



# PROPERTY AUCTION

**2 x Smallholdings - 9 Houses – Hectorspruit  
Emjejane - Mpumalanga**

**Land Size: Portion 8: 1.5210 hectares  
Portion 9: 3.3435 hectares**

Ptn 8 & Ptn 9 Farm 164 HECTORSPRUIT Reg Div: JU MPUMALANGA

**Properties to be Sold Separately**

## TRANSNET LAND RELEASE



## BID LIVE ONLINE VIA WEBCAST

WH Auctioneers Properties (PTY) Ltd  
578 16<sup>th</sup> Road, Randjespark, Midrand  
Tel: 0115745700  
Registered Firm with PPRA – (Certificate  
Number 2023119384)

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

**Auction Date:**

Thursday 9 October 2025 at 1pm

**Venue:**

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

**Auctioneer:**

Daniel Pelkowitz

**Viewing/Show day(s):**

**BY APPOINTMENT**

**Video Flyover:**

<https://youtu.be/vJ466pjBbL0>

**Andile Malapela** Cell: 071 662 2097 Email: [andilem@wh.co.za](mailto:andilem@wh.co.za)  
(Property Practitioner – Certificate Number 202401071763747)

**Daniel Pelkowitz** Cell: 072 360 7510 Email: [danielp@wh.co.za](mailto:danielp@wh.co.za)  
(Property Practitioner – Certificate Number 2023332288)



## GUIDELINE OF THE AUCTION

Auction Date & Venue: **Thursday, 9<sup>th</sup> October 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.

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:** 5% (Excl. VAT) of the hammer price

**Deposit payable:** 15.75% of bid price on fall of the hammer

**Confirmation period:** 21 business days

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

**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 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.

**For queries regarding the properties on auction contact:**

Daniel Pelkowitz: 072 360 7510

Andile Malapela: 071 662 2097

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 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.
- 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
- Purchaser responsible for settling for all outstanding municipal accounts if any prior to transfer.

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

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

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

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

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Page | 2





# HOW TO BID ON WEBCAST

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

- 1

Create your free account in minutes (once-off). Follow the email link to activate it.
- 2

Login & go to the auction you want to bid on.
- 3

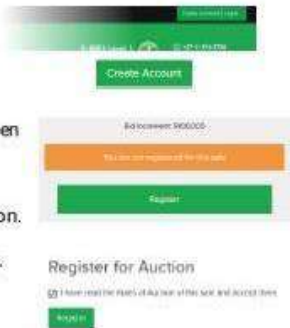
Click on "Register for this Sale" and follow instructions emailed to you thereafter. FICA & a refundable deposit will be
- 4

Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5

If you have won any lots, you will be notified on the site and an invoice will be mailed to you after the auction. Unsuccessful bidders will receive a refund.

## 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.

**BID!  
NOW!**  
REGISTER ONLINE

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

**AUCTIONEERS**

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2 x Smallholdings  
Hectorspruit, Mpumalanga



GENERAL

Property Address: [https://www.google.com/maps/place/25%C2%B026'14.4%22S+31%C2%B040'34.6%22E/@-25.4373251,31.6737051,990m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-25.43733!4d31.67628?entry=ttu&q\\_ep=EgoyMDI1MDgyNS4wLWlKMDS0ASAFQAw%3D%3D](https://www.google.com/maps/place/25%C2%B026'14.4%22S+31%C2%B040'34.6%22E/@-25.4373251,31.6737051,990m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-25.43733!4d31.67628?entry=ttu&q_ep=EgoyMDI1MDgyNS4wLWlKMDS0ASAFQAw%3D%3D)

Erf & Suburb & City: Portion 8 and 9 of Farm 164 Hectorspruit Registration Division: JU

TITLE DEED INFORMATION

Municipality: Nkomazi  
Title Deed Number: T9822/2016 (Both on Same title Deed)  
Land Sizes: Portion 8: 1.5210 Hectares  
Portion 9: 3.3435 Hectares  
TOTAL: 4.8645 Hectares  
Zoning: Unknown

LOCALITY

Hectorspruit, officially Emjejane, is a small farming town situated between Kaapmuiden and Komatipoort on a southern tributary of the Crocodile River in Mpumalanga, South Africa. The farms in the region produce sugarcane, subtropical fruit and vegetables. The Hectorspruit area is located near the Crocodile River, bordering the southern part of the Kruger National Park.



