



AUCTIONEERS



PROPERTY AUCTION

Massive Industrial Facility – Hammanskraal

Warehousing, Offices and Yard

GBA ± 23 800m², Erf Size: ± 57 268m²

2500KVA Power Supply

8th Avenue Babelegi | Hammanskraal

NO RESERVE AUCTION

Highest Bid Subject to Approval



Bid On-Site and Online Via Live Webcast

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

www.whauctions.com

Auction Date: Wednesday 29 October 2025 @ 12h00 (12pm)
Venue On-Site at 8th Avenue, Babelegi Industrial, Hammanskraal
And Online at www.whauctions.com

Video Guide: <https://youtu.be/ak8p6r3v8SA>

Contact for further info:

Daniel Pelkowitz

(Property Practitioner FFC Number - 2023332288)

Cell: 072 360 7510 Email: danielp@wh.co.za

1. GUIDELINE OF THE AUCTION

Auction Date & Venue: **Wednesday 29 October at 12pm On-Site at 8th Avenue Babelegi Industrial Park, Hammanskraal and Online at www.whauctions.com**

Registration: Bidders can register at any time prior to auction on www.whauctions.com. On **on-Site on Auction Day prior to 12pm** Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R50 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: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Deposit payable: 21.5% of bid price on fall of the hammer

Confirmation period: 10 business days

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

A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely 11.5%) 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

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 10% plus VAT over and above the bid price
- 21.5% 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
- Sale not subject to availability of any building plans
- Property is sold VOETSTOOTS

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

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

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

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2. GENERAL

Property Address: 8th Avenue, Bebelegi Industrial, Hammanskraal
Erf & Suburb & City: Erf 203 and 206 Babelegi

3. TITLE DEED INFORMATION

Deeds Office: Madibeng
Title Deed No. Erf 203: TG27164/2010 & Erf 206 TG27165/2010
Erf Size: ± 57 268m² (combined erf sizes according to Lightstone)
Gross Built Area (GBA): ± 23 800m² (Estimate building sizes according to Lightstone)
Zoning: Industrial 1 (zoning certificate below)

4. LOCALITY

Babelegi is an industrial area and township located in Hammanskraal, north of Pretoria, within the City of Tshwane Metropolitan Municipality. It's known for Babelegi Industrial Park, which has played a significant role in the region's economic development, particularly for job creation and attracting investment. The park was established as part of the apartheid government's industrial decentralization policy and has seen periods of both growth and decline.



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5. DESCRIPTION OF IMPROVEMENTS

The subject property consists of an enormous industrial compound which has been improved by numerous large warehouses, workshops, offices and yard space. The property measures approximately 57 268m² with approximately 23 800m² of Gross Built Area (GBA) – this number has been measured off Lightstone and would need to be verified by the purchaser. (building plans not available).

The property is completely vacant.

Warehouses & Workshops

The majority of the site has been improved with massive industrial warehousing all of which are similar in finishes. Most of the warehouses have large gantry cranes and consists of the following:

- B-Grade warehousing
- Large bays under Gantry Cranes
- Concrete flooring
- Corrugated steel walls and roofs
- Floor to ceiling height averages between 5m to 15m
- Compressor and gas pipes
- Roller shutter doors for access
- Ample space for large trucking access
- Control rooms
- Ablutions & ablution blocks
- Kitchen facilities and canteens
- Clinic
- Weigh Bridge

Access to the warehouses is gained via numerous roller shutter doors. There are loading bays and ramps going into the warehouses at numerous entrance points. There is sufficient provision and space for trucks to access the warehouse.

The condition of the warehousing is decent and consistent with its age. There are areas of concern where some electrical cables have been removed.

Offices

Offices buildings comprise

- Reception areas
- Open plan office space
- Presentation and conference rooms
- Partitioned office space
- Boardrooms
- Storage rooms
- Strong Rooms
- Server rooms
- Kitchens
- Ablution facilities

The buildings are in a fair condition consistent with their age.

