

# OMNILAND

## AFSLAERS / AUCTIONEERS

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VAL DE GRACE x10  
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VAL DE GRACE x10  
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### PROPERTY AUCTION

ESTATE LATE: SALOME SEYOKO

TUESDAY 24 JANUARY 2023 AT 14:00 AT

UNIT 2 SS GRACELAND 5,  
SCHEME NUMBER 74/1995, ELSPARK EXT 4, 1329, 21



UNIT 2 GRACELAND 5,  
2 SUNHILL LANE, ELSPARK, GERMISTON

## PROPERTY REPORT

REGISTERED OWNER:

Salome Seyoko

MASTER'S REFERENCE:

17973/2022

SUBJECT PROPERTY:

Unit 2 SS Graceland 5,  
Scheme Number 74/1995, Elspark Ext 4, 1329, 21

PHYSICAL ADDRESS:

Unit 2 Graceland 5,  
2 Sunhill Lane,  
Elspark,  
Germiston

TITLE DEED NUMBER:

ST6468/2008

EXTENT:

54m<sup>2</sup>

LOCATION:

From the N17 east at Wadeville take the Osborn Road off ramp, turn right in Osborn Road and follow for 1,2km. Turn left in Dekema Road and follow for 2,4km. Turn right in Midmar Crescent and follow for 200m. Turn left and follow the road for 250m where property is situated on left hand side.

CO-ORDINATES:

S26 15.575  
E28 12.985

ZONING:

Residential

IMPROVEMENTS:

This first floor unit consists of the following:

Main improvements:

- Lounge/dining room.
- Kitchen.
- 2x Bedrooms.
- Bathroom.



**MONTHLY RATES AND TAXES:**

Rates & Taxes

R149.03

Refuse

R229.63

Total:

R378.66

**RATES AND TAXES IN ARREARS:**

As on 28 October 2022

Account Number: 260 225 8750

R27 671.00

**OMNILAND AUCTIONEERS**

9 November 2022.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**SEARCH CRITERIA**

Search Date	2022/10/26 15:36	Scheme Name	SS GRACELAND 5
Reference	-	Scheme Number	74
Report Print Date	2023/09/12 15:34	Unit Number	2
Deeds Office	Johannesburg		


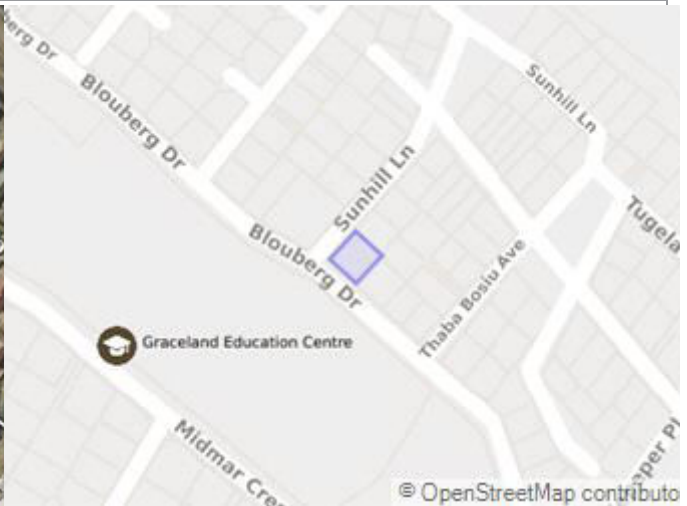
**REGISTERED PROPERTY DETAILS**

Property Type	SECTIONAL SCHEME UNIT	Deed Office	JOHANNESBURG
Unit Number	2	Diagram Deed Number	SS74/95
Scheme Name	SS GRACELAND 5	Registered Size	54.0000SQM
Scheme Number/Year	74/1995	Municipality	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Situated At	ELSPARK EXT 4 ; 1329 ; 21	Province	GAUTENG
Registration Division	NOT AVAILABLE	Coordinates (Lat/Long)	-26.259581 / 28.216414