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Overall Basic Layout



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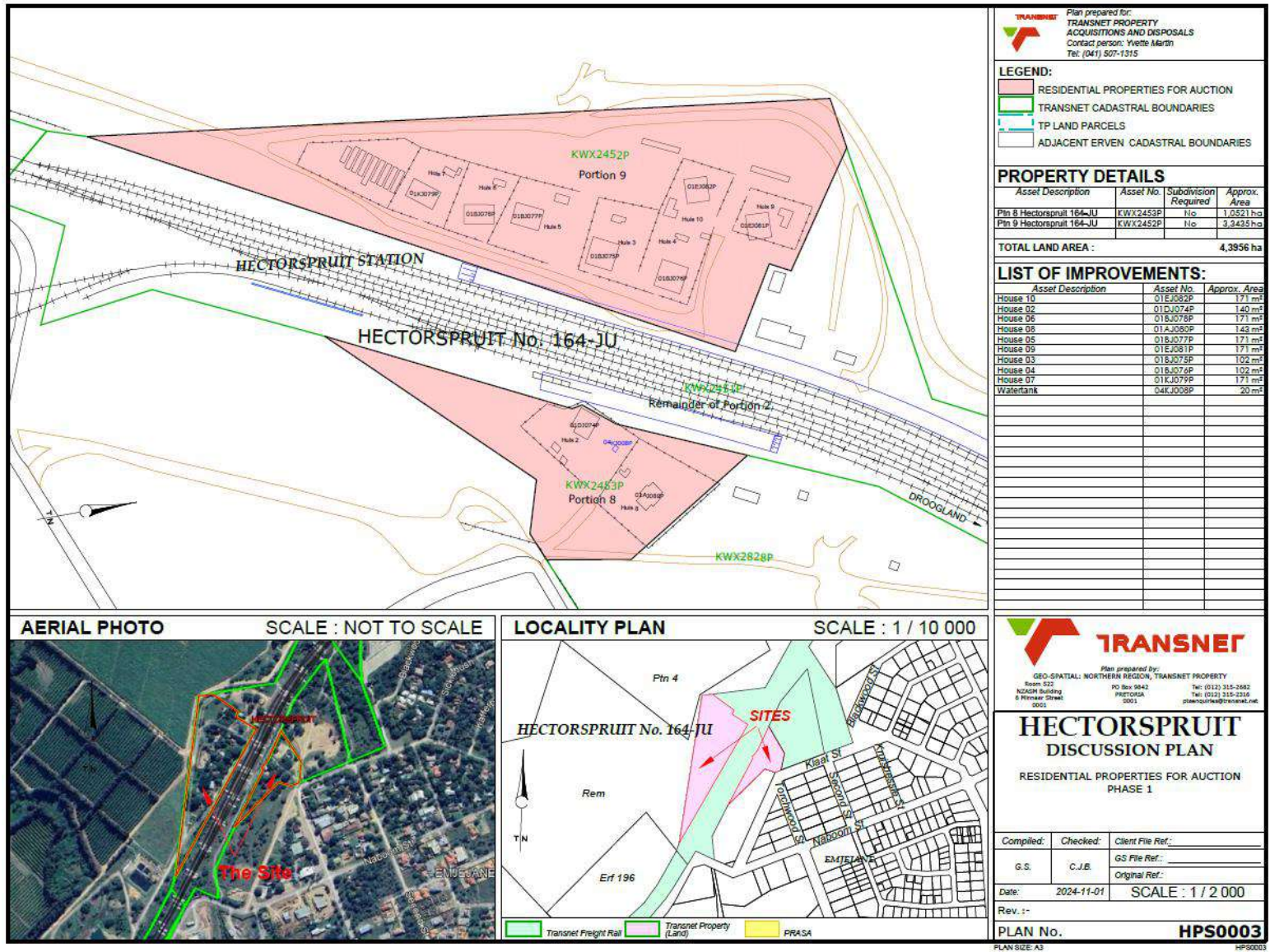
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HOUSE LAYOUT



