



# PROPERTY AUCTION

Residential Property

Chatsworth, Durban, Kwa-Zulu Natal

Land Size – 260m<sup>2</sup>

45 Module Grove, Moorton, KwaZulu Natal

Erf 107, Chatsworth, KwaZulu Natal

## INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Late Estate – F Essop (Masters Ref 009021/2023)



## BID LIVE ONLINE VIA WEBCAST

Contact for further info:

**Maswati Dlamini**

Cell: 063 742 8183

Email: [maswati.dlamini@wh.co.za](mailto:maswati.dlamini@wh.co.za)

(Candidate Property Practitioner)

**Joshua Pelkowitz**

Cell: 072 536 5482

Email: [joshuap@wh.co.za](mailto:joshuap@wh.co.za)

(Property Practitioner – Certificate Number 2023332289)

**Auction Date:**

Tuesday 3<sup>rd</sup> June 2025 @ 1pm

**Venue:**

Online @ [www.whauctions.com](http://www.whauctions.com)

**Auctioneer:**

Joshua Pelkowitz

**Viewing/Showday(s):**

**Only via Appointment**



## 1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Wednesday 3<sup>rd</sup> June 2025 1pm online @ [www.whauctions.com](http://www.whauctions.com)

Registration: Bidders can register at any time prior to auction on [www.whauctions.com](http://www.whauctions.com). Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of R25 000 in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions set out in the Rules of Auction.

**Registration Fee:** R25 000.00 (Refundable to unsuccessful bidders)

**Buyer's Premium:** 5% (Excl. VAT) of the hammer price

**Deposit:** 15.75% of hammer price

**Confirmation period:** 21 business days.

Balance of the purchase price payable within 21 business days after confirmation of sale.

The bid price excludes the buyer's premium which is payable over and above the purchase price.

Example: Highest bid with buyer's premium

Bid Price: R 1 000 000

Buyers comm. (5%) R 50 000

VAT on the Buyer's Premium R 7 500

Total Purchase Price R 1 057 500

The auctioneers have the right to regulate the bidding at the auction and to bid on behalf of the seller up to (but not exceeding) the reserve price as mandated by the seller. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

**A deposit of 15.75% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 5% plus VAT (namely, 5.75%) plus a 10% deposit on the purchase price of the Property.**

The deposit is payable by way of a Bank Guaranteed cheque or electronic transfer. The deposit and buyer's Premium are deposited into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Maswati Dlamini: 063 742 8183

Joshua Pelkowitz: 072 536 5482

WH Auctioneers offices: 011 574 5700

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WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: [INFO@WH.CO.ZA](mailto:INFO@WH.CO.ZA)

[WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)

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## TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 5% plus VAT over and above the bid price
- 15.75% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Occupation, risk, and responsibility for all usage will pass to the Purchaser on date of Guarantees being Issued, or the full purchase price being paid – whichever comes first.
- Occupational interest of 1% of the bid price per month levied from date of occupation.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

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# HOW TO BID ON WEBCAST

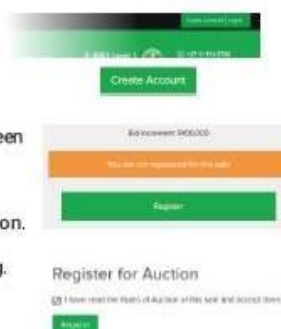
Webcast Auctions at [www.whauctions.com](http://www.whauctions.com)



## REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at [whauctions.com](http://whauctions.com).
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.



