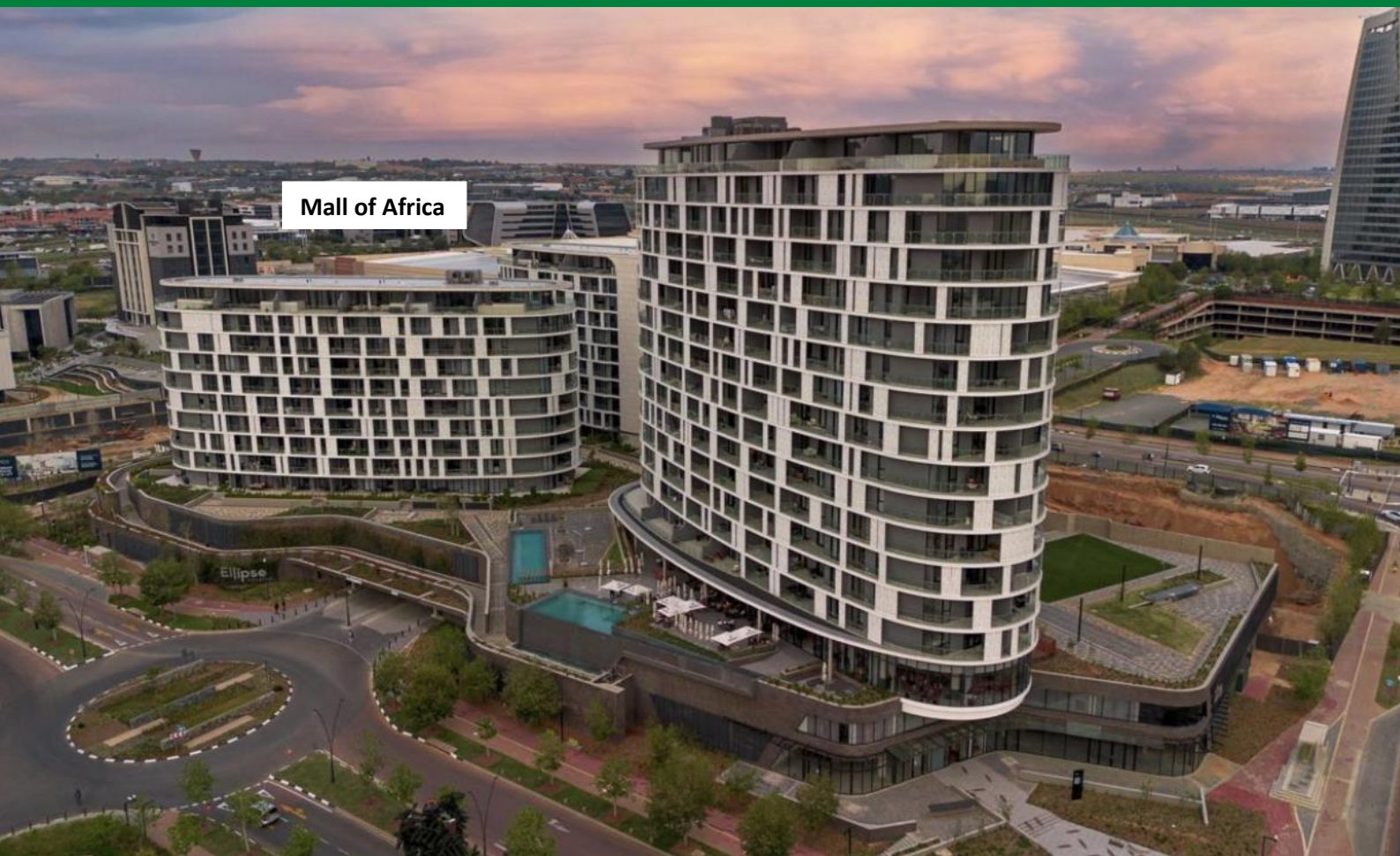




PROPERTY AUCTION

**2 Bed 2 Bath Apartment – Midrand, Waterfall City
Wellness Centre with Gym and On-site Restaurant
Access to Mall of Africa and Major Highways
24H Security, Access Controlled Estate
Registered Unit Size – 71m²**

Ellipse Waterfall, Karkloof Cres, Midrand, 2066 Waterfall City Gauteng
Sect 1208 of plan 308/2021 known as ELLIPSE Situated at Erf 4547 JUKSKEI VIEW EXT 85
CITY OF JOHANNESBURG GAUTENG



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Thato Molete

Cell: 073 305 6222

Email: thatom@wh.co.za

(Candidate Property Practitioner - 20237152754)

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

Auction Date:

Wednesday 29th October 2025 @ 13pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Daniel Pelkowitz

Viewing/Showday(s):

Only via Appointment



1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Wednesday 29th October 2025 @ 13pm online @ 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 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.