VIDEO FLYOVER: <https://youtu.be/vJ466pjBbL0>

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LAYOUT OF THE SMALLHOLDING



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## DESCRIPTION OF IMPROVEMENTS (LOT 1 – Ptn 8)

The subject property consists of a 1.5210 hectares smallholding in Hectorspruit, Nkomazi. The site has been improved by 2 houses, one of which is used as an office and the other is a residence. The balance of the property is vacant land. Improvements are more fully described below

Improvements include:

### House used as Office:

- Reception areas
- Offices
- Toilets
- Kitchenette
- Storage
- Filing rooms

Internally floors are tiled, wall as are plastered. Externally walls are plastered and painted, roof is pitched with corrugated sheeting.

**Occupation:** The office is occupied by Starker Plant. WH provides no warranties in regard to any lease agreements. At the time of writing this report, no lease agreements had been received.

WH has received a basic rent roll which is included below.

### Condition

The office building in an average condition and requires maintenance.

### Vacant House:

The house appears to be vacant. Access was not possible on the day of inspection WH assumes there to be

- Bedrooms
- Bathrooms
- Lounge
- Kitchen
- Dining room

Externally walls are facebrick, roof is pitched with corrugated sheeting.

**Occupation:** The house appears to be vacant. Vacant occupation is not warranted or guaranteed.

### Condition

The residential building appears to be in a poor condition requiring extensive maintenance.

### Services

The are municipal services available on site including single phase electricity and municipal water.

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BASIC RENT ROLL

House NO	PR. NO	Tenant	Electricity	( WATER )	Net Rental	Total	paying to
2		OXCO mining compay - Starker Office	1 772,00	Municipality	R 810,00	R 2 582,00	Transnet housing
5		OXCO - Empty house	1 772,00	Municipality	R 980,00	R 2 752,00	Transnet housing



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## SG DIAGRAM

GROBLER, NICOL & VAN STADEN - NELSPRUIT ONDERVERDELINGSDIAGRAM

SYE meter		RIGTINGS- HOEKE	KOORDINATE Y Stelsel WG/31' X			L.G. No.
		Konstantes	±	0,00	+ 2 800 000,00	5822/2001
AB	91,78	328.11.10	A	- 68 077,02	+ 14 607,63	Goedgekeur
BC	49,78	9.45.00	B	- 68 125,40	+ 14 685,62	<i>J.S. WEYERS</i>
CD	18,08	67.27.50	C	- 68 116,97	+ 14 734,68	nms. J.S. WEYERS
DE	32,12	106.47.40	D	- 68 100,27	+ 14 741,61	LANDMETER-
EF	150,26	44.06.10	E	- 68 069,52	+ 14 732,33	GENERAAL
FG	151,57	206.19.20	F	- 67 964,95	+ 14 840,23	2001-08-16
GH	6,11	168.40.20	G	- 68 032,16	+ 14 704,38	
HJ	23,00	219.12.40	H	- 68 030,96	+ 14 698,39	
JA	79,46	203.22.20	J	- 68 045,50	+ 14 680,57	
(137) Hectorspruit		Δ	- 69 111,91	+ 15 397,16		
(157) Wilderne Ranch		Δ	- 67 750,95	+ 20 308,37		

**BAKENBESKRYWING**  
 A, B, C, E, F - Ysterpaal en klipstapel  
 D - Pyp in betonbaken  
 G, H, J - Spoorstaafhoekpaal

Wget 7/12/89  
A.L. 7

Restant van Gedeelte 2  
Gedeelte 7  
TORCHWOODSTRAAT  
HECTORSPRUIT UITBREIDING 1