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Services

Municipal services are available on site. There is a massive power supply with a **2500KVA** transformer on site.

Yard & Parking

There is yard space and ample on-site parking with carports. There is ample space for truck access. The yard surface is concrete, tar, paving.

Site Access and Security

Access is gained to the site via numerous main access gates. The property is secured by 24-hour on-site Security

Summary

Roof:	Corrugate steel sheeting
External Walls:	Corrugated sheeting and Brickwork
Internal Walls:	Plastered and painted brickwork, corrugated steel sheeting
External Floors:	Concrete/Tar/Gravel
Internal floors:	Concrete/Carpets/Tiles
Condition:	In general, the property appears to be in an average to poor condition. Specifics have been mentioned above.

Estimated sizes below are as per Lightstone measurements

Warehouses:	20 730m ²
Offices:	1005m ²
Small ancillary warehouse, offices and ablutions:	2 072m ²

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.

Aerial Video - <https://youtu.be/ak8p6r3v8SA>

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6. FINANCIAL INFORMATION

The property is vacant but secured with 24 hour security.

Based on our research, we have found that there are no exact comparable available for sale or for rent in the area. However taking into account having deal with similar properties, we can safely say a fair market rental in the area would be between R20/m² and R25/m².

The owners have not been able to provide the exact monthly expenditure figures however, based on market research as well as information received from the owners, expenses for similar properties are 30% to 40% of gross annual income.

Note: we have not received any building plans nor received details on specific building sizes. We have had to make use of estimates based on measurements obtained from Lightstone and Google Earth. Consequently, the values below may change upwards or downwards accordingly.

Asking Rentals



R 25 per m²

Industrial Property

Babelegi Industrial

Situated in Babelegi on approximately 110 000 m² of land, 40kms north of Pretoria this property offers the following facilities: • ...

 41 000 m²





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Potential Income

Excl. VAT

Warehouse & Office (21 735m ² X R20/m ² X 12)	R 5 216 400
Ancillary Buildings (2415m ² X R15/m ² X 12)	R 434 700
Land & Yard (33 468m ² X R1/m ² X 12)	R 401 616
Vacancy Factor 5%	R 320 636
Total Gross Annual Income	R 5 750 080

Expenses 30%

Total Annual Expenses (R4 803 435 X 30%)	R 1 725 025
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Potential Net Annual Income

R 4 025 056

The above is based on estimates and is not guaranteed.