**OWNER INFORMATION (1)**

SEYOKO SALOME			Owner 1 of 1
Person Type	PRIVATE PERSON	Title Deed	ST6468/2008
Name	SEYOKO SALOME	Purchase Date	2007/12/08
ID Number	6709220604086	Purchase Price (R)	250 000
Share (%)	-	Registration Date	2008/02/14

**MAPS**

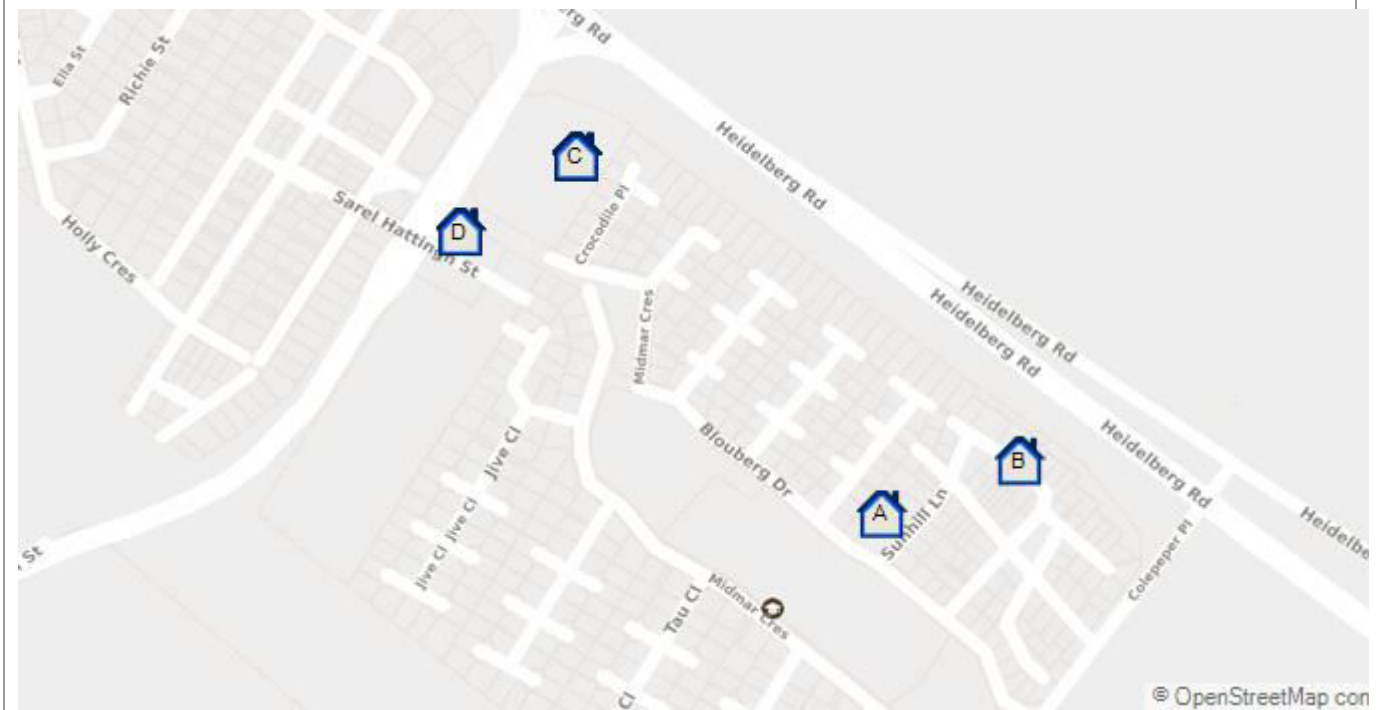
Satellite	Street
	

PROPERTY INFORMATION			
Address	2 SUNHILL LANE, ELSPARK, GERMISTON		
Primary Use	-		
Estate	-		
ROOM CONFIGURATION			
Bedrooms	-	Internal Finishes	-
Bathrooms	-	Reception Areas	-
Kitchens	-	Study / Office	-
GENERAL INFORMATION			
Door Number	-	Roof Type	-
Floor Size (m <sup>2</sup> )	-	Wall Type	-
Storeys	-	Construction Year	-
OTHER FEATURES			
Garages	-	Pool	-
Garden	-		

MUNICIPAL VALUATION			
Municipal Valuation (R)	233 000	Valuation Year	2010
Zoning Usage			

### SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.



RECENTLY REGISTERED TRANSFERS						
	Address / Property Information	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)	Sold	Transferred
A	1 SUNHILL LANE, ELSPARK	51	180 000	28	2019/08/06	2022/02/24
B	18 SUNHILL LANE, ELSPARK	36	175 000	97	2021/03/11	2021/05/13
C	1 SAREL HATTINGH STREET, ELSPARK	50	350 000	373	2022/06/02	2022/09/29

C	1 SAREL HATTINGH STREET, ELSPARK	42	330 000	373	2022/05/23	2022/08/11
C	1 SAREL HATTINGH STREET, ELSPARK	50	395 000	373	2022/01/13	2022/06/15
C	1 SAREL HATTINGH STREET, ELSPARK	50	415 000	373	2021/11/17	2022/04/29
C	1 SAREL HATTINGH STREET, ELSPARK	58	480 000	373	2022/01/24	2022/04/22
C	1 SAREL HATTINGH STREET, ELSPARK	50	380 000	373	2021/08/26	2022/02/28
C	1 SAREL HATTINGH STREET, ELSPARK	50	334 900	373	2021/04/12	2021/12/13
C	1 SAREL HATTINGH STREET, ELSPARK	50	400 000	373	2021/03/29	2021/11/04
C	1 SAREL HATTINGH STREET, ELSPARK	50	420 000	373	2021/07/05	2021/10/28
C	1 SAREL HATTINGH STREET, ELSPARK	58	509 000	373	2020/10/23	2021/10/13
D	, ELSPARK	51	335 000	395	2020/07/30	2022/10/07
D	, ELSPARK	40	300 000	395	2022/06/17	2022/08/03
D	, ELSPARK	51	385 000	395	2021/08/23	2022/06/08

#### SALES ANALYSIS

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m <sup>2</sup>	Extent (m <sup>2</sup> )
Highest Priced Property	509 000	8 776	58
Average Priced Property	359 260	7 782	46
Lowest Priced Property	175 000	4 861	36

#### BONDS AND OTHER DOCUMENTS (2)

#	Document Number	Institution	Amount (R)
1	SB9248/2008	NEDBANK LTD	201 995
2	I-4443/1995C	GENREC DEVELOPMENT CO PTY LTD	-

#### PROPERTY HISTORY (5)

#	Document	Amount (R)	Holder
1	ST64381/2006	110 000	KIVIDO CATHERINA DAPHNE
2	ST25603/2006	45 000	LESOLANG GILLIAN MONA
3	ST25425/1998	70 000	SEEMA SOLOMON ELVIS
4	SB14491/1998	60 500	A B S A BANK LTD
5	ST74-2/1995	-	GENREC DEVELOPMENT CO PTY LTD

**AMENITIES (6)**

#	Name	Type	Distance (m)
1	GRACELAND EDUCATION CENTRE	EDUCATION	103
2	LAERSKOOL ELSPARK	EDUCATION	1 682
3	LAERSKOOL ELANDIA	EDUCATION	1 761
4	HOËRSKOOL ELSBURG	EDUCATION	1 829
5	LAERSKOOL ELSBURG	EDUCATION	1 871
6	HOËRSKOOL ELSPARK	EDUCATION	1 977

**SUBURB TRENDS**

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

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CONDITIONS OF SALE OF IMMOVABLE PROPERTY Whereby RODERICK ROETS of OMNILAND AUCTIONEERS (PTY) LTD REGISTRATION NUMBER: 2020/560948/07 OF THE COTTON SA BUILDING, 90 CYCAD PLACE, OFF WATERMEYER STREET, VAL DE GRACE, PRETORIA (the "AUCTIONEER") duly instructed by the appointed Executor in THE ESTATE OF THE LATE SALOME SEYOKO MASTER'S REFERENCE: 17973/2022 ("the SELLER") hereby offer for sale by public auction the immovable PROPERTY known as: UNIT 2 SS GRACELAND 5, SCHEME NUMBER 74/1995, ELSPARK EXT 4, 1329, 21 SITUATED AT: UNIT 2 GRACELAND 5, 2 SUNHILL LANE, ELSPARK, GERMISTON HELD UNDER TITLE DEED NO: ST6468/2008 IN EXTENT: 54 SQUARE METRES together with all the improvements thereon, subject to the following conditions:

**1. INTERPRETATION**

- 1.1 Any reference to:
  - 1.1.1 One gender includes the other gender.
  - 1.1.2 Natural persons include juristic persons and vice versa.
  - 1.1.3 Singular includes the plural and vice versa.
- 1.2 And any other references shall mutatis mutandis apply.