SKAAL 1:3000  
 Die figuur ABCDEFGHJA  
 stel voor 1,0521 Hektaar  
 Gedeelte 8 (’n gedeelte van Gedeelte 2) van die plaas  
 HECTORSPRUIT No. 164 - JU  
 grond synde  
 Provinsie: Mpumalanga  
 Opgeneem in Junie 2000 en Maart 2001  
 deur my (W.C. Grobler)  
 Professionele Landmeter  
 Registrasienommer PLS 0834

Hierdie diagram is geheg aan No. ged. t.g.v PTA Registrateur van Aktes	Die oorspronklike diagram is No. A2518/1941 Transport T 11013/1942 Grondbrief	Lêer -/1 M.S. No. 2322/2001 A.P. Komp. JUNY - 145 Aktes: PRETORIA
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Page | 10



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AERIALS



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SITE PHOTOGRAPHS



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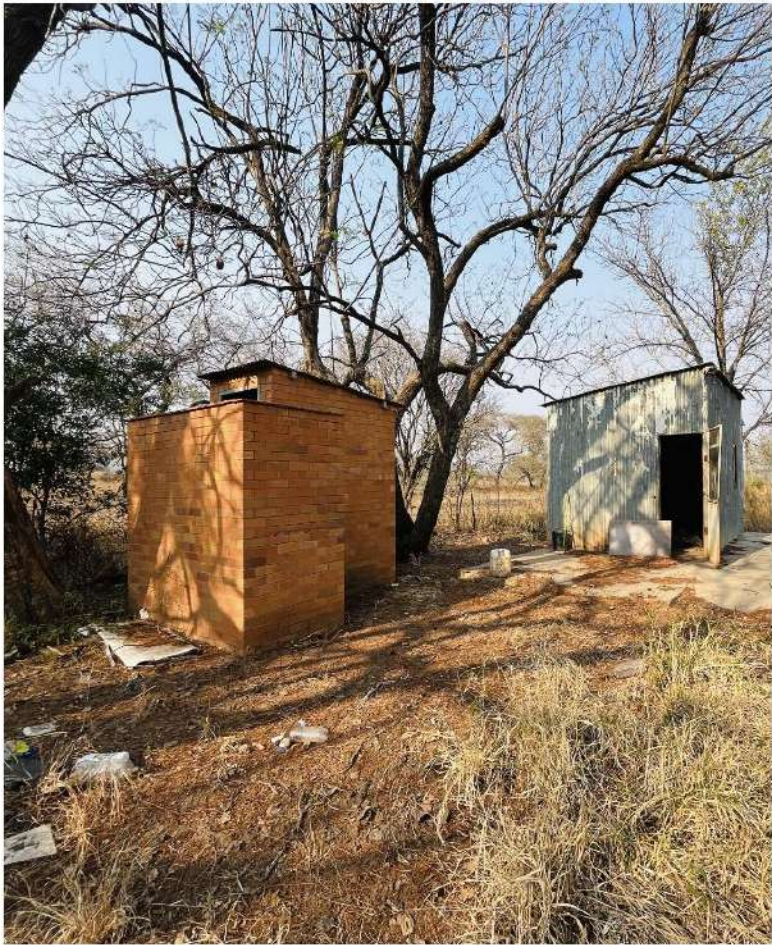
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**Property Condition Report in terms of The Property Practitioners Act 22 of 2019**

	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

The office is in a fair condition. The house is in a poor condition.

**Disclaimer**

*A structural survey of the building 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. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the seller nor the Auctioneer warrant vacant occupation of the property.*

**NOTE**

*Neither the Auctioneer nor the Seller warrant vacant occupation of the property. The Property is Occupied. The property is NOT being sold subject to vacant occupation and any eviction proceedings if any will be the responsibility of the Purchaser after the Transfer Date.*

*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. Humsraj

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054  
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA  
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Registered with PPRA



2 x Smallholdings  
Hectorspruit, Mpumalanga



LOT 2 (Ptn 9)

