



PROPERTY AUCTION

3 Bedroom 2 Bathroom House

Karenpark, Akasia

Erf Size - 343m²

25 Safraan Avenue | Karenpark, Akasia 0118

Ptn 13 Erf 861 KARENPARK EXT 23 CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Deceased Estate – J E Manda (Estate No: 001111/2025)



Contact for further info:

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Lebogang Sekhitla

Cell: 083 377 9880

Email: lebogangs@wh.co.za

(Property Practitioner – Certificate Number 20237761635)

Auction Date:

Tuesday 4 November 2025 @ 11:00am.

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Showday(s):

By Appointment ONLY



GUIDELINE OF THE AUCTION

Auction Date & Venue: Tuesday 4 November 2025 @ 11:00am online @ www.whauctions.com

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: 15.75% of hammer price

Confirmation period: 21 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 **5% (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 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 deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

Lebogang Sekhitla: 083 377 9880

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.
- Purchaser responsible for all Certificates of Compliance (COC's) including but not limited to electrical, plumbing gas or borer beetle certificates.
- Neither the Seller nor the Auctioneer warrants vacant occupation of the property on Transfer.

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

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 the PPRA



HOW TO BID ON WEBCAST

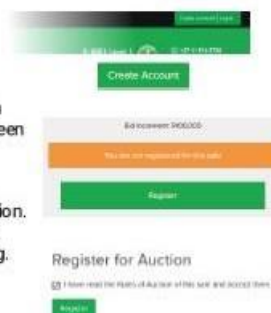
Webcast Auctions at www.whauctions.com



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.



whauctions.com

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AUCTIONEERS

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GENERAL

Property Address: 25 Safraan Avenue, Karenpark Akasia,0118

Erf & Suburb & City: Ptn 13 Erf 861 KARENPARK EXT 23 CITY OF TSHWANE METROPOLITAN

MUNICIPALITY

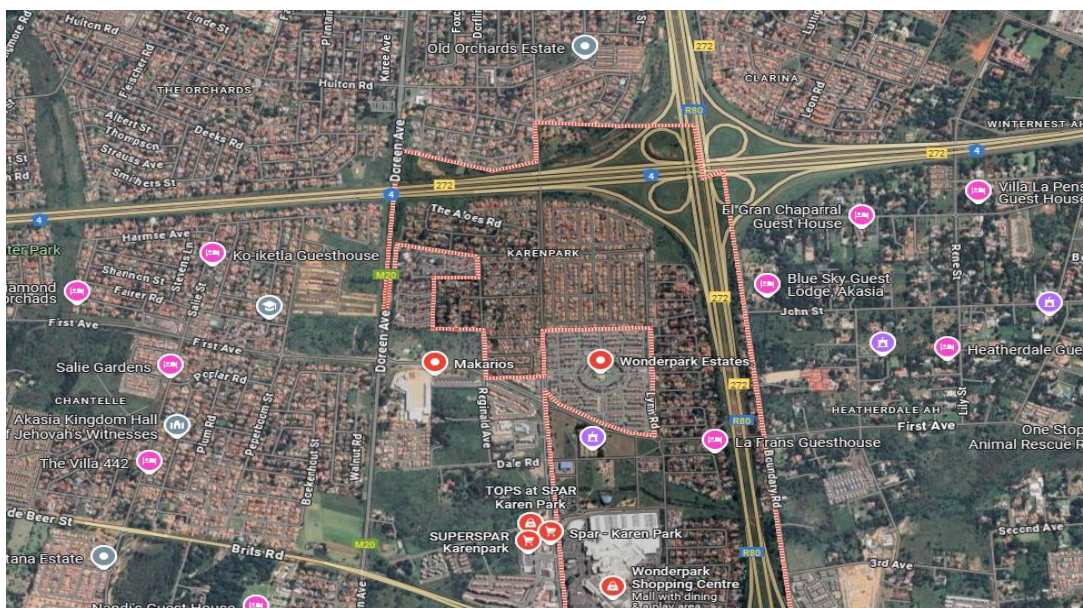
TITLE DEED INFORMATION

Title Deed No. T81662/2014

Erf Size: 343 m²

LOCALITY

Karenpark, situated in the northern part of Pretoria within the City of Tshwane Metropolitan Municipality, is a growing suburban area known for its modern residential developments and proximity to key urban amenities. Positioned near major roads such as the **R80 (Mabopane Highway)** and **Brits Road**, Karenpark offers convenient access to Pretoria's city centre and surrounding townships, including Akasia and Soshanguve. The area features a range of housing options, from townhouses and apartments to standalone homes, appealing to middle-income families and young professionals. Karenpark is supported by nearby commercial centres like **Wonderpark Mall**, reputable schools, healthcare facilities, and public transport links, contributing to its appeal as a well-connected and self-reliant community.



