



ASSET AUCTIONS

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CONDITIONS OF SALE FOR ONLINE PROPERTY AUCTION BATLHOKOMEDI PROPERTIES (PTY) LTD (IN LIQUIDATION) MRN: T1790/2025

THIS AUCTION IS A LIVE WEBCAST PROPERTY AUCTION AND WILL BE HELD ON-SITE ON WEDNESDAY 20 MAY 2026 AT 11H00 AND ON OUR ONLINE PLATFORM AT ONLINE.ASSETAUCTIONS.CO.ZA..

VIEWING: BY APPOINTMENT WITH THE AUCTIONEER.

PROPERTY ADDRESS: NOOIENSBOOM, 180 BURGER STREET, PRETORIA NORTH

THE AUCTIONEER IS DEAN BALDWIN
FROM ASSET AUCTIONS (PTY) LTD
82 GRANIET ROAD
VALLEY SETTLEMENTS
MEYERTON
MIDVAAL
TELEPHONE NUMBER +27114524191

THE SALE SHALL BE SUBJECT TO THE CONTROL OF THE AUCTIONEER WHO SHALL HAVE THE SOLE RIGHT TO REGULATE THE ADVANCE IN BIDDING. WE ARE SELLING PER RISING BID IN SOUTH AFRICAN RAND.

TECHNICAL ISSUES: ASSET AUCTIONS CANNOT BE HELD RESPONSIBLE FOR A MISSED BID IN THE EVENT OF A TECHNICAL ISSUE RELATED TO THE SERVER, SOFTWARE, INTERNET, OR ANY OTHER ONLINE AUCTION-RELATED PLATFORMS.

ASSET AUCTIONS WILL BE SELLING ON INSTRUCTIONS FROM STARBUCK, CONRAD ALEXANDER & STROH, JUSTI C/O STARBUCK ATTORNEYS IN THEIR CAPACITY AS JOINT LIQUIDATORS IN RESPECT OF BATLHOKOMEDI PROPERTIES (PTY) LTD (IN LIQUIDATION) MASTER REFERENCE NUMBER: T1790/2025.

TO SELL BY PUBLIC AUCTION THE PROPERTIES BEING: SECTIONAL TITLE UNITS IN THE SCHEME KNOWN AS SS NOOIENSBOOM (SCHEME NO.1180/1996), PRETORIA NORTH, CITY OF TSHWANE METROPOLITAN, GAUTENG.

1. UNIT 1: MEASURING APPROXIMATELY 121 SQM, HELD BY TITLE DEED ST53938/2021
2. UNIT 2: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53939/2021
3. UNIT 3: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53940/2021
4. UNIT 4: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53941/2021
5. UNIT 5: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53942/2021
6. UNIT 6: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53943/2021
7. UNIT 7: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53944/2021

8. UNIT 8: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53945/2021
9. UNIT 9: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53946/2021
10. UNIT 10: MEASURING APPROXIMATELY 124 SQM, HELD BY TITLE DEED ST53947/2021
11. UNIT 11: MEASURING APPROXIMATELY 121 SQM, HELD BY TITLE DEED ST53948/2021
12. UNIT 12: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53949/2021
13. UNIT 13: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53950/2021
14. UNIT 14: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53951/2021
15. UNIT 15: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53952/2021
16. UNIT 16: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53953/2021
17. UNIT 17: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53954/2021
18. UNIT 18: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53955/2021
19. UNIT 19: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53956/2021
20. UNIT 20: MEASURING APPROXIMATELY 124 SQM, HELD BY TITLE DEED ST53957/2021
21. UNIT 21: MEASURING APPROXIMATELY 121 SQM, HELD BY TITLE DEED ST53958/2021
22. UNIT 22: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53959/2021
23. UNIT 23: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53960/2021
24. UNIT 24: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53961/2021
25. UNIT 25: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53962/2021
26. UNIT 26: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53963/2021
27. UNIT 27: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53964/2021
28. UNIT 28: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53965/2021
29. UNIT 29: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53966/2021
30. UNIT 30: MEASURING APPROXIMATELY 125 SQM, HELD BY TITLE DEED ST53967/2021
31. UNIT 31: MEASURING APPROXIMATELY 121 SQM, HELD BY TITLE DEED ST53968/2021
32. UNIT 32: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53969/2021
33. UNIT 33: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53970/2021
34. UNIT 34: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53971/2021
35. UNIT 35: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53972/2021
36. UNIT 36: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53973/2021
37. UNIT 37: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53974/2021
38. UNIT 38: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53975/2021
39. UNIT 39: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53976/2021
40. UNIT 40: MEASURING APPROXIMATELY 124 SQM, HELD BY TITLE DEED ST53977/2021
41. UNIT 41: MEASURING APPROXIMATELY 121 SQM, HELD BY TITLE DEED ST53978/2021
42. UNIT 42: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53979/2021
43. UNIT 43: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53980/2021
44. UNIT 44: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53981/2021
45. UNIT 45: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53982/2021
46. UNIT 46: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53983/2021
47. UNIT 47: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53984/2021
48. UNIT 48: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53985/2021
49. UNIT 49: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53986/2021
50. UNIT 50: MEASURING APPROXIMATELY 125 SQM, HELD BY TITLE DEED ST53987/2021
51. UNIT 51: MEASURING APPROXIMATELY 121 SQM, HELD BY TITLE DEED ST53988/2021
52. UNIT 52: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53989/2021
53. UNIT 53: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53990/2021
54. UNIT 54: MEASURING APPROXIMATELY 50 SQM, HELD BY TITLE DEED ST53991/2021
55. UNIT 55: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53992/2021
56. UNIT 56: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53993/2021
57. UNIT 57: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53994/2021
58. UNIT 58: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53995/2021

