



AUCTIONEERS

PROPERTY AUCTION

7 Room Guesthouse – Upington

Rare New Business Opportunity

Lock Stock & Barrel Including Furniture

Erf 13756 Upington, 80 Schroder Street, Upington Northern Cape

LIQUIDATION AUCTION

FAMAR EIENDOMME (PTY) LTD (IN LIQUIDATION) Master's Ref: K3/2022



BID ONLINE VIA WEBCAST

Auction Date: Wednesday 3 September 2025 @ 12h00

Online Bidding: Webcast Live Bidding

WH Auctioneers Properties (PTY) Ltd
578 16th Road, Randjespark, Midrand
Tel: 0115745700
Registered Firm – (Certificate Number
2023119384)

www.whauctions.com

Contact for further info:

Zain Teegler
Cell: 067 402 4549
Email: zaint@wh.co.za
(FFC Number: 20227142518)

Daniel Pelkowitz
Cell: 072 360 7510
Email: Danielp@wh.co.za
(FFC Number: 2023332288)



1. GUIDELINE FOR THE AUCTION

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: Wednesday, 3 September 2025 @ 12:00 via webcast – www.whauctions.com

Registration: Bidders can register at any time prior to auction on 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.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number. Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 6% (Excl. VAT) of the hammer price

Deposit: 16.9% of hammer price

Confirmation period: 14 business days.

Balance of the purchase price payable within 21 Business Days after confirmation of sale.

The bid price excludes the buyer's premium of **6% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder. The auctioneers have the right to regulate the bidding at the auction. 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 16.9% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 6% plus VAT plus a 10% deposit on the purchase price of the Property. The deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Zain Teegler: 067 402 4549

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 6% plus VAT over and above the bid price
- 16.9% 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.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

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HOW TO BID ONLINE

HOW TO BID ON WEBCAST

Webcast Auctions at 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.
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.

BID! NOW! REGISTER ONLINE

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BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

Pre-bidding phase. This is before the live auction closing.



Lot image: A large industrial machine, identified as a Muller Hydraulic 1000Tonn H Frame Press.

Highest Bid: R150,000
Bid increment: R50,000

Registration: approved

Bid R150,000


Enter Autobid

Click to Confirm

Place a bid in increments. This is the current bid price + the bid increment.

Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.

During live auction closing with audio stream from the auctioneer.



Lot image: A red car with the number 023.

Bid R2,000

Current bid: 0.00

During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneer's asking price. Click on the button to bid that amount.

Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.

Your bid is currently the highest

Bid R3,000

Current bid: R2,000 (INTERNET)



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2. GENERAL

Property Address: 80 Schroder Street, Upington, Northern Cape

Erf, Suburb & City: Erf 13756 Upington

3. TITLE DEED INFORMATION

Municipality: Dawid Kruiper

Title Deed: T3337/2019

Erf Size: 1 858m²

Usage: Guesthouse - Residential 3 (Per Municipal Account below)

4. LOCALITY

The subject property is located in Upington, Northern Cape. Originally known as Kharahais, bound by the Orange River and the Kalahari Desert, Upington is the principal town and commercial, educational and social centre of the Green Kalahari, owing its prosperity to agriculture and its irrigated lands along the Orange River.

An ideal winter holiday resort, its facilities are excellent and the countryside contrasts semidesert reds with the emerald and olive greens of fertile vineyards. Linked by air and road to most parts of the country, the town is accessible, offers excellent accommodation and has a well-developed commercial infrastructure.

On the Kalahari-Namaqua-Namibia (Nama-kwari) route to and from Johannesburg and Cape Town, it is a convenient stopover for those travelling to the Augrabies Falls National Park, the Fish River Canyon and the Kgalagadi Transfrontier Park



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5. DESCRIPTION OF IMPROVEMENTS

The property consists of a well-established, previously 4-star rated, guest house in a prime location. The site is located on the main highway leading into Upington which allows excellent frontage for advertising.