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7. SITE PHOTOGRAPHS



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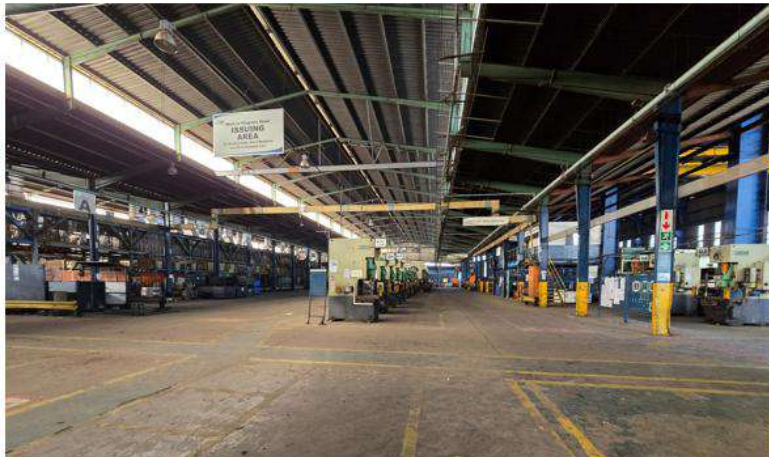
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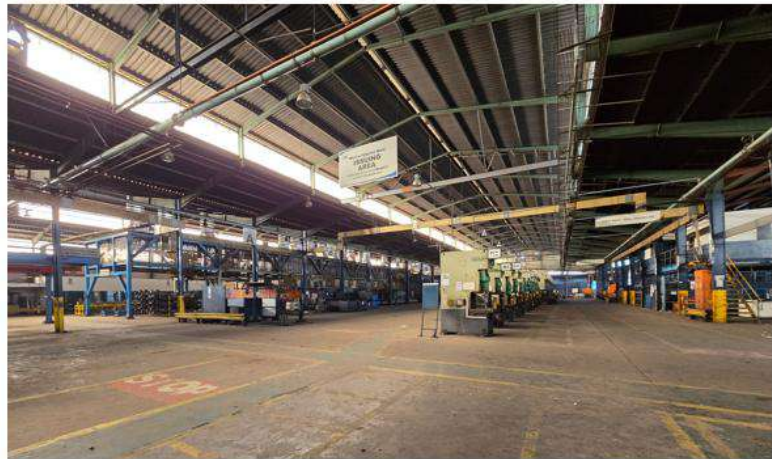
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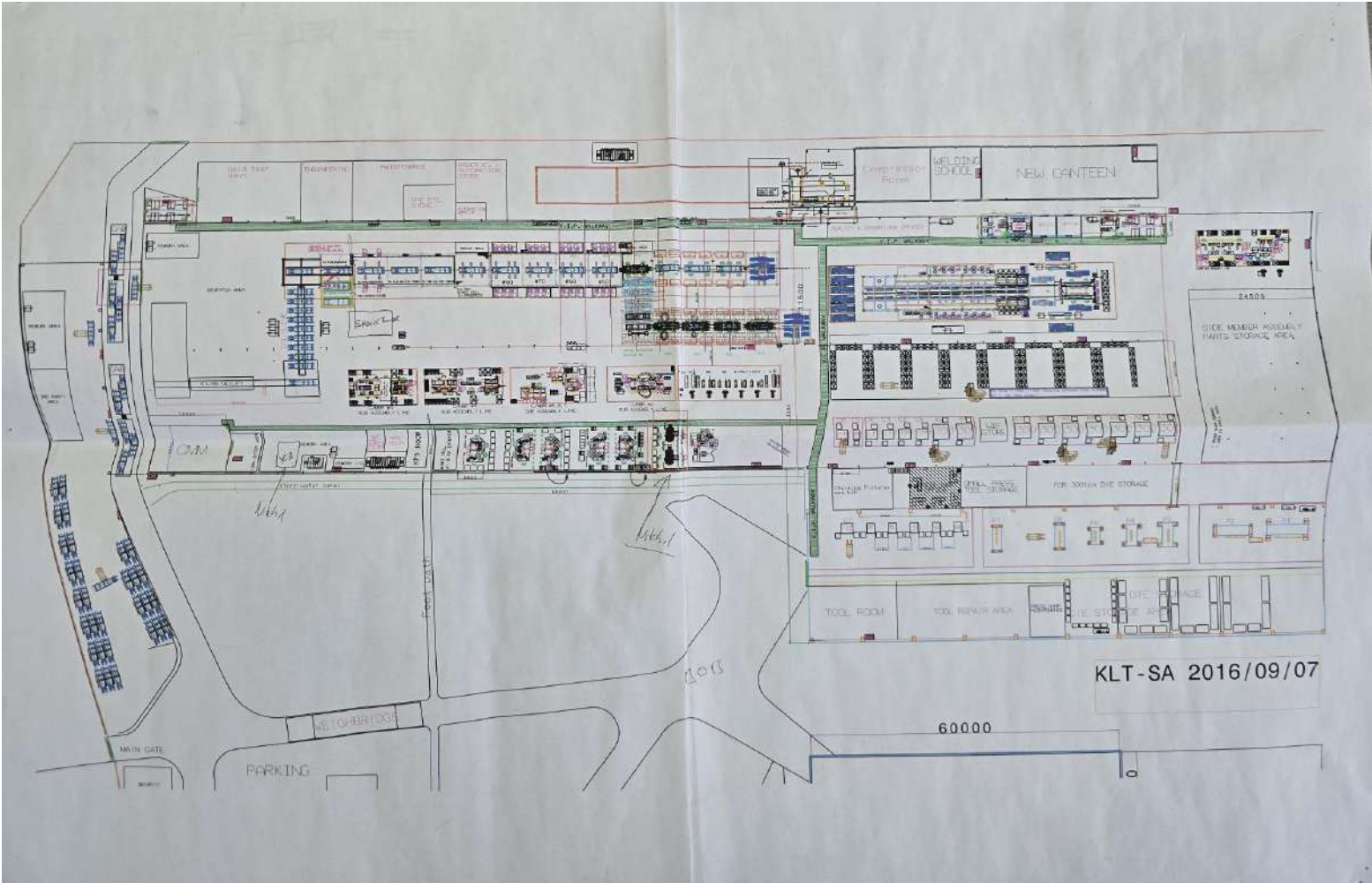
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8. BUILDING LAYOUT