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: R50 000.00 (Refundable to unsuccessful bidders)

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

Deposit: 21.5% of hammer price

Confirmation period: 7 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. (10%) R 100 000

VAT on the Buyer's Premium R 15 000

Total Purchase Price R 1 115 000

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 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, 1.5%) 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:

Thato Moletse: 073 305 6222

Daniel Pelkowitz: 072 360 7510

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

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

WWW.WHAUCTIONS.COM

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Registered with PPRA

Page | 2



HOW TO BID ON WEBCAST

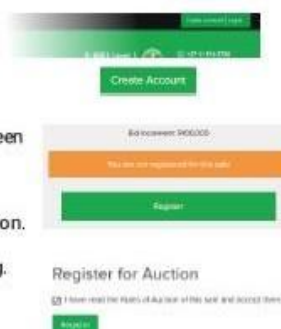
Webcast Auctions at www.whauctions.com

- 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.
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



AUCTIONEERS

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2. GENERAL

Google Maps Link: <https://maps.app.goo.gl/8dAgPw4TGuTuiUkT6>

Property Address: Ellipse Waterfall, Karkloof Cres, Midrand, 2066

Erf & Suburb & City: Sect 1208 of plan 308/2021 known as ELLIPSE Situated at Erf 4547 JUKSKEI VIEW EXT 85 CITY OF JOHANNESBURG GAUTENG

3. TITLE DEED INFORMATION

Title Deed No. ST308-1208/2021

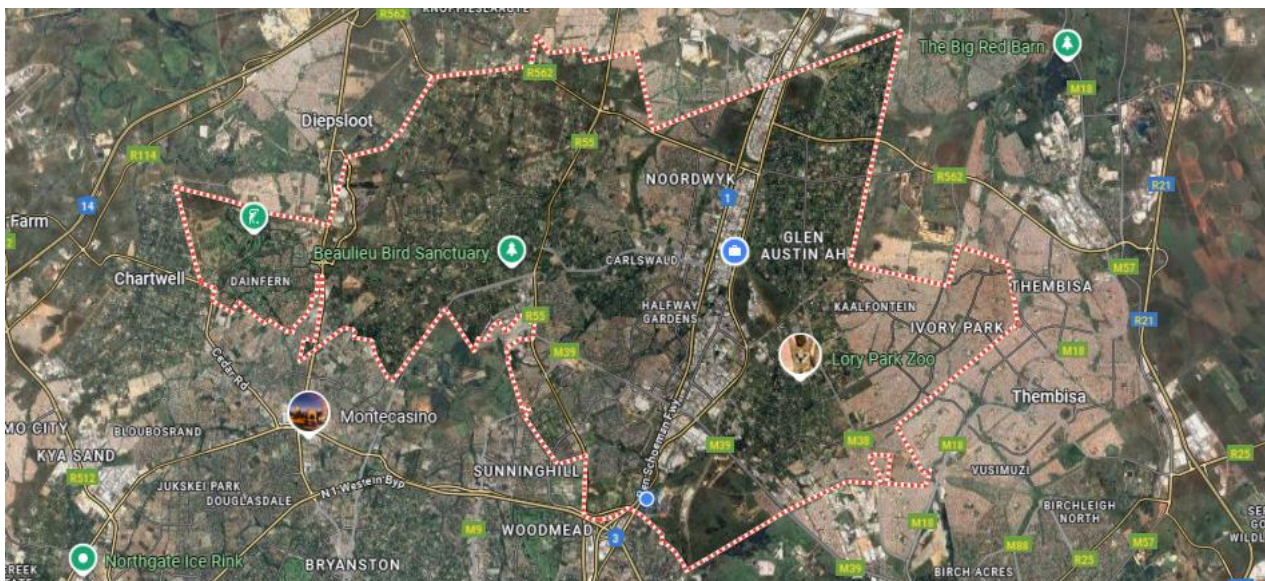
Unit Size: 71m²

Zoning: Residential

4. LOCALITY

Waterfall City is located in Johannesburg's rapidly growing new area, Gauteng province of South Africa. It is situated in the City of Johannesburg metropolitan Municipality. Waterfall City offers an unparalleled lifestyle, blending luxury and convenience. Every aspect of this city has been carefully considered, from the wide range of facilities of the highest calibre to outstanding security and a range of homes to suit all needs. The result is a unique, people-centred blueprint for the design of the cities of the future.