**whauctions.com**

Office: 011 574 5700 • [info@whauctions.com](mailto:info@whauctions.com)



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## 2. GENERAL

Property Address: 45 Module Grove, Moorton, KwaZulu Natal

<https://maps.app.goo.gl/8uq22f3xpVtoEJF28>

Erf & Suburb & City: Erf 107 CHATSWORTH ETHEKWINI KWAZULU NATAL

## 3. TITLE DEED INFORMATION

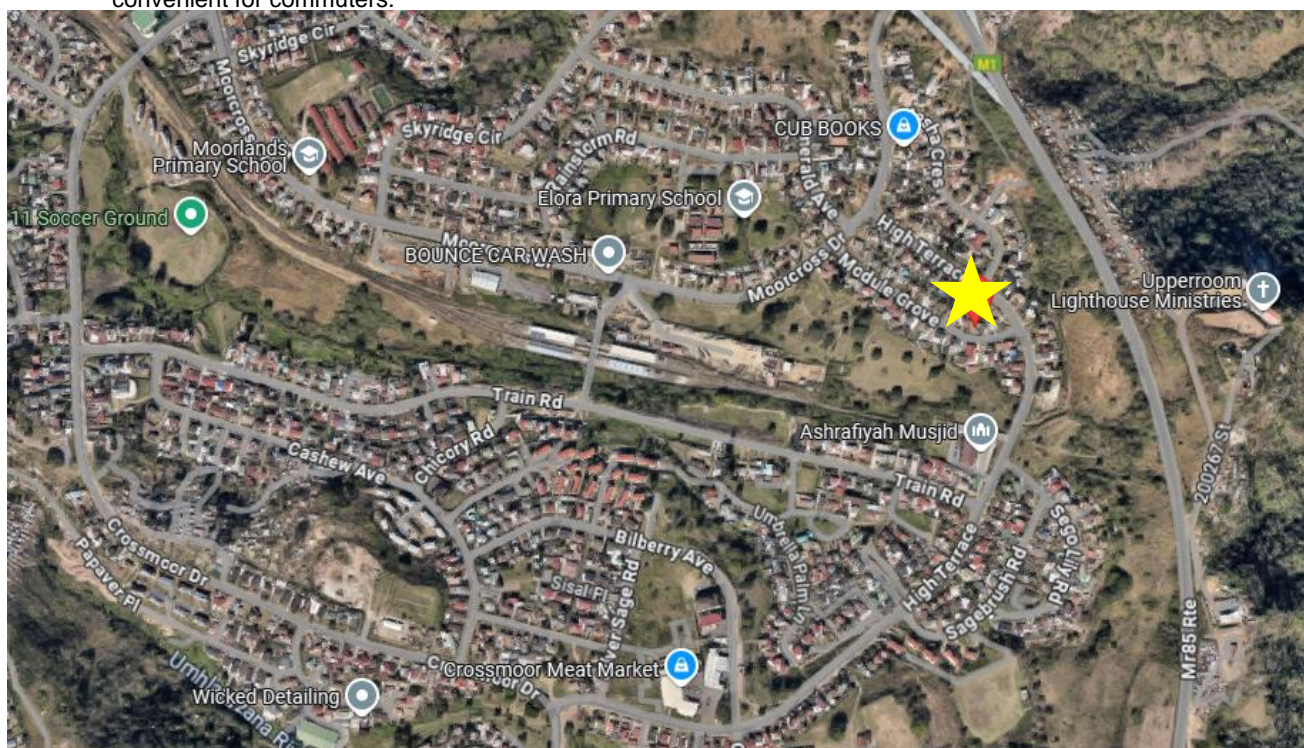
Title Deed No: T8123/2018

Erf Size: 260m<sup>2</sup>

Zoning: RESIDENTIAL

## 4. LOCALITY

Chatsworth is a large, predominantly Indian residential suburb situated southwest of Durban. The suburb is made up of multiple sections or units and features a mix of housing types, from RDP homes to larger private residences. Chatsworth is well-served by shopping centres, schools, temples, churches, and mosques, and it hosts popular markets and festivals. It is also close to industrial hubs like Mobeni and Jacobs, making it convenient for commuters.



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## 5. DESCRIPTION OF IMPROVEMENTS

**Due to lack of access** on date of inspection, based on experience with similar properties, the subject property consists of a 260m<sup>2</sup> residential property in Chatsworth, Kwa-Zulu Natal. **We assume** improvements include:

- 3 Bedrooms
- 1 Bathroom
- 1 Toilet
- Kitchen
- Living room
- Lounge
- Carport

### Condition

Unknown due to lack of access but we can assume general maintenance will be required.