59. UNIT 59: MEASURING APPROXIMATELY 72 SQM, HELD BY TITLE DEED ST53996/2021
60. UNIT 60: MEASURING APPROXIMATELY 125 SQM, HELD BY TITLE DEED ST53997/2021

SUBJECT TO THE FOLLOWING AUCTION RULES:

1. THE PROPERTY WILL BE SOLD TO THE HIGHEST BIDDER (HEREIN REFERRED TO AS THE PURCHASER) BUT SUBJECT TO CONFIRMATION BY THE SELLER, WHICH CONFIRMATION CAN BE WITHHELD BY THE SELLER WITHOUT FURNISHING REASONS THEREFORE. THE PURCHASER IS UNCONDITIONALLY AND IRREVOCABLY BOUND TO HIS BID FOR 14 CALENDAR DAYS EXCLUDING DATE OF SIGNING OF THE CONDITIONS OF SALE, AND THE ONUS WILL REST UPON THE PURCHASER TO ESTABLISH WHETHER HIS BID WAS CONFIRMED, OR NOT.

2. HIGHER OFFERS MAY BE MADE PRIOR TO CONFIRMATION BY THE SELLER, SUCH HIGHER OFFERS MUST BE MADE TO THE AUCTIONEER ON THE SAME TERMS AND CONDITIONS AS THE AUCTION OFFER AND THE HIGHEST BIDDER AT THE AUCTION SHALL HAVE THE RIGHT TO EQUAL SUCH OFFERS WHICH OFFER WILL BE PREFERENT TO ANY OTHER OFFERS. THE PURCHASER FROM THE AUCTION MUST EXERCISE THIS RIGHT WITHIN 24 HOURS (EXCLUDING PUBLIC HOLIDAYS AND WEEKENDS) AFTER BEING SO NOTIFIED BY THE AUCTIONEER, BY SUBMITTING AN EQUIVALENT OFFER AND SUPPLEMENTING HIS DEPOSIT ACCORDINGLY.

3. IN THE EVENT OF A DISPUTE ARISING IN REGARD TO A BID MADE, THE AUCTIONEER WILL HAVE THE DISCRETION TO PUT THE PROPERTY UP FOR AUCTION AGAIN AND HIS DECISION WILL BE FINAL.

4. THE PURCHASER SHALL BE LIABLE FOR PAYMENT OF ALL DUTIES, LEVIES AND TAXES, CALCULATED AS FROM THE DATE OF POSSESSION AND/OR OCCUPATION, BUT SHALL NOT BE HELD LIABLE FOR ANY ARREARS.

5. THE PROPERTY IS SOLD VOETSTOOTS, AND NEITHER THE AUCTIONEER NOR THE SELLER GIVES NO WARRANTIES AS TO THE EXTENT, PATENT OR LATENT DEFECTS, THE NATURE, QUALITY OR LEGALITY OF IMPROVEMENTS, OR THE LEGALITY OF ANY ACTIVITIES PRACTISED THEREON, AND WILL NOT BE HELD LIABLE FOR ANY DAMAGES ARISING FROM SAME. BY TAKING PART IN THIS ONLINE AUCTION THE BIDDER ACKNOWLEDGES THAT HE/SHE/IT HAS ACQUAINTED HIMSELF WITH THE CONDITION OF THE PROPERTY.