GENERAL

Property Address:  
[https://www.google.com/maps/place/25%C2%B026'13.3%22S+31%C2%B040'31.2%22E/@-25.43702,31.6742528,406m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-25.437022!4d31.67534?entry=ttu&g\\_ep=EgoyMDI1MDgyNS4wLWlKMDS0ASAFQAw%3D%3D](https://www.google.com/maps/place/25%C2%B026'13.3%22S+31%C2%B040'31.2%22E/@-25.43702,31.6742528,406m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-25.437022!4d31.67534?entry=ttu&g_ep=EgoyMDI1MDgyNS4wLWlKMDS0ASAFQAw%3D%3D)

Erf & Suburb & City: Portion 9 of Farm 164 Hectorspruit Registration Division: JU, Nkomazi

TITLE DEED INFORMATION

Municipality: Nkomazi  
Title Deed Number: T9822/2016  
Land Sizes: 3.3435 ha  
Zoning: Unknown

LOCALITY

Hectorspruit, officially Emjejane, is a small farming town situated between Kaapmuiden and Komatipoort on a southern tributary of the Crocodile River in Mpumalanga, South Africa. The farms in the region produce sugarcane, subtropical fruit and vegetables. The Hectorspruit area is located near the Crocodile River, bordering the southern part of the Kruger National Park.



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LAYOUT OF THE SMALLHOLDING



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## DESCRIPTION OF IMPROVEMENTS (Ptn 9)

The subject property consists of a 3.3435 hectare smallholding in Hectorspruit, Nkomazi. Improvements include:

- 7 x Residential Properties which are utilised as housing

Access to the houses was not granted on the day of inspection.

**Occupation:** The houses are occupied by various tenants. WH provides no warranties in regard to any lease agreements. At the time of writing this report, no lease agreements had been received.

WH has received a basic rent roll which is included below.

### Condition

The properties appear to be in a fair state of repair externally. Access was not granted there WH cannot provide any comments or warranties on the internal condition of the properties, however it is assumed that they are maintained.

### Services

According to Transnet, the property is serviced with municipal water and electricity.

### Disclaimer

***A structural survey of the building 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. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the seller nor the Auctioneer warrant vacant occupation of the property.***

### NOTE

***Neither the Auctioneer nor the Seller warrant vacant occupation of the property. The Property is Occupied. The Occupants have been given notice to vacate which notices have been ignored. The property is NOT being sold subject to vacant occupation and any eviction proceedings if any will be the responsibility of the Purchaser after the Transfer Date.***

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## BASIC RENT ROLL

House NO	PR. NO	Tenant	Electricity	( WATER )	Net Rental	Total	paying to
3		Gaelen Du Plooy	1 772,00	Municipality	R 1 700,00	R 3 472,00	Transnet housing
4		STARKER PLANT AND SAND (neil) -	1 772,00	Municipality	R 755,00	R 2 527,00	Transnet housing
6	1061697	Hectorpsruit Algmene staalwerk - J Prinloo (House 1)	1 772,00	Municipality	R 1 305,00	R 3 077,00	Transnet housing
7	1061697	J.PRINSLOO (House 2)	1 772,00	Municipality	R 980,00	R 2 752,00	Transnet housing
8		Craige Starker - Brown House newly painted	1 772,00	Municipality	R 1 378,00	R 3 150,00	Transnet housing
9		STARKER PLANT AND SAND (neil) - White House	1 772,00	Municipality	R 1 055,00	R 2 827,00	Transnet housing
10	1057184	Craige starker	1 772,00	Municipality	R 1 325,00	R 3 097,00	Transnet housing



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2 x Smallholdings  
Hectorspruit, Mpumalanga