### Disclaimer

***A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority.***

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## 6. MUNICIPAL ACCOUNTS

**Tax Invoice**

**Tax Invoice No. : 836033504425/04/01**

MR. I ESSOP  
45 MODULE DRIVE  
MOORTON  
4092

**THE METRO BILL  
REVENUE DEPARTMENT**  
PO Box 828, Durban, 4000  
Tel: 080 311 1111  
<https://correspondence.durban.gov.za/>  
Web: [www.durban.gov.za](http://www.durban.gov.za)  
Council VAT Registration No.: 488 019 3505

Post Office Allocation code 0018



 7 1022 836 033 504 44  
 1 1350 0836 0335 0444

  
83603350444

**Your Bill Details**

Date	Account Number	VAT Number	Guarantee (R)	Deposit (R)
2025/04/24	83603350444	N/A	0.00	3,200.00

Reference	Details	Amount (R)
	Balance brought forward	7,196.55
	Arrears payable immediately	7,196.55
	<b>Current month's Charges</b>	
	Rates	474.95
	Water and Sanitation	231.79
	Electricity	1,009.56
	DSW - Cleansing & Solid Waste Unit	90.34
	Interest on arrears	63.01
	VAT	199.74
	<b>Total current month's charges</b>	<b>2,069.39</b>
	<b>Total</b>	<b>9,265.94</b>

Current month's charges payable by 2025/05/15

**URGENT :** Please note that your account is in arrears. Should payment not be received, we advise that we intend to cut off or restrict your service after 14 days.

To Receive your Metro Bill Electronically, please use either of the following platforms: -  
<https://eservices.durban.gov.za/v2/> or [Online.Bills@durban.gov.za](mailto:Online.Bills@durban.gov.za)

**MAKE  
THINGS  
HAPPEN**

**NEDBANK**

**Payment Methods:**

1) Pay at Nedbank Branches by completing a Nedbank Deposit Slip to pay 'eThekweni Municipality' (bank account number is not required) OR

2) Pay electronically via your Banks payment platforms: Select the pre-defined Beneficiary (eThekweni Municipality) linked to Nedbank EFT Bank Account Number 1107821126 OR

3) Pay via SWIFT address NEDSZAJJ to Nedbank EFT Bank Account Number 1107821126.

NB: It is mandatory that you quote your Metro Bill account number in the reference field when submitting your payment.

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**Detailed Invoice**


MR. I ESSOP  
83603350444

**Rates**

Reference - 70388316: Portion 6889 of FRF 107 of CHATSWORTH

Property Category	Market Value	Ratable Value	General Randage	Spaza Area Randage	Rating	Deferred Rates
Residential	540,000	420,000	1.357 c/R	0.00 c/R		0.00

Description	Units	Rate (R)	Amount (R)
General Monthly Rates-Apr 2025	-	-	474.95

**Water and Sanitation**

Reference - W8385352 45 MODLLE GRVE, MCORTON (P), CHATSWORTH (P)

Meter No.	Previous Meter Reading	Current Meter Reading	Usage
	Date	Reading	Units
WAP503	Not Read	Not Read	Not Read

Description	Units	Rate (R)	Amount (R)
Consumption charge for estimated consumption (2025/03/18 to 2025/04/18)	5.00 kl	-	174.35*
Water Infrastructure Surcharge	5.00 kl	1.48 /kl	7.40*
Water Loss Levy	0.00000	0.0000	17.12*

**Waste Disposal**

Reference - W8385352 45 MODLLE GRVE, MCORTON (P), CHATSWORTH (P)

Description	Units	Rate (R)	Amount (R)
Waste Disposal Charge Dom HP <= 2 Storeys for estimated consumption (2025/03/18 to 2025/04/18)	4.75 kl	-	25.89*
Waste Disposal Charge Dom HP <= 2 Storeys ISC	4.75 kl	1.48 /kl	7.03*

**Business And Residential Electricity**

Reference - E6749009 45 MODLLE GRVE, MCORTON (P), CHATSWORTH (P)