**2. PROCEDURE**

- 2.1 The AUCTIONEER has the sole right to regulate the bidding procedure and in the event of any dispute between the bidders the decision of the AUCTIONEER shall be final and binding.
- 2.2 Subject to the provisions of clause 3.3, the PROPERTY shall be sold to the highest bidder and every bid shall constitute an offer to purchase the property for the amount of the bid and no bid may be withdrawn prior to the expiry of the confirmation period during which the bid will be open for acceptance by the SELLER.
- 2.3 Should the AUCTIONEER commit any error he shall be entitled to correct such error.

**3. SIGNATURE, ACCEPTANCE AND CONFIRMATION**

- 3.1 These conditions shall be signed by the highest bidder (the PURCHASER) on request by the AUCTIONEER.
- 3.2 If this offer is concluded with more than one PURCHASER, the liability of such PURCHASERS shall be joint and several in solidum.
- 3.3 The PURCHASER'S offer shall be open for acceptance by the SELLER for a period of 21 (twenty one) days after date of the auction, till 14:00 on Thursday 12 October 2023 and may be accepted by the SELLER at any time prior to the expiry of the mentioned confirmation period ("DATE OF ACCEPTANCE"). Acceptance of the offer will be confirmed by the AUCTIONEER to the PURCHASER.
- 3.4 Acceptance of the offer is subject to approval by the Executor/Executrix and the bondholder of the mentioned Deceased Estate. The SELLER reserves the right to decline the offer and will be under no obligation to accept the offer, without any obligation to furnish any reason for his decision. The Executor/Executrix reserves the right to accept any other offer that may be received in respect of the PROPERTY.
- 3.5 Transfer of the property is subject to approval by the Master of the High Court.

**4. PURCHASE PRICE**

- The PURCHASE PRICE, exclusive of Value Added Tax (VAT) if applicable, will be payable by the PURCHASER as follows:
- 4.1 A cash deposit of 10% (ten percent) to the amount of R \_\_\_\_\_ of the PURCHASE PRICE to the AUCTIONEER immediately on the fall of the hammer, which the PURCHASER hereby authorizes the AUCTIONEER to pay over to the SELLER; and
  - 4.2 The balance of the purchase price shall be paid upon registration of transfer of the PROPERTY in the name of the PURCHASER, and pending registration of transfer, shall be secured by means of a suitable guarantee issued by a Financial Institution acceptable to the SELLER. The said guarantee shall be delivered to the conveyancer appointed in terms of clause 7 ("CONVEYANCER") within 30 (thirty) days from the DATE OF ACCEPTANCE, which guarantee shall be payable free of exchange.



4.3 The PURCHASER hereby instructs and authorises the CONVEYANCER to invest, in terms of Section 78 (2A) of the Attorneys Act No. 53 of 1979 (as amended), any monies paid by him or on his behalf in terms of this Offer (Agreement), in an interest-bearing account, interest so accrued for the benefit of the deceased estate.

The PURCHASER acknowledges that he is aware that the CONVEYANCER will only be in a position to give effect to this mandate once he, the PURCHASER, has furnished the CONVEYANCER with documents, to be requested by the CONVEYANCER, in terms of the Financial Intelligence Centre Act, 2001.

4.4 The deposit shall be non-refundable, except in the instance where the sale is not accepted by the SELLER in which event all monies paid by the PURCHASER to the SELLER in terms hereof shall be refunded to the PURCHASER.