The property consists of the following:

- 7 x ensuite guest rooms – all bathrooms have bath, shower and vanity
- One of the guest rooms has 2 rooms and has its own kitchen, braai and eating area
- Reception area with large pond and fountain
- Dining areas (Inside and Outside)
- Kitchen, scullery and pantry
- Large communal dining area
- Very large lounge which doubles up for conferencing
- Smaller lounge which doubles up as a separate bedroom
- Braai area – with patio and eating area next to the pool
- Large patios and outside eating areas
- Large swimming pool
- Manicured gardens
- Laundry rooms
- Storage rooms with staff toilets

NOTE:

At the time of the original assessment of the property in 2021, All the rooms were furnished with beds, TVs, and fridges. The kitchen and dining areas are also fully furnished with tables, chairs, pots, pans and cutlery. Please note that the aforementioned movables were last verified in 2021. Therefore, WH Auctioneers does not warrant that these movables are still present at the property. The purchaser is buying the property and movables if any on a Voetstoots basis.

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Parking, Site Access and Security

Access to the property is gained through motorised security gates of the N14 highway. The building has ample secure open air and covered carport bays.

Services

The property has 3-Phase electricity at 30KVA. The site is supplied by municipal water. The gardens are irrigated with canal water which is pumped up to the site by an on-site pump.

Summary

Roof: Corrugated Sheetting

External Walls: Plastered and painted brickwork

Internal Walls: Plastered and painted brickwork

External Floors: Interlock Brickwork

Internal floors: Hard wood flooring and Tiles

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. Neither the Seller nor WH warrant the availability of any buildings plans. Neither WH nor the Seller warrant compliance with SPLUMA. Neither the Seller nor the Auctioneer warrant vacant occupation.

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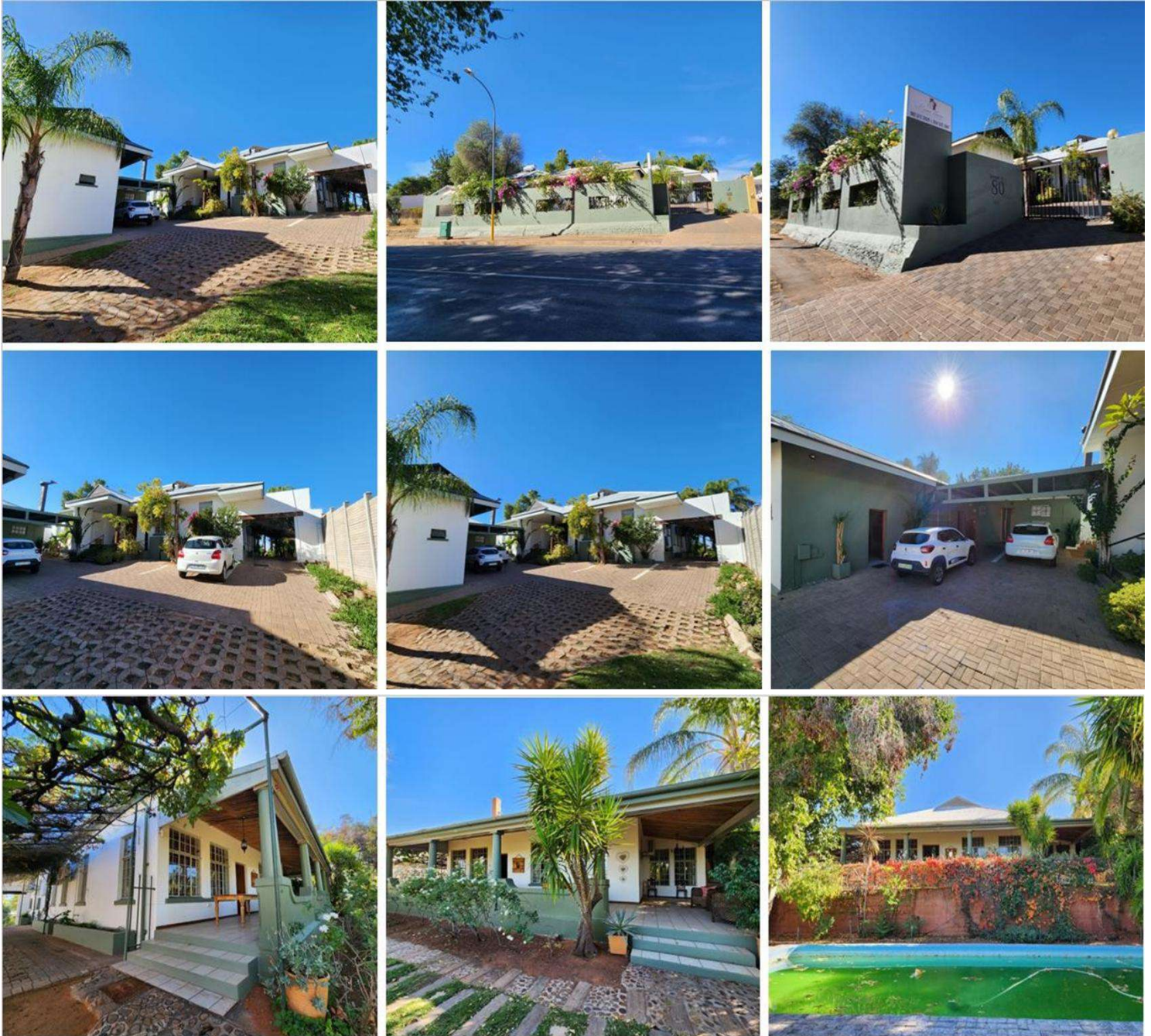
Directors: S. Winterstein, P. Narasamy, N. Hunsraj