Residential 1 Phase - Scale 4

VT Ratio	VT Ratio	Installed Capacity	Inverter Size
1.00000	1.00000		

Meter No.	Register	Previous Meter Reading	Current Meter Reading	Reading	Usage
		Date	Reading	Date	Reading
EOG35384	Energy	Not Read	Not Read	Not Read	Not Read

Service from 2025/03/06 to 2025/04/06 31 days Daily Average: 11.21 kWh/day

Description	Units	Rate (R)	Amount (R)
Energy charge for estimated consumption (2025/03/06 to 2025/04/06)	347.00000 kWh	2.9034 /kWh	1,009.56*

**CSW - Cleansing & Solid Waste Unit**

6970088916-REF: 45 MODLLE GRVE, MCORTON (P), CHATSWORTH (P)

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Detailed Invoice

MR. I ESSOP  
83603350444



Description	Units	Rate (R)	Amount (R)
DOMESTIC REFUSE ~ UNITS	--	--	90.34*
VAT Raised on items marked with ASTERISK(*)			199.74

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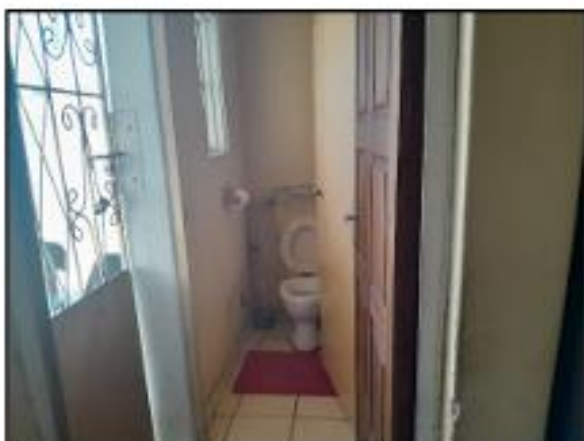
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## 7. SITE PHOTOGRAPHS



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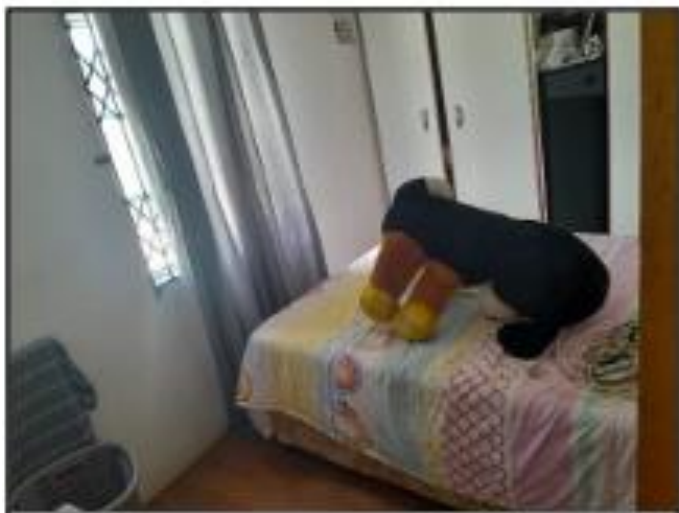
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**Property Condition Report in terms of The Property Practitioners Act 22 of 2019**

	YES	NO	N / A
I am aware of the defects in the roof.			X
I am aware of the defects in the electrical systems.			X
I am aware of the defects in the plumbing system, including in the swimming pool.			X
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.			X
I am aware of the defects in the septic or other sanitary disposal systems.			X
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.			X
I am aware of structural defects in the Property.			X
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.			X
I am aware that remodelling and refurbishment have affected the structure of the Property.			X
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.			X
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.			X

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**ADDITIONAL INFORMATION**

Unknown due to lack of access but we can assume general maintenance will be required.

\_\_\_\_\_  
**Signed on Behalf of Seller at \_\_\_\_\_ on \_\_\_\_\_ 2025**

\_\_\_\_\_  
**Signed on Behalf of Agent at \_\_\_\_\_ on \_\_\_\_\_ 2025**

\_\_\_\_\_  
**Signed on Behalf of Purchaser at \_\_\_\_\_ on \_\_\_\_\_ 2025**

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