## **5. COSTS OF TRANSFER**

5.1 The PURCHASER shall be liable, in addition to the Purchase Price, for all costs of registration of Transfer of the PROPERTY including but not limited to: (if applicable) transfer duty, revenue stamps, mortgage loan costs, attorneys' fees, deeds office registration fees, THE ENTIRE AMOUNT of the assessment rates as levied by the Local Authority as may be due, as well as the entire amount of charges and levies as may be due to a Home Owners Association or Body Corporate, which amounts shall be paid immediately upon demand by the CONVEYANCER, to the CONVEYANCER, and the conveyancing shall only commence after such costs have been paid by the PURCHASER.

5.2 The PURCHASER shall furthermore, in addition to the PURCHASE PRICE, be responsible for the payment of Value Added Tax (VAT) should the above estate be a registered VAT vendor, regardless of whether he was aware of this fact on date of signature hereof by himself. The PURCHASER shall make payment of the aforesaid VAT to the SELLER upon registration of the PROPERTY in the name of the PURCHASER.

5.3 The PURCHASER shall furthermore, in addition to the PURCHASE PRICE, be responsible for the payment of ALL outstanding and arrear rates, taxes, water, electricity and levies (if applicable) on the PROPERTY. The PURCHASER shall make payment of the aforesaid to the CONVEYANCER upon request.

## **6. INTEREST**

6.1 The PURCHASER will pay interest on the balance of the purchase price from DATE OF ACCEPTANCE to date of registration of transfer calculated at the greater of 12% (twelve per centum) per annum, or the maximum rate permitted by law, both days inclusive. The interest will be payable monthly in advance before or on the first day of each and every month, the first payment to be made on the first day of the month following the DATE OF ACCEPTANCE. Payment of the interest will be effected to the CONVEYANCER.

## **7. TRANSFER**

Transfer shall be effected by a Conveyancer appointed by the SELLER.

## **8. POSSESSION**

8.1 Possession of the PROPERTY will be given to the PURCHASER and the PURCHASER shall be obliged to take possession thereof, on DATE OF ACCEPTANCE from which date, in addition to the provisions of paragraph 5.3, the PURCHASER shall be liable for all municipal rates, taxes, consumption charges, insurance premiums and/or fees and levies payable on the PROPERTY, (arrears and future amounts) and from which date the PROPERTY shall be the sole risk, profit or loss of the PURCHASER. Should the SELLER have made any payment of such a nature for a period after the date of possession, he shall be entitled to a refund thereof pro rata to the period of prepayment.

8.2 The PURCHASER shall not be entitled to make any alterations or additions to the PROPERTY before the date of registration of transfer. The PURCHASER shall be obliged, in the event of the cancellation or lapse of this agreement, to forthwith vacate the PROPERTY and restore it to the SELLER in the same condition as when

the PURCHASER took possession. The PURCHASER will have no claims whatsoever against the SELLER arising out of any alterations or additions made to the PROPERTY by the PURCHASER.

8.3 If the PROPERTY is leased, this Agreement is entered into and subject to the rights of the tenant under any existing Lease Agreement, statutory provisions or the Common Law.

8.4 The PURCHASER agrees that the SELLER does not make any warranties or representations, whether express or implied, regarding vacant occupation and possession. The SELLER does not guarantee vacant occupation of the PROPERTY.

## **9. VOETSTOOTS**

9.1 The PROPERTY is purchased and sold Voetstoots and the SELLER shall not be liable for any defects, patent, latent or otherwise in the PROPERTY nor for any damage occasioned to or suffered by the PURCHASER by reason of such defect. The PURCHASER admits having inspected the PROPERTY to his satisfaction and that no express or implied representations, guarantees or warranties of any nature were made or given by the SELLER or his AGENT regarding the condition, quality or any other characteristics of the PROPERTY or any of the improvements thereon or accessories thereof.

9.2 The PROPERTY is sold as described in the existing title deed or deeds thereof and subject to all conditions and servitudes (if any) attaching thereto or mentioned or referred to in the said title deed(s) or prior deed(s). The SELLER shall not be liable for any deficiency in extent, which may be revealed on any re-survey, nor shall the SELLER benefit by any surplus in extent.

9.3 The SELLER shall not be required to indicate to the PURCHASER the position of the beacons or pegs upon the PROPERTY and/or boundaries thereof, nor shall the SELLER be liable for the costs of locating same.