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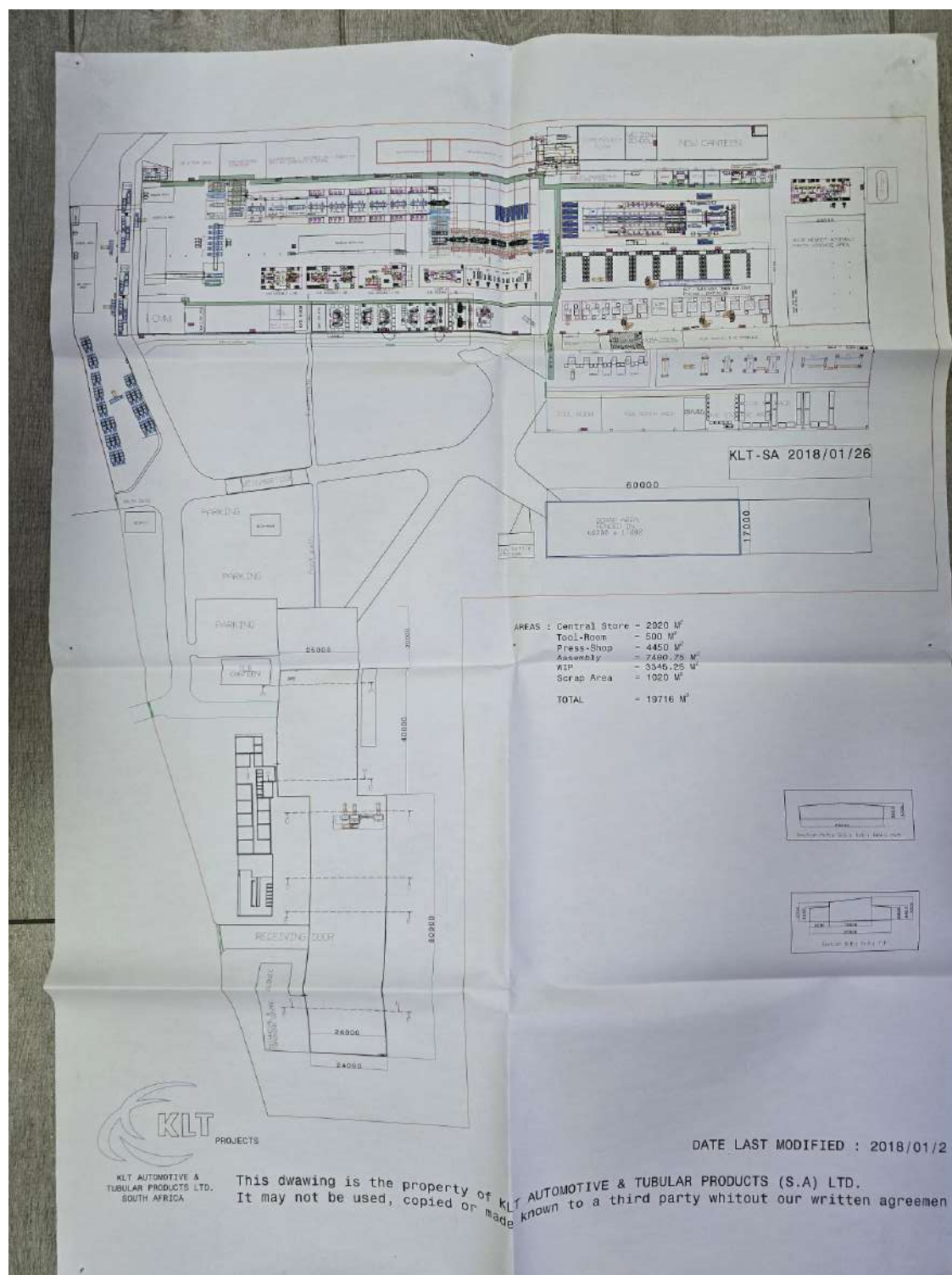
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9. MUNICIPAL ACCOUNT



