



PROPERTY AUCTION

Residential House – Tsakane, Gauteng

Registered Erf Size: 264m²

29742 Mashego Street, Tsakani Ext 5, Tsakane Ext 11, Gauteng.

Erf 29742 TSAKANE EXT 11 CITY OF EKURHULENI METROPOLITAN MUNICIPALITY GAUTENG

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Deceased Estate – NP Poone (Executorship No. 012965/2024)



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Thato Molete

Cell: 073 305 6222

Email: thatom@wh.co.za

(Candidate Property Practitioner - 20237152754)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

Auction Date:

Thursday 16th of October 2025 @ 13:00pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Showday(s):

Only via Appointment

Residential House
Tsakane, Gauteng.



1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Thursday 16th of October 2025 @ 13:00pm 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 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: 6% (Excl. VAT) of the hammer price

Deposit: 16.9% of hammer price

Confirmation period: 21 business days.

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

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 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 (namely, 6.9%) 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.

TERMS OF THE SALE

- The property is sold NOT SUBJECT TO VACANT OCCUPATION
- **16.9% deposit payable by purchaser on fall of the hammer.**
- Offers are non-suspensive and not subject to alteration.
- Offers are on a cash-basis and not subject to finance.
- **PURCHASER'S commission of 6% plus VAT.**
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable
- 21 Business Day Confirmation Period

For queries regarding the properties on auction contact:

Thato Molete; 073 305 6222

Joshua Pelkowitz; 072 536 5482

WH Auctioneers offices: 011 574 5700

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, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

WWW.WHAUCTIONS.COM

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



AUCTIONEERS

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HOW TO BID ON WEBCAST

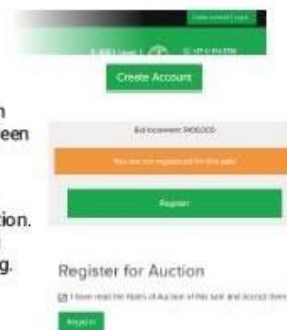
Webcast Auctions at www.whauctions.com

- 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



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Residential House Tsakane, Gauteng.



2. GENERAL

Property Address: 29742 Mashego Street, Tsakani Ext 5, Tsakane Ext 11, Gauteng.
Erf & Suburb & City: Erf 29742 Tsakane Ext 11 City of Ekurhuleni Metropolitan Municipality Gauteng

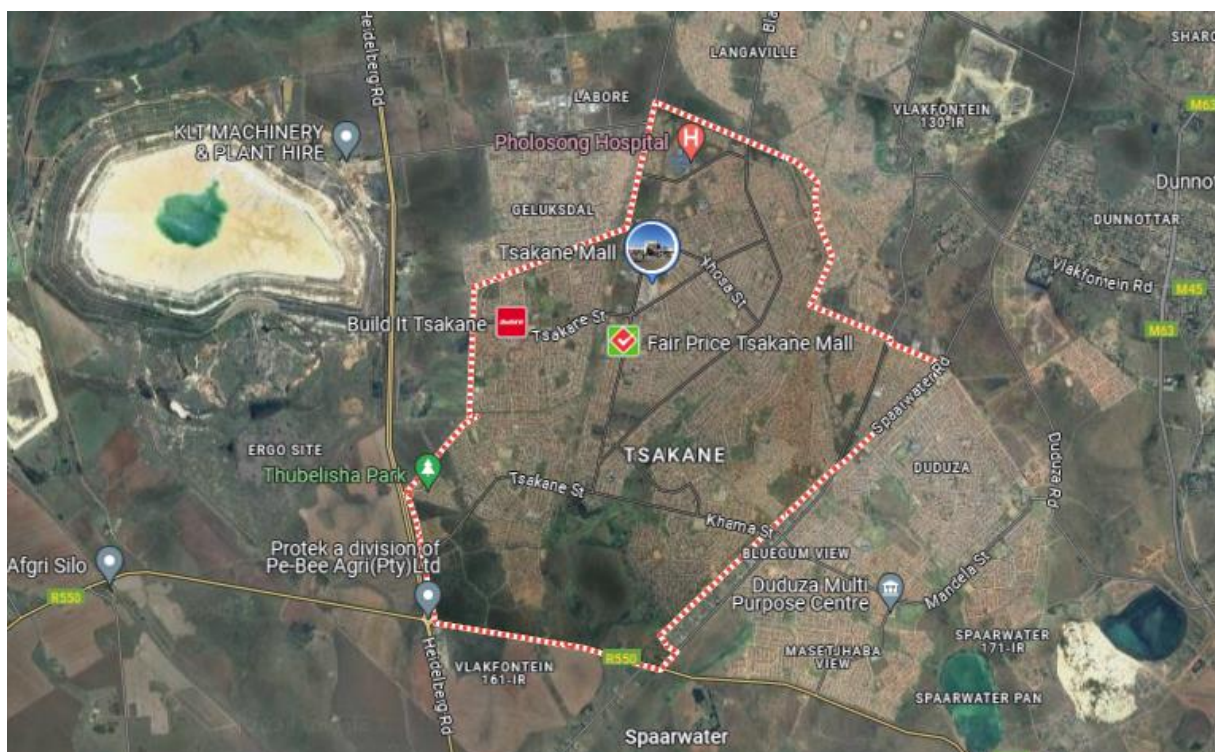
3. TITLE DEED INFORMATION

Title Deed No. T37295/2011
Erf Size: 264m2
Monthly Rates and Utilities R1220.88

4. LOCALITY

Tsakane is a suburb located in Brakpan, which is found in the east of Johannesburg, Gauteng province of South Africa. It is situated in the City of Ekurhuleni metropolitan Municipality. It is predominately categorized by medium rise residential, free-standing homes, agricultural properties, shopping centres, as well as industrial properties.