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6. SITE PHOTOGRAPHS



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7 Bedroom Guesthouse – Uppington



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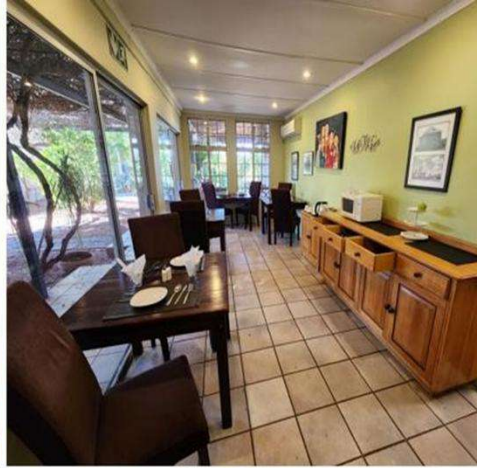
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7. TITLE DEED

3

Frylinck & Walker

Tel: 053 927 2108

UITVOERING • EXECUTION

LODGED

PRIVATE BAG X1

2019-12-02

VRYBURG

DEEDS OFFICE

MUST BE REGISTERED BY

2019-12-13

VRYBURG

DEEDS OFFICE

WARDEN IN FOR EXECUTION

2019-12-06

VRYBURG

DEEDS OFFICE

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

municipality date

RATES CLEARANCE CERTIFICATE

LAPSES 31/01/2020

Ondersoekers / Examiners	Kamers Rooms	Verwerp Reject	Passer Pass
1 H.D Lekganyane	5	1	Y
2 W.E. Walker			
3 M.E. Boikanyo			

Aard van akte, bv. transport, verbruik ens.;
Nature of deed, e.g. transfer, bond etc.:

AKTE VAN TRANSPORT Nr. T 000003337 / 2019

B. VIR AKTEVERVAARDIGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Verw. No. / Ref. No.:

LAN1/1852

GELYKTYDIGES / SIMULS

5

1

KODE CODE	AARD VAN TRANSAKIE / NATURE OF TRANSACTION	Firma Firm	No. in stel / Batch	Titelsaktes binne Titles within
T	AG BAIN'S HOUSE / FAMAR EIENDOMME	3	1	T 501/2017
BC	AG BAIN'S HOUSE / BUSINESS PARTNERS	3	2	
BC	AG BAIN'S HOUSE / BUSINESS PARTNERS	3	3	
B	FAMAR EIENDOMME / BUSINESS PARTNERS	3	4	
BN	FAMAR EIENDOMME / BUSINESS PARTNERS	3	5	

DATA VERIFIED

2019-12-13

OMPHEMTEISE

2019-12-10

DATA CAPTURED

KEP/ALC/NE

2019-12-06

FINAL BLACKBOOKED

060000189726

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3

Frylink
&
Walker

LANGE CARR & WESSELS INC./INC.
Oranjezicht Gebou
Schröderstraat 40
Uppington, 8800
DOCEX 3

DUTY SEELREG	/
FEES FOOTIE	R. 1588.00

Opgestel deur my,

TRANSPORTBESORGER
PIETER STEYN LANGE

VERBIND	MORTGAGED
VIR FOR R. 3 400 000.00	
B 000001242 / 2019	
2019-12-09	REGISTRATEUR/REGISTRAR

T 000003337 / 2019

AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK
ALTON ALEXANDER VILJOEN

DAT

voor my die REGISTRATEUR VAN AKTES te VRYBURG verskyn het, die genoemde
Komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom/haar verleen
deur

A G BAIN'S HOUSE (PTY) LTD
Registrasie Nommer 2005/001752/07

Geteken te Uppington op 13 September 2019 geteken te Kimberley op 3 September
2019

LANGE CARR & WESSELS INC./INC.