Tel: 012 358 9999
Fax: 012 359 6111
E-mail: customercare@tshwane.gov.za
Address: P O Box 408| Pretoria | 0001

COPY TAX INVOICE: 962507212411
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 09/09/25

KLT AUTOMOTIVE AND TUBULAR PRODUCT
PO BOX 1494
HAMMANSKRAAL
0400

Account No.

5007115455

200900801107 /

Page no. 1 of 2

Account for P05	Stand no. 00206	Township BABELEGI			Days 29
Address 206 LERUMO STREET			Sectional title scheme		Unit no. 00000
Meter reading unit 0536000A	Group account NT00001	Deposit date 19/01/18	Deposit 19200.00	Guarantee date	Guarantee 0.00
Giskey: 036000206				BP: 1156495	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
08/08/25	Balance Brought Forward	1,446,902.21	0.00	1,446,902.21
09/09/25	Sub Total (A)	1,446,902.21	0.00	1,446,902.21
09/09/25	Miscellaneous Charges	12,057.87	0.00	12,057.87
09/09/25	Property Rates	27,257.27	0.00	27,257.27
09/09/25	Waste Management	226.73	34.01	260.74
09/09/25	Water	18,903.40	2,835.51	21,738.91
09/09/25	Sanitation	5,380.56	807.08	6,187.64
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 24510.69		3,676.60	
	Total Current Levy (B)	63,825.83	3,676.60	67,502.43
	TOTAL AMOUNT PAYABLE (A+B)	1,510,728.04	3,676.60	1,514,404.64

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
193,813.82	1,253,088.39	1,510,728.04	3,676.60	1,514,404.64
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		1,446,902.21
CURRENT ACCOUNT	DUE DATE	30/09/25	AMOUNT PAYABLE	67,502.43

[illegible]

Name KLT AUTOMOTIVE AND TUBULAR PRODUCT	Final date for payment 30/09/25	Account no 5007115455	1,514,404.64
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EasyPay >>>>> 9 1945 5007115455 3
Post Office >>>>> 0247 5007115455

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10. ZONING CERTIFICATE AND SG DIAGRAM



Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
PO Box 440 | Pretoria | 0001
Tel: 012 358 7985
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\DanielSha

Date: 2025/09/16

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 036000203

ZONING KEY: 036000203

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 203 BABELEGI (203 RAKGADI STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 10: INDUSTRIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Access Control Auto Body Repair Centre Business Buildings Cafeteria Commercial Use Control Centre Crematorium Funeral Undertaker Industry Light Industry Market Garden Micro-brewery Micro-distillery Mortuary Parking Garage Parking Site Place of Refreshment Recycling Centre Retail Industry Shops subject to Schedule 10 Solar Power Plant Transport Terminus Vehicle Sales Mart Vehicles Sales Showroom	All other uses not listed in Columns (3) and (5)	Agriculture Agricultural Industry Airport Cemetery Equestrian Centre Mining Zoo