Easy access to main routes like the R550, R29 and M63



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5. DESCRIPTION OF IMPROVEMENTS

On date of inspection, access could not be gained into the property, due to the property being vacant. No lease information is available at this point. Based on the size of the residential property and experience with similar buildings in the vicinity, it is assumed that improvements include the following:

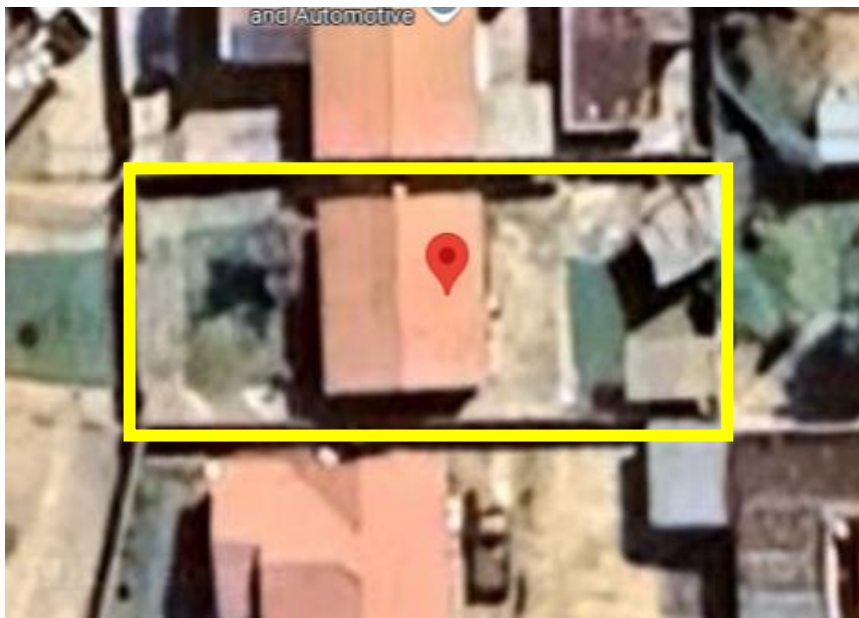
- 2 bedrooms
- 1 bathroom
- Kitchen
- Lounge/living area
- Yard/garden

The house is a single storey dwelling with a pitched tiled and Clay tiles roof.

Condition

The property is in a fair maintenance condition; however, we assume, maintenance would be required.

Site Layout



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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Residential House
Tsakane, Gauteng.



6. MUNICIPAL ACCOUNT



www.ekurhuleni.gov.za

City of Ekurhuleni
a partnership that works

BRAKPAN SDC
PO BOX 15
BRAKPAN
1540



Phone: 0860 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice number: 34051081342025/08/15

Page 1 of 1

Name	NP&PC POONE & LINTLHOKOANE		Account Number	3405108134	
Ward Number	85	Payments Included Until	2025/08/15		Vat Reg. No.
Street Address		Electricity / Water Deposit		Statement Date	
		Cash	Guarantee		
29742 MASHEGO STREET		0.00	0.00	2025/08/16	
Township		Sectional Title		Property Valuation	
		Sectional Title Name		Unit No.	Total Value
TSAKANE EXT 11					640 000
ERF Number	J01 011 00029742	Portion	00000 0000 0000		Area m2
					264
Date	Icon	Details	Charge (excl. VAT)	VAT	Charge (incl. VAT)
07/16		BALANCE BROUGHT FORWARD	25466.25		25466.25
		SUB TOTAL	25466.25		25466.25
08/16		INTEREST ON ARREARS	188.52		188.52
PROPERTY RATES					
08/16		PROPERTY RATES RESIDENTIAL	614.40		614.40
08/16		VA-VALUE-EXCLUSION	-144.00		-144.00
REFUSE REMOVAL					
08/16		REFUSE: DOMESTIC 240L BIN x 1 units	236.25	35.44	271.69
WATER SERVICE					
08/16		BASIC WATER:AVAILABILITY RESIDENTIAL	337.63	50.64	388.27
SEWERAGE					
08/16		BASIC SEWER-AVAILABILITY 1 ki	226.98	34.05	261.03
		TOTAL CURRENT LEVY 1579.91			

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
1569.21	1421.29	1410.35	21065.40	26926.03	120.13	27046.16
Amount In Advance		0.00	Due Date	2025/09/15	Amount Payable	27047.00

MESSAGE

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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

Access could not be gained into the property. Therefore, the condition of the property is unknown.

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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