## **10. NOMINEE**

The PURCHASER shall be entitled, by notice in writing to the SELLER, to nominate a nominee in his place as PURCHASER, upon the following terms and conditions:

10.1 The aforesaid notice shall be handed to the SELLER by no later than close of business on the DATE OF ACCEPTANCE;

10.2 The notice shall set out the name and address of the nominee so nominated as PURCHASER:

10.3 The notice shall be accompanied by the nominee's written acknowledgement:

10.3.1 That it is fully aware of all the terms and conditions of this agreement as if fully set out in such written acknowledgement; and

10.3.2 That it is bound by the provisions of this agreement as the PURCHASER;

10.4 Should the PURCHASER nominate a nominee in terms of this clause, then:

10.4.1 All references to the PURCHASER in this agreement shall be deemed to be a reference to its nominee; and

10.4.2 the PURCHASER by his signature hereto, hereby interposes and binds himself as surety and co-principal debtor in solidum, for and on behalf of all the obligations of the aforesaid nominee as PURCHASER, to and in favour of the SELLER, for all the PURCHASER'S obligations under this agreement, including damages, and renounces the benefits of division and excussion.

## **11. DOMICILIUM**

11.1 The PURCHASER selects as his/her domicilium citandi et executandi for all purposes hereunder the address set out in "INFORMATION FOR CONVEYANCER AND ADMINISTRATION" attached hereto.

Any notice dispatched to the PURCHASER by prepaid registered post or by e-mail to the party's said domicilium citandi et executandi shall be deemed to have been received by such a party 7 (SEVEN) days from date of dispatch thereof.

## **12. PROHIBITION**

The PURCHASER shall not, prior to the date of registration of the transfer, be entitled to sell the PROPERTY or to cede, assign or make over his rights in terms

hereof, or to give notice of cancellation of an existing lease, without the prior written consent of the SELLER.

**13. JURISDICTION**

13.1 For the purpose of resolving any dispute which may exist or occur between the parties hereto, the parties consent to the jurisdiction of the Magistrate's Court or any other court with jurisdiction or a court otherwise competent with jurisdiction over the person of the parties in that each of them resides, carries on business, or is employed within its area of jurisdiction, notwithstanding that such proceedings are otherwise beyond its jurisdiction. This clause shall be deemed to constitute the required written consent conferring jurisdiction upon the said court pursuant to Section 45 of the Magistrates' Court Act 32 of 1944 or any amendment thereof provided that the SELLER shall have the right at his sole option and discretion to institute proceedings in any other competent court in respect of any claim which, but for the foregoing, would exceed the jurisdiction of the Magistrate's Court.

13.2 In the event of the SELLER instructing its Attorneys to institute any proceedings against the PURCHASER for payment of the purchase price, interest and other monies due by the PURCHASER hereunder or for the performance by the PURCHASER of any of the terms and conditions herein, then the PURCHASER agrees that he shall be liable for and shall pay any such legal costs on the scale as between the Attorney and Own Client.

**14. BREACH**

In the event of the PURCHASER being in breach of any of the terms or conditions contained herein, and remain in default for 7 (seven) days after dispatch of a written notice by registered post or by e-mail, requiring him to remedy such breach, the SELLER shall be entitled to, and without prejudice to any other rights available at law:

14.1 claim immediate payment of any amount due by the PURCHASER; and/or

14.2 declare the full balance of the purchase price and interest payable forthwith and claim recovery thereof; and/or

14.3 cancel the agreement without any further notice, and retain all amounts paid by the PURCHASER as "Rouwkoop" and the PURCHASER hereby authorises any third party holding such monies to pay the same to the SELLER, and/or

14.4 terminate this agreement and claim damages from the PURCHASER, which damages shall include, but not be limited to, the costs and expenses of advertising and selling the PROPERTY to a third party.

**15. AUCTIONEER'S COMMISSION**

The SELLER is liable to pay the Auctioneer's commission calculated at 6% plus VAT on the purchase price and other costs, which amount will be due and payable on date of confirmation from the deposit mentioned in Clause 4.1. In the event of the sale being cancelled by the SELLER due to the failure of the PURCHASER to comply with his obligations in terms of this Conditions of Sale, the PURCHASER will be liable for the payment of the Auctioneer's commission as well as squandered costs.