B ANNEXURE L	Not Applicable
C MINIMUM ERF SIZE	Not Applicable
D UNITS PER HA	Not Applicable
E DENSITY	Not Applicable
F FLOOR AREA RATIO	Table C, FAR Zone 15, subject to Clause 25
G HEIGHT	Table D, Height Zone 9, subject to Clause 26

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweliso-pele ya Ekonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNtho namaPlani weeNdawo • Kgomo ya Thabollo ya Ekonomi le Thulaganyo ya Mafelo • Mubasho • Mvelediso ya Ekonomi na Vupulani ha Feshu • Ndzawiso ya Nihululiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nakuhlelwa Kwendawo

So inquest, this document can be provided in another official language.

Document Ref: 036000203_20250916_062833084_1

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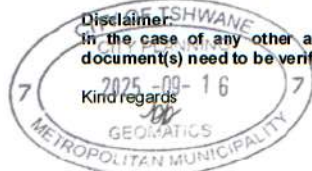
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H	COVERAGE	Table E, Coverage Zone 19, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject Clause 9
K	SCHEDULE 5	Rear and Side: Subject to Clause 12
L	ATTACHED DOCUMENTS	Not Applicable

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.



Disclaimer:
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Kind regards

f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



Kgoro ya Peakanyo le Tlhabollo ya Toropokgolo • Departement Stadsbeplanning en -ontwikkeling
Lefapha la Thulaganyo le Tlhabollo le Toropo • Ndzwulole ya Nhluvukiso wa Vupulani bya Dorobankulu
UMnyango Wezentuthuko Yokuhlelwa Kwedolobha • City Planning and Development Department
UmNyango wokuhlelwa kweDorobha neTuthuko

2

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

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Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
 PO Box 440 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

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Date 2025/09/16

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 036000206

ZONING KEY: 036000206

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 206 BABELEGI (206 LERUMO STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 10: INDUSTRIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Access Control Auto Body Repair Centre Business Buildings Cafeteria Commercial Use Control Centre Crematorium Funeral Undertaker Industry Light Industry Market Garden Micro-brewery Micro-distillery Mortuary Parking Garage Parking Site Place of Refreshment Recycling Centre Retail Industry Shops subject to Schedule 10 Solar Power Plant Transport Terminus Vehicle Sales Mart Vehicles Sales Showroom	All other uses not listed in Columns (3) and (5)	Agriculture Agricultural Industry Airport Cemetery Equestrian Centre Mining Zoo

B ANNEXURE L	Not Applicable
C MINIMUM ERF SIZE	Not Applicable
D UNITS PER HA	Not Applicable
E DENSITY	Not Applicable
F FLOOR AREA RATIO	Table C, FAR Zone 15, subject to Clause 25
G HEIGHT	Table D, Height Zone 9, subject to Clause 26

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sehaka • UmNyango wezokuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Munasho wa Mvelediso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango wezokuthukiswa komnotho nokulalelwa kwendawo

On request, this document can be provided in another official language.