LegalSuite (Version 4.5038)
DeedsOfTransferConventional_A.doc

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Bladsy 2

EN genoemde Komparant het verklaar dat sy/haar lasgewer die ondergemelde eiendom op **3 September 2019** waarlik en wettiglik verkoop het per Private Ooreenkoms en dat hy/sy in sy/haar voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van:

FAMAR EIENDOMME (PTY) LTD
Registrasie Nommer 2019/332488/07

die ampsopvolgers in titel of regsverkrygendes in volkome en vrye eiendom:

ERF 13756 UPINGTON
 GELEE IN DIE DAWID KRUIPER PLAASLIKE MUNISIPALITEIT
 ADMINISTRATIEWE DISTRIK GORDONIA
 PROVINSIE NOORD-KAAP
 GROOT: 1858 (EEN DUISEND AGT HONDERD AGT EN VYFTIG) VIERKANTE
 METER

AANVANKLIK GEREISTREER KRAFTENS SERTIFIKAAT VAN VERENIGDE TITEL
 NR T246/1995, MET KAART LG NR 5161/1990 WAT DAAROP BETREKKING HET

EN GEHOU KRAFTENS AKTE VAN TRANSPORT NR T501/2017

LANGE CARR & WESSELS INC./INC.

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 DeedOfTransferConventional_A.doc

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Bladsy 3

WESHALWE die Komparant afstand doen van al die regte, titel en belang wat die gesegde **A G BAIN'S HOUSE (PTY) LTD** voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat, kragtens hierdie akte, bogenoemde **FAMAR EIENDOMME (PTY) LTD**, die ampsopvolgers in titel of regsverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en erken hy ten slotte dat die koopprys van die eiendom wat hiermee getransporeer word die bedrag van **R2 900 000,00 (TWEË MILJOEN NEGE HONDERD DUISEND RAND)** is.

TEN BEWYSE WAARVAN EK, die genoemde Registrateur van Aktes, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseel bekragtig het.

ALDUS GEDOEN EN VERLY by die kantoor van die REGISTRATEUR VAN AKTES te VRYBURG op

2019 -12- 09

In my teenwoordigheid

q.q. Handtekening van komparant


 Registrateur van Aktes

LANGE CARR & WESSELS ING/ING.

LegalSafe (Version 4.5036)
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Frylinck
&
Walker

LANGE CARR & WESSELS INC./INC.
Oranjezicht Gebou
Schroderstraat 40
Uppington, 6800
DOCEX 3.

1-6
①00

Opgestel deur my.

TRANSPORTBESORGER
PIETER STEYN LANGE

PROKURASIE OM TRANSPORT TE GEE

Ek, die ondergetekende,

MANITYI PAUL CENGANI en MARIE CENGANI
BEHOORLIK DAARTOE GEMAGTIG DEUR 'N BESLUIT VAN DIE RAAD VAN
DIREKTEURE VAN
A G BAIN'S HOUSE (PTY) LTD
Registrasie Nommer 2005/001752/07

nomineer en stel hiermee:

ALTON ALEXANDER VILJOEN / WILTON DU LEY VILJOEN / GERDA VAN ROOYEN

aan, met mag van substitusie, om my wettige gevolmagtigde en verteenwoordiger te wees, om vir en namens my voor die Registrateur van Aktes te VRYBURG, te verskyn en daar namens my aan:

FAMAR EIENDOMME (PTY) LTD
Registrasie Nommer 2019/332488/07

transport te gee van:

ERF 13756 UPINGTON
GELEE IN DIE DAVID KRUIPER PLAASLIKE MUNISIPALITEIT
ADMINISTRATIEWE DISTRIK GORDONIA
PROVINSIE NOORD-KAAP

GROOT: 1858 (EEN DUISEND AGT HONDERD AGT EN VYFTIG) VIERKANTE
METER

GEHOU KRAGTENS AKTE VAN TRANSPORT NR T501/2017

en deur my kragtens **Privaat Ooreenkoms** aan hom op **3 September 2019**, verkoop vir die bedrag van **R2 900 000,00 (TWEË MILJOEN NEGE HONDERD DUISEND RAND)**;

en om in die algemeen alles te doen wat ook al nodig mag wees ten einde aan die voormelde doeleindes uitvoering te gee, net so volledig en doeltreffend as wat ek dit self kon doen as ek persoonlik teenwoordig was en handelend daarin opgetree het; en ek bekragtig, veroorloof en bevestig alles wat my genoemde prokureur ook al wettig kragtens hierdie Volmag doen of laat doen, en belowe en kom ooreen om dit te bekragtig, te veroorloof en te bevestig.