**16. VARIATION**

This agreement constitutes the whole and only agreement between the SELLER and the PURCHASER and no alteration or variation of this agreement shall be of any force or effect unless reduced to writing and signed by the parties hereto or their duly authorised agents.

Any representations, warranties or undertakings made or given by the SELLER or its agents other than those contained herein shall be of no force or effect whatsoever.

**17. PERSONAL SURETYSHIP JOINT AND SEVERAL LIABILITY ON BEHALF OF PURCHASER**

The representative of the PURCHASER, by his signature hereto, hereby interposes and binds himself in favour of the SELLER, jointly and severally as surety for and co-principal debtor in solidum with the PURCHASER for the due and timeous performance by it of all its obligations as PURCHASER in terms of this Agreement and hereby renounces the benefits and excussion of and division.

If this Agreement is concluded with more than one PURCHASER, the liability of such PURCHASER to the SELLER shall be joint and several in solidum.

**18. MARITAL STATUS OF PURCHASER**

The PURCHASER warrants that his marital status is as set forth in the "INFORMATION FOR CONVEYANCER AND ADMINISTRATION" annexed hereto and, further that the information contained in such schedule is true and correct in each and every respect.

**19. WAIVER**

Notwithstanding any express or implied provisions of this Offer to the contrary, any latitude or extension of time which may be allowed by the SELLER in respect of any matter or thing that the PURCHASER is bound to perform or observe in terms hereof, shall not under any circumstances be deemed to be a waiver of the SELLER'S rights at any time, and without notice, to require strict and punctual compliance with each and every provision or term hereof.

**20. CERTIFICATES TO BE OBTAINED**

The PURCHASER shall at his own cost obtain:

20.1 A certificate of compliance with Government Regulations No. 2920/1992 to the effect that the electrical installation on the property complies with SABS 0142, or is reasonably safe. The purchaser shall forward the relevant certificate as stated above to the seller's conveyancers when requested and should the purchaser not be forth coming, the seller will be entitled to place the purchaser in default of this agreement;

20.2 A certificate to the effect that the improvements on the property are free from infestation by timber destroying insects, if specifically required by a financial institution; including but not limited to a borer certificate;

20.3 A certificate of the occupation of the property (if applicable).

20.4 Or any such certificate as may be required by law and applicable to the subject property.

**21. FIRST RIGHT OF REFUSAL**

21.1 If the SELLER does not accept the PURCHASER's offer during the CONFIRMATION PERIOD because it has received a higher offer from a third party, the PURCHASER shall be entitled to increase the PURCHASER's offer during the CONFIRMATION PERIOD in order to match the third party's offer.

21.2 Any further offers being made within the confirmation period must be made in writing and only to Omniland Auctioneers before 17:00 on Wednesday 11 October 2023 and will be subject to these Conditions.

21.3 Every such offer shall be submitted to the highest bidder, who will have the first right to equal the offer.

**THE PROPERTY WAS PUT UP FOR SALE BY PUBLIC AUCTION ON**

**THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023**

and sold by the rise for the amount of R \_\_\_\_\_  
(\_\_\_\_\_) (EXCLUDING VALUE ADDED TAX)

TO:

MR/MRS/MS \_\_\_\_\_

DENTITY NO \_\_\_\_\_

(hereinafter referred to as the "PURCHASER")

SIGNED AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

AS WITNESSES:

1. \_\_\_\_\_  
PURCHASER

\_\_\_\_\_  
AUCTIONEER (duly authorised)

**ACCEPTANCE AND CONFIRMATION**

Accepted by me this \_ DAY OF \_\_\_\_\_ 2023.

AS WITNESSES:

1. \_\_\_\_\_

\_\_\_\_\_  
SELLER

2. \_\_\_\_\_

\_\_\_\_\_  
SELLER 2

SELLERS ADDRESS  
THE APPOINTED EXECUTOR IN  
THE ESTATE OF THE LATE  
SALOME SEYOKO  
MASTER'S REFERENCE: 17973/2022