## SG DIAGRAM

GROBLER, NICOL & VAN STADEN - NELSPRUIT ONDERVERDELINGSDIAGRAM									
SYE meter		RIGTINGS- HOEKE	KOORDINATE Y Stelsel WG/31' X			L.G. No.			
		Konstantes	± 0,00 + 2 800 000,00			5823/2001			
AB	30,45	261.15.20	A	- 67 878,92	+ 14 523,38	Goedgekeur			
BC	79,45	304.19.00	B	- 67 909,02	+ 14 518,75	 nms. J.S. WEYERS LANDMETER- GENERAAL 2001-08-16			
CD	13,46	27.55.00	C	- 67 974,64	+ 14 563,54				
DE	55,35	301.09.30	D	- 67 968,34	+ 14 575,43				
EF	401,58	28.21.00	E	- 68 015,71	+ 14 604,07				
FA	437,44	187.04.40	F	- 67 825,02	+ 14 957,49				
(137) Hectorspruit		Δ	- 69 111,91	+ 15 397,16					
(157) Wilderne Ranch		Δ	- 67 750,95	+ 20 308,37					
<b>BAKENBESKRYWING</b> A, F - Spoorstaafhoekpaal B, C, D, E - Ysterpaal en klipstapel <b>SERWITUUTNOTA:</b> Die lyne AF en AB stel voor die westelike en noordelike grens van 'n Reg van Wegserwituut, 6,00 meter wyd, soos getoon									
<b>SKAAL 1:5000</b> Die figuur ABCDEFA stel voor 3,3435 Hektaar Gedeelte 9 ('n gedeelte van Gedeelte 2) van die plaas <b>HECTORSPRUIT No. 164 - JU</b> grond synde Provinsie: Mpumalanga Opgemeet in Junie 2000 en Maart 2001 deur my (W.C. Grobler) Professionele Landmeter Registrasienommer PLS 0834									
Hierdie diagram is geheg aan No. ged. t.g.v PTA Registrateur van Aktes			Die oorspronklike diagram is No. A2518/1941 Transport T 11013/1942 Grondbrief			Lëer -/1 M.S. No. 2322/2001 A.P. Komp. JUNY - 145 Aktes: PRETORIA			

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AERIALS



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SITE PHOTOGRAPHS



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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

Condition

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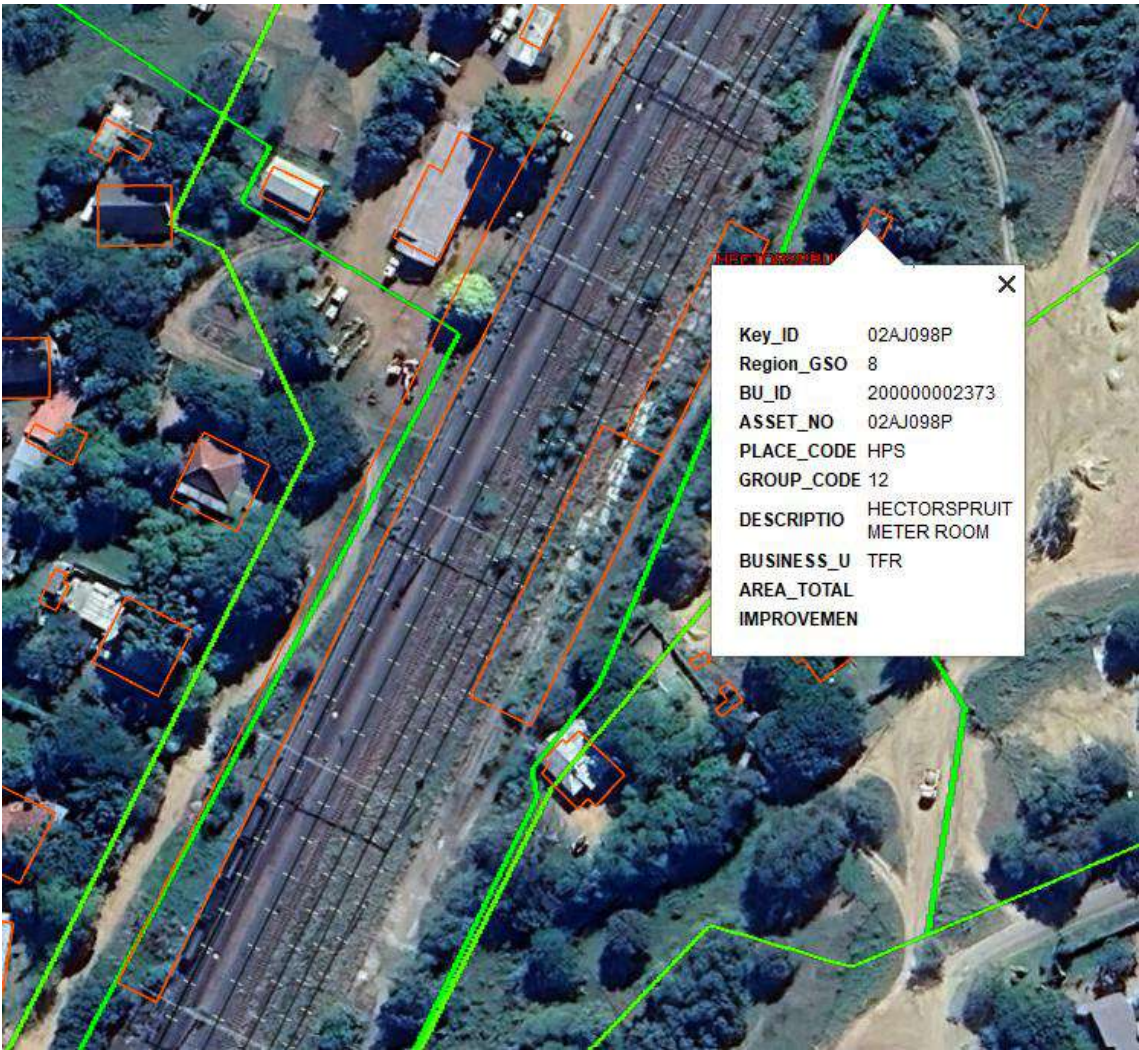




