST36042/2018**  
in favour of **PHUMZILE RADEBE, ID NUMBER: 900520 0389 088 AND BEAUTY BUSISIWE MAHLANGU, ID  
NUMBER: 830515 8505 086**

**And**

**LOT 20: UNIT 23 OF SCHEME 351/1989 SS SHARONA SITUATED ON ERF 877 EDLEEN EXT 1,  
GAUTENG PROVINCE**

Measuring: **105 m²**

And held by Deed of Transfer number: **ST32085/2021**  
in favour of **MAVELLOUS NCUBE, ID NUMBER: 830203 1477 187 AND BULISANI NCUBE, ID NUMBER:  
790501**

**And**

**LOT 21: UNIT 294 OF SCHEME 160/2008 SSS THE MERIDIAN SITUATED ON ERF 291 SOLHEIM EXT 7,  
REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **113 m²**

And held by Deed of Transfer number: **ST39431/2022**  
in favour of **BERNARD SELWYN DECOMBES**, ID NUMBER: 671105 5109 082

**And**

**LOT 22: UNIT 2 OF SCHEME 754/1997 SS ORIZABA SUID SITUATED ON ERF 1045  
WONDERBOOM SOUTH, GAUTENG PROVINCE**

Measuring: **123 m²**

And held by Deed of Transfer number: **ST19929/2021**  
in favour of **ELLA JOHANNA ENRIGHT**, ID NUMBER: 730810 0012 087

**And**

**LOT 23: ERF 1901, MINDALORE EXT 7, GAUTENG PROVINCE**

Measuring: **300 m²**

And held by Deed of Transfer number: **T47850/2022**  
in favour of **THEMBINKOSI MTHEMBU**, ID NUMBER: 93002 5891 089

**And**

**LOT 24: UNIT 17 OF SCHEME 191/2013 SS SILVER CREEK SITUATED ON ERF 693 HOMES HAVEN  
EXT 18, REGISTRATION DIVISION IQ, GAUTENG PROVINCE**

Measuring: **234 m²**

And held by Deed of Transfer number: **ST4900/2019**  
in favour of **GLEN KABELO SENNELO**, ID NUMBER: 831209 5308 087

**And**

**LOT 25: ERF 165 CULEMBORGPARK EXT 1, REGISTRATION DIVISION IQ, GAUTENG PROVINCE BETTER  
KNOWN AS 10 VAN DER STEL STREET, CULEMBORGPARK EXT 1, GAUTENG PROVINCE**

Measuring: **1000 m²**

And held by Deed of Transfer number: **T45675/2021**  
in favour of **THANA JOB NGAKANE**, ID NUMBER: 860228 6405 084 AND **DIEKETSENG ELIZABETH RANTIE**.  
ID NUMBER: 950626 0128 084

**And**

**LOT 26: UNIT 4 OF SCHEME 45/1984 SS RIVONIA PARK SITUATED ON ERF 218 RIVONIA EXT 12,  
GAUTENG PROVINCE**

Measuring: **150 m²**

And held by Deed of Transfer number: **ST4434/2019**  
in favour of **BOKANG NJABULO SKHOSANA**, ID NUMBER: 870309 5700 085 AND **NOSIPHO BENEDICTA  
MSHOLOLO**, ID NUMBER: 890424 0985 080

**And**

**LOT 27: UNIT 13 OF SCHEME 5/1985 SS ROVON SITUATED ON ERF 943 BENONI, GAUTENG PROVINCE**

Measuring: **60 m²**

And held by Deed of Transfer number: **ST39172/2013**

in favour of **ZODWA VINOLIA TSHABANGU, ID NUMBER: 830427 0900 085**

**And**

**LOT 28: UNIT 6 OF SCHEME 39/2020 SS ROSEWOOD ON 10<sup>TH</sup> SITUATED ON ERF 910 RAVENSWOOD  
EXT 83, REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **65 m²**

And held by Deed of Transfer number: **ST5308/2020**

in favour of **THABO PHALA, ID NUMBER: 920110 5925 080**

**And**

**LOT 29: UNIT 37 OF SCHEME 39/2021 SS CANDLEWOOD CRESCENT SITUATED ON ERF 905  
RAVENSWOOD EXT 74, REGISTRATION DIVISION IR, GAUTENG PROVINCE**