6. PAYMENT METHOD:

6.1 A REGISTRATION FEE OF R50 000 (FIFTY THOUSAND RAND) IS PAYABLE. THIS WILL BE REFUNDED TO ALL UNSUCCESSFUL BIDDERS AND ACCOUNTED FOR AGAINST THE DEPOSIT AS REQUIRED BELOW FROM THE HIGHEST BIDDER.

ALL DEPOSITS ARE PAYABLE IN THE FOLLOWING ACCOUNT

ASSET AUCTIONS PTY LTD
TRUST ACCOUNT
NEDBANK NORTHMEAD
ACCOUNT NUMBER: 191 034 4508
BRANCH CODE: 198765
REFERENCE: NAME/COMPANY NAME
EMAIL admin@assetauctions.co.za

ALL BUYERS NEED TO ACCEPT THE CONDITION AND RULES OF AUCTION AND PROVIDE A COPY OF THEIR ID, PROOF OF RESIDENCE FOR FICA PURPOSES.

6.2 10% OF THE FULL PURCHASE PRICE AS A DEPOSIT, BY WAY OF ELECTRONIC TRANSFER SIMULTANEOUSLY WITH SIGNATURE OF THE CONDITIONS OF SALE BY THE PURCHASER OR AS REQUESTED BY THE AUCTIONEER, WHICH DEPOSIT, AFTER CONFIRMATION AND DEDUCTION OF EXPENSES AND FEES (IF APPLICABLE), WILL BE PAID OVER TO THE ESTATE ACCOUNT.

6.3 THE PURCHASER SHALL BE LIABLE FOR PAYMENT OF INTEREST CALCULATED AT 12% PER MONTH ON THE BALANCE OF THE PURCHASE PRICE FROM DATE OF POSSESSION AND/OR OCCUPATION (WHICHEVER OCCURS FIRST) TO DATE OF REGISTRATION OF TRANSFER WHICH INTEREST SHALL BE DEEMED AS OCCUPATIONAL RENT.

6.4 THE BALANCE OF THE PURCHASE PRICE SHALL BE PAID OR SECURED BY MEANS OF A GUARANTEE ACCEPTABLE TO THE SELLER, WITHIN 30 DAYS FROM DATE OF CONFIRMATION, PAYABLE UPON REGISTRATION OF TRANSFER.

7. THE SELLER WILL BE LIABLE FOR AUCTIONEERS' COMMISSION OF 6.0% OF THE PURCHASE PRICE (EXCLUSIVE OF VAT).

8. THE PURCHASER SHALL UPON DEMAND BE LIABLE FOR PAYMENT OF VAT WHICH IS NOT INCLUDED IN THE PURCHASE PRICE, OR TRANSFER DUTIES, WHICHEVER IS APPLICABLE.

9. POSSESSION AND/OR OCCUPATION WILL BE GIVEN AND TAKEN SUBJECT TO ANY EXISTING LEASE AGREEMENTS, LEASING, TENANCY OR LEGAL OR ILLEGAL OCCUPATION, ON DATE OF REGISTRATION OF TRANSFER OF THE PROPERTY IN THE DEEDS OFFICE, OR AS AGREED UPON IN WRITING BETWEEN THE PARTIES, FROM WHICH DATE THE SOLE RISK, PROFIT OR LOSS OF THE PROPERTY SHALL REST UPON THE PURCHASER. THE SELLER AND THE AUCTIONEER DO NOT GUARANTEE VACANT OCCUPATION.

10. THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL CONSTITUTE THE SOLE AGREEMENT BETWEEN THE PARTIES CONCERNED AND NO VARIATION OR AMENDMENT THERETO SHALL BE BINDING UNLESS AGREED UPON IN WRITING AND SIGNED BY THE SELLER AND PURCHASER.

11. IN COMPLIANCE WITH THE NATIONAL CONSUMER PROTECTION ACT AND THE REGULATIONS THERETO, VENDOR BIDDING IS PERMITTED AT THE AUCTION, AND THE SELLER, AUCTIONEER OR A VENDOR BIDDER REPRESENTING THE SELLER OR THE AUCTIONEER MAY BID UP TO AN AMOUNT AND NOT EXCEEDING THE RESERVE PRICE.

12. THESE RULES OF AUCTION COMPLY WITH THE PROVISIONS OF SECTION 45 OF THE CONSUMER PROTECTION ACT, 68 OF 2008.