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DESCRIPTION OF IMPROVEMENTS

The subject property is a 343m² residential property in Karenpark, Akasia. The improvements include:

- 3 bedrooms
- 2 bathrooms
- Kitchen
- Living room
- Dining room
- Double-garage

Condition

The property is in a bad condition, there is dampness in the roof, cracks in the floor and general maintenance has been neglected to the property.

Site Layout



Disclaimer

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.

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SITE PHOTOGRAPHS



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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: 850007750808
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 03/09/25

MANDA & MOLOTSI, J E & M B
25 SAFRAAN AVENUE
KARENPAK X23
0182

Account No.

5012013734

6806026395180/8504160816081 /

Page no. 1 of 2

Account for P03	Stand no. 00861	Township KARENPAK X23	Days 29
Address 25 SAFRAAN AVENUE	Sectional title scheme		Unit no. 00000
Meter reading unit 0308005A	Group account	Deposit date 01/11/14	Deposit 390.00
Giskey: 008000861/13		Guarantee date	Guarantee 0.00
		BP: 1531452	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
05/08/25	Balance Brought Forward	151,518.90	0.00	151,518.90
03/09/25	Sub Total (A)	151,518.90	0.00	151,518.90
03/09/25	Miscellaneous Charges	1,169.35	0.00	1,169.35
03/09/25	Property Rates	732.50	0.00	732.50
03/09/25	Waste Management	388.74	58.31	447.05
03/09/25	Water	1,385.99	207.90	1,593.89
03/09/25	Sanitation	418.49	62.79	481.28
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 2193.22		328.98	
	Total Current Levy (B)	4,095.07	328.98	4,424.05
	TOTAL AMOUNT PAYABLE (A+B)	155,613.97	328.98	155,942.95

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
13,262.81	138,256.09	155,613.97	328.98	155,942.95
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		151,518.90
CURRENT ACCOUNT	DUE DATE	25/09/25	AMOUNT PAYABLE	4,424.05
Name MANDA & MOLOTSI, J E & M B		Final date for payment 25/09/25	Account no 5012013734	155,942.95
EasyPay >>>>> 9 1945 5012013734 4				
Post Office >>>>> 0247 5012013734				

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Account No.

5012013734

Page no. 2 of 2

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
05/08/25	Balance Brought Forward	151,518.90	0.00	151,518.90
05/08/25	SUB TOTAL (A)	151,518.90	0.00	151,518.90
03/09/25	Miscellaneous Charges Interest added 335010706404	1,169.35	0.00	1,169.35
03/09/25	Property Rates Residential Market Value: 1000000.00 Tariff: 0.0117200 Imperm. Value: 15000.00 Valuation Rebate: 235000.00 2025/09 Market Value x Tariff ÷ 12 Less: Impermissible Rebate X Tariff ÷ 12 Less: Valuation Rebate X Tariff ÷ 12	976.67 14.65- 229.52-	0.00 0.00 0.00	976.67 14.65- 229.52-
03/09/25	Waste Management Waste removal charge: domestic Waste Removal Charge: No of bins 1 @ R388.74	388.74	58.31	447.05
03/09/25	Water Reading dates: Curr 27/08/25 Prev 30/07/25 (29 days) Meter: 211143518(Act.) Curr 884 Prev 847 Cons 37 KL Water charge Scale B: Domestic Water Network Access Charge	1,206.96 179.03	181.05 26.85	1,388.01 205.88
03/09/25	Sanitation Reading dates: Curr 27/08/25 Prev 30/07/25 (29 days) Meter: 211143518(Act.) Curr 884 Prev 847 Cons 37 KL Sanitation: Wastewater Domestic Sanitation Network Access Charge	318.92 99.57	47.84 14.94	366.76 114.51
03/09/25	VAT VAT 14% on services of R0 VAT 15% on services of R2193.22		0.00 328.98	
	TOTAL CURRENT LEVY (B)	4,095.07	328.98	4,424.05
	TOTAL AMOUNT PAYABLE (A+B)	155,613.97	328.98	155,942.95

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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 a bad condition, there is dampness in the roof, cracks in the floor and general maintenance has been neglected to the property. The property is being sold through an insolvent deceased estate and the Purchaser acknowledges that they are purchasing the property VOETSTOETS as per the Conditions of Sale.

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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