Easy access to main routes like the N1, R101, R55 and R562



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Page | 4



5. DESCRIPTION OF IMPROVEMENTS

The subject 71m² apartment property is located in Ellipse Executive Apartments, Midrand. This exquisite 2-bedroom, 2-bathroom apartment home is a perfect fusion of luxury, comfort, offering a serene sanctuary within one of the most luxurious apartment buildings in Johannesburg. This property is a second-floor apartment which additionally consists of the following:

- 2 Bedrooms [ensuite]
- 2 Bathrooms
- Full Kitchen unit with built-in Smeg appliances
- Lounge [Open Plan]
- 2x Covered Parking
- Spacious Balcony
- 24H Security with Access Controlled Boom Gates

Ellipse provides an exceptional lifestyle with world-class amenities, including a fully equipped gym, a sparkling pool, a selection of on-site restaurants, and a central park where residents can walk their dogs. Additionally, there is outdoor exercise equipment for an active lifestyle. Residents also enjoy the convenience of easy access to the Mall of Africa, as well as major highways, ensuring effortless connectivity to the rest of the city. The building features an elevator, making it convenient and wheelchair-friendly for all.

Access and Security:

The entire building is safe and is secure. The property is located and accessed on Magwa Crescent. The building is access controlled and has 24H security.

Condition

On date of inspection, we found the property in a clean and well-maintained 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.

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6. SITE LAYOUT AND DIAGRAMS



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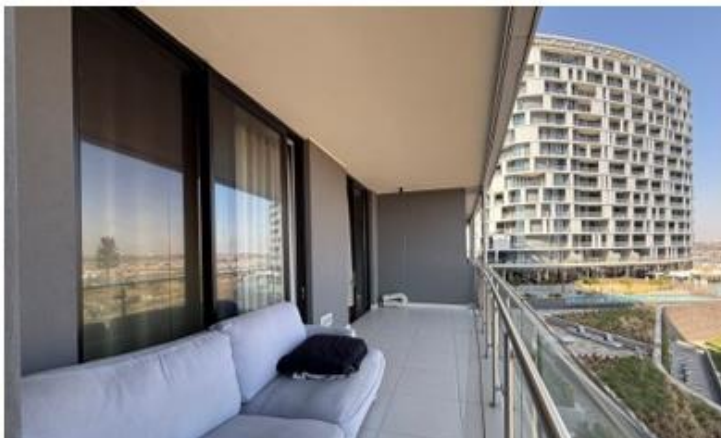
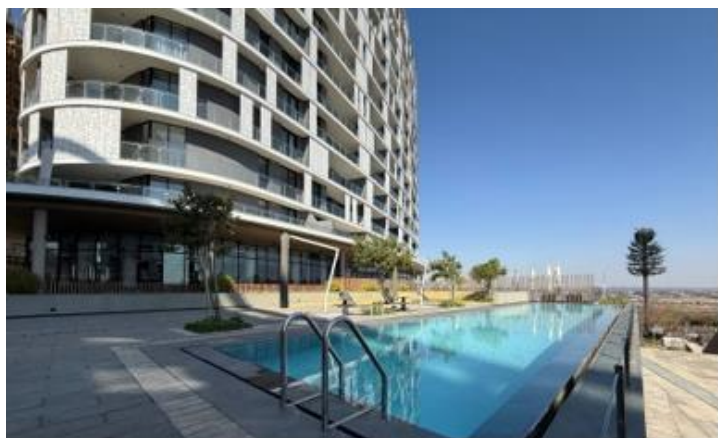
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Page | 6

7. ONSITE PHOTOGRAPHS



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Page | 7

2 Bed 2 Bath Apartment
Ellipse Executive Apartments
Waterfall, Midrand



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Page | 8



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

On date of inspection, we found the property in a clean and well-maintained condition.

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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