LANGE CARR & WESSELS INC./INC.

LegalSuite (Version 4.5036)
Power Of Attorney Conventional_A.doc

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

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8. MUNICIPAL ACCOUNT

DAVID KRUIPER		Dawid Kruijer Municipality				
		Private Bag X6003 Uppington 8800 TEL: (054) 338 7000 FAX: (054) 338 7350 VAT No.: 4910103219				
TAX INVOICE/STATEMENT OF ACCOUNT						
Account Number:	0010015809	Account Date:	18 APR 2023			
Consumer Name:	FAMAR BENDOMME	Tax Invoice No.:	0010015809202304			
Postal Address:	SCHRODERSTRAAT 80 DIE DORP UPINGTON	Vat Registration No.:				
		ERF Description:	100 000013756 000000 0000			
		Suburb:	DORP X 01			
		Market Value:	1,800,000.00			
		Street:	SCHRODER 80			
		Land Area:	1858.0000			
		Deposit:	6,085.00			
Postal Code:	8801					
Internet PIN:	667250465					
METER READINGS						
METER NO.	METER TYPE	OLD READING	NEW READING	READING DATE	READING TYPE	CONSUMPTION
AT45574	ELECTRICITY	191009.000	193788.000	19/04/2023	I	2779.000
9325099	WATER	38855.000	39118.000	19/04/2023	I	263.000
ACCOUNT DETAILS						
DATE	CODE	DESCRIPTION	UNITS	TARIFF	VALUE	
		Opening Balance				13,706.25
17/04/2023	008888	DIRECT DEPOSIT PAYMENT - THANK YOU	.000	.000000		13,707.00-
18/04/2023	0001R2	RATES RES 3	1800000.000	@ .016661		2,499.15
18/04/2023	000211	CIRCB 3F 25-40 AMP	1.000	@ 670.710000	*	670.71
18/04/2023	000401	SEWERAGE/FLOORSPACE GUESTHOUSES	562.000	.000000	*	525.00
18/04/2023	000502	REFUSE/FLOORSPACE HOSTELS	562.000	.000000	*	1,405.00
18/04/2023	000370	WATER CONSUMPTION HOUSEHOLDS	6.000	@ 7.850000	*	47.10
18/04/2023	000370	WATER CONSUMPTION HOUSEHOLDS	12.000	@ 11.230000	*	134.76
18/04/2023	000370	WATER CONSUMPTION HOUSEHOLDS	32.000	@ 8.160000	*	261.12
18/04/2023	000370	WATER CONSUMPTION HOUSEHOLDS	20.000	@ 9.070000	*	181.40
18/04/2023	000370	WATER CONSUMPTION HOUSEHOLDS	20.000	@ 9.680000	*	193.60
18/04/2023	000370	WATER CONSUMPTION HOUSEHOLDS	60.000	@ 15.150000	*	909.00
18/04/2023	000370	WATER CONSUMPTION HOUSEHOLDS	113.000	@ 16.160000	*	1,826.08
18/04/2023	000273	KWH VERBRUIK HUISHOUELIK 3FASE 30KVA	2779.000	@ 2.190200	*	6,086.57
	009008	VAT				1,836.06
120+ DAYS	90 DAYS	60 DAYS	30 DAYS	CURRENT	TOTAL DUE THIS MONTH	
0.00	0.00	0.00	0.00	16,574.80	16,574.80	
An "E" next to your consumption indicates an estimated reading. Please send a photo of your meter reading via WhatsApp to 079 063 8082. No further payments must be made to 2T Innovations and Credit Intel. All accounts must be paid at the municipal offices, eft or via EasyPay. The municipality is exploring the possibility to recover debt with the purchasing of electricity on account in arrears for more than 30 days. The indigent reregistration process is taking place from 1 April 2023 - 30 June 2023. Please ensure that you reregister timeously.						

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9. CONDITION REPORT

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

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. Neither the Seller nor the Auctioneer warrant vacant occupation.

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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