MUNICIPAL ACCOUNT – PURCHASER’S RESPONSIBILITY

As informed by Transnet Property, Portion 8 and 9 and remainders of portion 2. There is a mini sub that is supplying Ptn 8 & 9 (please see attached screenshot).

Note as received from Nkomazi Council – ‘It seems as if the original ptn 2 of 164 (Transnet is the owner) was subdivided and council is unable to trace accounts for the two requested portions but find only the original portion 2 (which is paid up to date) Municipality are currently investigating the reason for not having accounts for portions 8 & 9.’



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## NKOMAZI MUNICIPALITY

### STATEMENT/INVOICE

Private Bag x 101, MALELANE, 1320  
Tel: (013) 790 0386 / Call Centre: (013) 790 0990  
E Mail: account.enquiries@nkomazi.gov.za  
VAT Registration No: 4300102938

TRANSNET LTD TRANSNET PROPERTY PRIVATE BAG 637 PRETORIA 0001	<b>STAND NUMBER</b> 012 000 00000164 00002 0000 0000		
	<b>TAX INVOICE</b>	10113130-202507	
	<b>VAT NUMBER</b>	4720103177	
	<b>ACCOUNT NUMBER</b>	10113130	
	<b>STATEMENT MONTH</b>	2025/07	
	<b>DUE DATE</b>	2025/08/15	
<b>STAND ADDRESS</b> 200000 HECTORSPRUIT		<b>ACCOUNT DATE</b>	2025/07/27
		<b>MARKET VALUE</b>	<b>AREA</b> 1800.00
		<b>DEPOSIT</b>	

METER READINGS - 2025/07/25						
METER NUMBER	METER TYPE	FACTOR	PREVIOUS READING	CURRENT READING	CONSUMPTION	DAYS
68048	ME01	1.00000	32003.000	32370.000	367.000	34
70525	ME01	1.00000	77892.000	80729.000	2837.000	34
70578	ME01	1.00000	48753.000	48753.000	0.000	36

ACCOUNT DETAILS	AMOUNT	VAT	TOTAL
BALANCE B/FWD	25131.83		25131.83
ELEC CONSUMPTION BUSINESS	1103.24	165.49	1268.73
ELEC CONSUMPTION BUSINESS	8528.31	1279.25	9807.56
ELEC BASIC > 160 A(3 PH)	1828.23	274.23	2102.46
INTEREST	15.30		15.30