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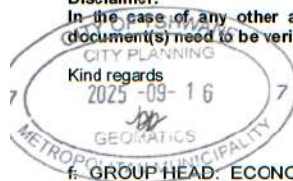
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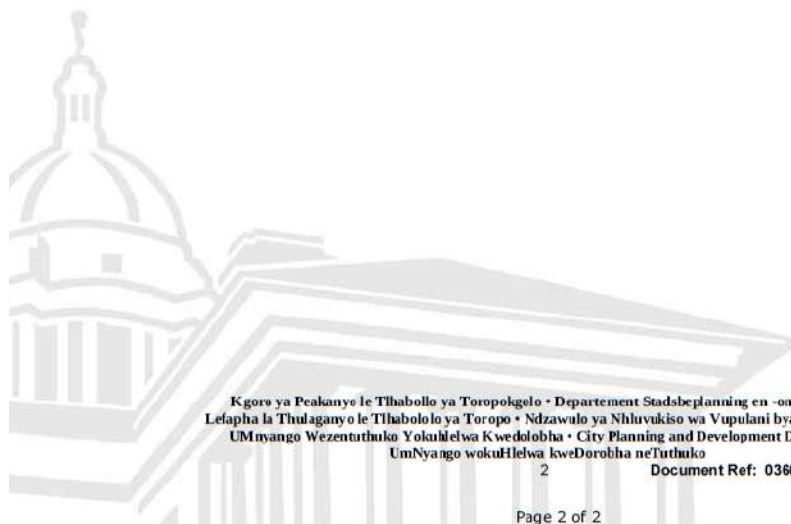
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AUCTIONEERS

The way auctions should be.

CONSOLIDATED TITLE DIAGRAM

SIDES Metres		DIRECTIONS	Description of Beacons	S.G. No. Y 61/89
AB	59,71	256 25 30		A E F G H J ... 12mm X 450mm iron pegs
BC	62,00	260 49 40	B C D ... 12mm iron pegs	
CD	40,00	309 00 10		
DE	281,69	1 49 50		
EF	150,30	91 49 50		
FG	66,12	181 49 50		
GH	76,15	188 57 20		
HJ	9,45	91 49 50		
JA	136,48	181 49 50		

COMPONENTS

- The figure HxEGFH represents Site 67.
General Plan B A No. 42/1971 . D/G 1303/1986
- The figure ABCDKJA represents the Remainder of Site 68.
Diagram S.G.No. Y96/89 D/G 616/19/86

The figure ABCDEFGHJA represents 4,3732 hectares of land being
SITE 206 comprising components (1) and (2) above
of the Township of **BABELEGI**
District: ~~Moretele~~ North - West Province
~~Surveyed in~~ Compiled in June 1989 by me *[Signature]*
A J van Wyk Land Surveyor

This diagram is annexed to C.C.T No. 5993/89

The original diagram is Transfer No.

File No.
S.R. No.
G.P. BA No 42/1971
S.G. No. 4324/2001
D.B. TM 13161
Comp. JNRN 148 (487)

Registrar of Deeds

Lichtenburg Drakensberg - 9751

The way auctions should be.

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AUCTIONEERS

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SURVEY DIAGRAM

SIDES Metres	DIRECTIONS	Description of Beacons	S.G. No. Y 64/89 Approved <i>[Signature]</i> 23/08/89 for Surveyor General
AB 24,06	219 07 40	Description of Beacons K B ... 12mm iron peg in concrete A C D F G H ... 12mm iron pegs. E ... 12mm hole in concrete	
BC 147,90	256 25 30		
CD 112,80	1 49 50		
DE 166,87	91 49 50		
EF 10,00	181 49 50		
FG 30,01	271 33 20		
GH 31,35	182 29 10		
HA 24,35	123 46 50		

Street 25,19 m

Street 25,19 m

Railway Reserve

Remainder

Scale 1:2500

The figure ABCDEFGHA represents 1,3536 hectares of land being
SITE 203 (a portion of Site 69)
 of the Township of **BABELEGI**
 District: ~~Moretele~~ North - West Province
 Surveyed in June 1989 by me *[Signature]*
BOPHUTHATSWANA
 A J van Wyk Land Surveyor

This diagram is annexed to No. 22 75/90 Registrar of Deeds	The original diagram is Y 63/89 Transfer-No. Grant No. 1051/1986	File No. S.R. No. 43/89 G.P. SQ.No. 4324/2001 B.D. TM 13161 Comp. JRNR 148(487)
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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 property is in good condition with minor general maintenance required (as would be expected from a property of this nature). The tenant is responsible for all maintenance required. The Property is Set to be upgraded and refurbished at Engen's Cost. **The property is sold Voetstoots.**

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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