Measuring: **52 m²**

And held by Deed of Transfer number: **ST13682/2021**

in favour of **MILLICENT BONTLE MADINGWANA, ID NUMBER: 920812 0323 084**

**And**

**LOT 30: PORTION 1 OF ERF 78 MOUNTAIN VIEW (PTA), REGISTRATION DIVISION JR,  
GAUTENG PROVINCE BETTER KNOWN AS 650 DENYSSEN AVENUE, MOUNTAIN VIEW, GAUTENG  
PROVINCE**

Measuring: **434 m²**

And held by Deed of Transfer number: **T24654/2021**

in favour of **MANOKO KLAS RACHIDI, ID NUMBER: 810123 5456 082 AND ESTHER MATLAKALA  
MABUSELA, ID NUMBER: 731030 0373 087**

**And**

**LOT 31: UNIT 4 OF SCHEME 899/2003 SS LAS PALOMAS SITUATED ON ERF 182, JR 408,  
REGISTRATION DIVISION JR, GAUTENG PROVINCE**

Measuring: **690 m²**

And held by Deed of Transfer number: **ST151886/2003**

in favour of **NSIZWA CROMET MOLEPO, ID NUMBER: 550320 5342 080**

**And**

**LOT 32: ERF 2008, LAUDIUM EXT 2, GAUTENG PROVINCE BETTER KNOWN AS 266 HIMALAYA STREET,  
LAUDIUM EXT 2, GAUTENG PROVINCE**

Measuring: **882 m²**

And held by Deed of Transfer number: **T81632/2019**  
in favour of **ADNAN NAFEES, ID NUMBER: 81103 6090 188**

**And**

**LOT 33: UNIT 15 OF SCHEME 60/1988 SS TUINVILLA SITUATED ON ERF 813 PRETORIA GARDENS,  
GAUTENG PROVINCE**

Measuring: **101 m²**

And held by Deed of Transfer number: **ST86005/2007**  
in favour of **HERBERT LEONARD MOSES, ID NUMBER: 611027 5022 086 AND DAWN YOLANDA MOSES, ID  
NUMBER: 52096 0007 086**

**And**

**LOT 34: UNIT 17 OF SCHEME 384/2017 SS HEAVEN @ 7 SITUATED ON ERF 3520 GLEN MARAIS EXT 147,  
GAUTENG PROVINCE**

Measuring: **219 m²**

And held by Deed of Transfer number: **ST4486/2024**  
in favour of **DORIS NGWANAMOGATLA MATHABA, ID NUMBER: 940612 0208 087**

**And**

**LOT 35: UNIT 88 OF SCHEME 157/2022 SS 50 ON LEVER SITUATED ON ERF 50 MIDRIDGE PARK EXT 13,  
REGISTRATION DIVISION JR, GAUTENG PROVINCE**

Measuring: **69 m²**

And held by Deed of Transfer number: **ST23711/2022**  
in favour of **REBOTILE NICHODEMUS GOSEBO, ID NUMBER: 900402 5416 085 AND REBAONE ONKELAME  
TUKISI, ID NUMBER: 880106 0797 084**

**And**

**LOT 36: PORTION 19 OF ERF 7366 SOSHANGUVE EAST EXT 3, GAUTENG PROVINCE**

Measuring: **184 m²**

And held by Deed of Transfer number: **T99638/2016**  
in favour of **ERNEST SAKGIYA PETJE, ID NUMBER: 860603 5769 088**

**And**

**LOT 37: UNIT 14 OF SCHEME 15/2021 SS THE MADISON AT AMBERFIELD CITY SITUATED ON ERF 4815,  
ROOIHUISKRAAL NOORD, EXT 47, REGISTRATION DIVISION JR, GAUTENG PROVINCE**

Measuring: **129 m²**

And held by Deed of Transfer number: **ST2013/2021**  
in favour of **TUMELO MANTLAKO MPATI, ID NUMBER: 900619 5365 083**

Subject to the following auction rules:

1. The property will be sold to the highest bidder (herein referred to as the **PURCHASER**) but subject to confirmation to the Bank's discretionary approval, which confirmation can be withheld by the **SELLER** without furnishing reasons therefore. The **PURCHASER** is unconditionally and irrevocably bound to his bid for **14 calendar days** excluding date of signing of the conditions of sale, and the onus will rest upon the **PURCHASER** to establish whether his bid was confirmed, or not.
2. Higher offers may be made prior to confirmation or registration of transfer (whichever occurs first.) Such higher offers must be made to the **AUCTIONEER** on the same Terms and Conditions as the auction offer and the highest bidder at the auction shall have the right to equal such offers which offer will be preferent to any other offers. The **PURCHASER** from the auction must exercise this right within 24 hours (excluding public holidays and weekends) after being so notified by the **AUCTIONEER**, by submitting an equivalent offer and supplementing his deposit accordingly.
3. It is specifically recorded that the bids of both the highest bidder and the under bidder (the second highest bid) will stand and be regarded as legally binding for consideration and acceptance by the Seller(s). The decision regarding acceptance of any offer shall be entirely at the discretion of the Seller(s).
4. Both these bidders shall sign the Conditions of Sale for their respective bids immediately after closure of the auction. Both bidders will also be required to make payment of the deposit and commission (plus VAT, if applicable) as provided for elsewhere in the Conditions of Sale. If the highest bidder does not perform his or her duties as provided for in the Conditions of Sale and the Rules of Auction, then the bid of the under bidder shall be regarded as the auction offer.
5. In the event of a dispute arising in regards to a bid made, the **AUCTIONEER** will have the discretion to put the property up for auction again and his decision will be final.
6. The **PURCHASER** shall be liable for payment of all duties, levies and taxes, calculated as from the date of possession and/or occupation, but shall not be held liable for any arrears.
7. The property is sold Voetstoots, and neither the **AUCTIONEER** nor the **SELLER** gives no guarantee as to the extent, patent or latent defects, the nature, quality or legality of improvements, or the legality of any activities practiced thereon, and will not be held liable for any damages arising from same. By taking part in this online auction the bidder acknowledges that he/she/it has acquainted himself with the condition of the property.
8. Payment method:
  - a. A Registration Fee of **R20,000-00 (Twenty Thousand Rand)** is payable. It will be refunded to all bidders who are not the highest bidder and subtracted from the first payment of the highest bidder.
  - b. If the **PURCHASER** requires a loan, this offer is subject to finance within 30 (Thirty) days after acceptance.
  - c. The **PURCHASER** shall be liable for payment of interest calculated at **1%** per month on the balance of the purchase price from date of possession and/or occupation (whichever occurs first) to date of registration of transfer which interest shall be deemed as occupational rent.
  - d. Delivery of guarantees or payment of the purchase price is payable within 30 days of acceptance or approval of finance.
9. The **PURCHASER** will be liable for auctioneers' commission of **7,5% (seven comma five percent)** of the purchase price (exclusive of VAT), which is not included in the purchase price, payable immediately after the auction.
10. The **PURCHASER** shall upon demand be liable for payment of VAT which is not included in the purchase price, or Transfer Duties, whichever is applicable.



11. Possession and/or occupation will be given and taken subject to any existing lease agreements, leasing, tenancy or legal or illegal occupation, on date of **registration of transfer of the property in the Deeds Office**, or as agreed upon in writing between the parties, from which date the sole risk, profit or loss of the property shall rest upon the **PURCHASER**. The **SELLER** and the **AUCTIONEER** do not guarantee vacant occupation.
12. The terms and conditions of this agreement shall constitute the sole agreement between the parties concerned and no variation or amendment thereto shall be binding unless agreed upon in writing and signed by the **SELLER** and **PURCHASER**. The Terms and Conditions of the full Conditions of Sale are incorporated herein and the **PURCHASER** is bound thereby.
13. In compliance with the National Consumer Protection Act and the Regulations thereto, Vendor Bidding is permitted at the auction, and the **SELLER**, **AUCTIONEER** or a Vendor Bidder representing the **SELLER** or the **AUCTIONEER** may bid up to an amount and not exceeding the Reserve Price.
14. These Rules of Auction comply with the provisions of Section 45 of the Consumer protection Act, 68 of 2008. Sub sections (1), (2) and (3) of this Section provides as follows:

*“(1) In this section, “auction” includes a sale in execution of or pursuant to a court order, to the extent that the order contemplates that the sale is to be conducted by an auction.*

*(2) When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction.*

*(3) A sale by auction is complete when the **AUCTIONEER** announces its completion by the fall of the hammer, or in any other customary manner, and until that announcement is made, a bid may be retracted.”*