90+ DAYS	90 DAYS	60 DAYS	30 DAYS	CURRENT	TOTAL
0.00	0.00	0.00	25131.83	13194.05	38325.88

#### MESSAGE:

NOTICE IS HEREBY GIVEN THAT SHOULD WATER & ELEC BE IN ARREARS BY THE 15TH, SERVICES WILL BE DISCONNECTED. PLS IGNORE IF ACC PAID. WWW.NKOMAZI.GOV.ZA.

#### NKOMAZI MUNICIPALITY

Private Bag x 101, MALELANE, 1320, Tel: (013) 790 0386

TRANSNET LTD TRANSNET PROPERTY PRIVATE BAG 637 PRETORIA 0001	Municipal Bank Details:		<b>PAYMENT ADVICE</b>
	Bank:	STANDARD BANK	
	Account Name:	Nkomazi Local Municipality	<b>ACCOUNT NUMBER</b> 10113130
	Account Number:	032 610 335	<b>ACCOUNT MONTH</b> 2025/07
	Branch Code:	052 852	<b>DUE DATE</b> 2025/08/15
	Deposit Ref:	Your Municipal Acc No	<b>AMOUNT DUE</b> 38325.88

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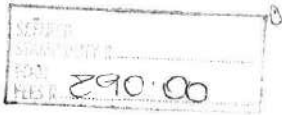
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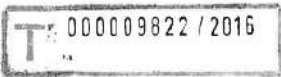




TITLE DEED



Prepared by me  
  
CONVEYANCER  
DONNAVAN NAIDOO



CERTIFICATE OF REGISTERED TITLE

Issued under the provisions of Section 43 of the Deeds Registries Act, 1937 (Act 47 of 1937).

WHEREAS Transnet SOC Ltd (Registration Number 1990/000900/30) has applied for the issue to the said company of a Certificate of Registered Title under the provisions of Section 43 of the Deeds Registries Act, 1937 in respect of the undermentioned land being portion of the land registered in the name of Transnet SOC Ltd under Certificate of Registered Title T11013/1942

*The way auctions should be.*

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2

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds MPUMALANGA at NELSPRUIT, do hereby certify that the said -

TRANSNET SOC LTD  
(Registration Number 1990/000900/30)

its successors in title or assigns, is the registered owner of :

1. PORTION 8 (a Portion of Portion 2) of the farm HECTORSPRUIT 164, Registration Division J.U., Province of Mpumalanga.

MEASURING One Comma Zero Five Two One (1, 0521) Hectares

As indicated on the annexed diagram SG No 5822/2001 and HELD under Certificate of Registered Title T11013/1942

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Certificate

2. PORTION 9 (a portion of portion 2) of the farm HECTORSPRUIT 164, Registration Division J.U., Province of Mpumalanga.

MEASURING Three Comma Three Four Three Five (3, 3435) Hectares

As indicated on the annexed diagram SG No 5823/2001 and HELD under Certificate of Registered Title T11013/1942

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Certificate

3. PORTION 10 (a portion of portion 2) of the farm HECTORSPRUIT 164, Registration Division J.U., Province of Mpumalanga.

MEASURING Two Comma Six Nine Nine Nine (2, 6999) Hectares

As indicated on the annexed diagram SG No 5824/2001 and HELD under Certificate of Registered Title T11013/1942

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Certificate

*The way auctions should be.*

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

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054  
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA  
WWW.WHAUCTIONS.COM

**Note: Yellow Outlines of the Properties are for Guideline purposes only and are not guaranteed.**

The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied.

Registered with PPRA



2 x Smallholdings  
Hectorspruit, Mpumalanga



3

AND THAT by virtue of these presents the said

TRANSNET SOC LTD  
(Registration Number 1990/000900/30)

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the office of the Registrar of Deeds  
MPUMALANGA at NELSPRUIT on

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

2016-07-06



*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. Humsraj

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