



## ONLINE AUCTION PROPOSAL

PRESENTED TO BARN TRUST

**REGISTERED OWNERS:**

INSOLVENT ESTATE: R BHAMJEE | 800929 5273 083

**PROPERTY ADDRESS:**

PORTION 79 OF THE FARM NOODHULP 492 REGISTRATION DIVISION KR,  
BELA-BELA, LIMPOPO

**PROPOSED AUCTION DATE:**

*To be confirmed*

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### INSTRUCTION, MANDATE AND POWER OF ATTORNEY FOR IMMOVABLE PROPERTY:

I, the undersigned \_\_\_\_\_ (FULL NAMES&SURNAME),

I.D. Number: \_\_\_\_\_,

Business Address: \_\_\_\_\_,

Telephone Nr: \_\_\_\_\_,

In my capacity as the **APPOINTED TRUSTEES IN THE INSOLVENT ESTATE OF R BHAMJEE** (*herein referred to as the SELLER*) hereby give **VENDITOR AUCTIONEERS (PTY) LTD**, (*herein referred to as the AUCTIONEER*) situated at 199 Gordon Road, Queenswood, Pretoria or any other party acting on their behalf, the sole and exclusive mandate to sell the undermentioned property/ies, by public auction or otherwise, subject to the following conditions:

#### CONDITIONS:

1. The Auction will be hosted online via our platform, in separate lots: [www.venditoronline.co.za](http://www.venditoronline.co.za). The Auction date and time will be confirmed once written permission is received from the seller to proceed with the said auction.
2. The Auctioneer hereby provides the SELLER with the Conditions of Sale and Auction proposal. The Seller hereby acknowledges receipt of the said documentation and hereby authorizes the Auctioneer to proceed with the auction as stipulated in this proposal.
3. The Auctioneer undertakes to advertise the property as set out in the Advertising Program and the Seller agrees that these advertisements shall be placed in the mentioned media.
  - a) The estimated Advertisement Costs shall be **R 16 000.00** and the Seller agrees that the advertisement costs shall be recovered from the deposit received from the purchaser. If the property is not sold, Venditor Auctioneers (Pty) Ltd will have the right to claim the advertisement costs from the Seller and the Seller shall be liable for such costs irrespectively.
  - b) The Auctioneer endeavor to ensure that the Advertisement are correct and placed as agreed but is exempted from any damage or loss which may result from the incorrect placing or omission of adverts.
4. The property shall be sold with all fixtures but omits the following in/out:

Included: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Excluded: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. The properties shall be sold "voetstoots", subject to all the terms, conditions, and servitudes of the title deed. The Seller undertakes to inform the Auctioneer of any latent or hidden defects of the Property that the Auctioneer is obliged to reveal to the prospective bidders / purchasers. Should the Seller conceal or withhold information which shall influence the sale of the Property, the Auctioneer may be exempted from the consequences.
6. The Seller exempts the Auctioneer of any claims which may arise from the sale of the Property.
7. Should any dispute arise during the Auction, the Auctioneers' decision will be final should the Auctioneer suspect any foul play. The Auctioneer has the right to abort the Auction prior to the conclusion thereof.
8. The Seller shall be responsible for the safeguarding of the property and the Auctioneer does not accept responsibility for any loss or damage to the property.
9. The gross purchase price, is R \_\_\_\_\_  
( \_\_\_\_\_ rand) or any other price accepted in writing on the agreement of sale.
10. The **SELLER** shall be responsible for the payment of the Auctioneers commission of **5% (FIVE PERCENT)**, plus V.A.T. The commission is deemed earned upon acceptance of the offer by the Seller. In the event that the property is sold by the Seller or by any other party during the period of this mandate or sold to a person or party who was introduced to the property by the Auctioneer, the Seller shall pay the commission to Venditor Auctioneers (Pty) Ltd.
11. The Seller confirms herewith that the meaning and implication of all the clauses in this document have been explained.
12. The sole and exclusive mandate is irrevocable and becomes operational upon signing of the mandate herein and expires after 60 days from date of auction (date).
13. **The Seller agrees to Venditor Auctioneers (Pty) Ltd or its representative, confirming any offer, equal to or higher than the amount referred to in clause 9 above, after the auction or during the confirmation period. The Seller hereby binds him / herself to fulfil all conditions as set out in the agreement of sale.**

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
SELLER

### PROPOSED ADVERTISING PROGRAM WITH ESTIMATED COSTS:

**REGISTERED OWNER/S:**

R BHAMJEE

ID NO.: 800929 5273 083

**PROPERTY ADDRESS:**

PORTION 79 OF THE FARM NOODHULP 492  
REGISTRATION DIVISON KR, BELA-BELA,  
LIMPOPO

**AUCTION DATE**

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## PROPOSED ADV. MEDIA

Auction Boards Placed at Strategic Points and In Front of The Properties

Advert in Newspaper

Digital & Social Media Marketing Through Google Ads, Paid Campaigns and Targeted Marketing Designed by Specialists. Drone Footage.

Property24, SAIA, Auction Calendar, Venditor Website & Mailers with Notifications to Targeted Buyers and Database.




## LIGHTSTONE:

**Property Details**

Kr, Limpopo

LAND SIZE (REGISTERED)  
8.5653 ha

LAND SIZE (CADASTRAL)  
8.5823 ha




(Lat/long)/Street View -24.922211, 28.272021

**FARM**

LEGAL  
Ptn 79 [PTN 77-LG117/968]  
Farm 492 "NOODHULP" Portion 79  
Reg Div: "KR"  
Province: "LIMPOPO"

LAST SALES PRICE  
R850 000

LAST SALES DATE  
2013/06/17



### Amenities



#### FILLING STATION

4.49 km  
TotalEnergies Vyf Ster Dienste

4.5 km  
Engen Sonskyn Retail Center

4.58 km  
BP Power Gas



#### POLICE STATION

No police stations in the proximity



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

3.73 km  
Bela Mall

4.06 km  
Die Waterfront Shopping Centre

4.5 km  
Bela Bela Square



#### HOSPITAL/CLINIC

4.33 km  
Bela Bela Hospital

4.34 km  
Warmbaths Hospital

4.36 km  
Warmbaths Hospital



#### EDUCATION

1.17 km  
Malebone Primary

3.96 km  
Hoërskool Warmbad

4.32 km  
Eden Christian School

### AUCTION TERMS AND CONDITIONS:

\_\_\_\_\_ R 20 000.00 Refundable registration fee + FICA documents required.

\_\_\_\_\_ 10% deposit payable on the fall of the hammer

\_\_\_\_\_ The Offer is subject to a 14-Day confirmation period.

\_\_\_\_\_ After written acceptance, the buyer has 45 days to deliver guarantees.

\_\_\_\_\_ The property is sold voetstoots. Occupation is on Registration.

\_\_\_\_\_ All arrear rates & taxes & levies are payable by the seller, not the purchaser.

### KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15015LJ

Proof of payment: leoniej@venditor.co.za

## CURRICULUM VITAE SUMMARY:

### 1. DETAILS OF THE BUSINESS AND SPECIALITY FIELD:

Vendor Auctioneers was established in 1996 and is a Member of the Property Practitioners Regulatory Authority (PPRA) as well as the South African Institute of Auctioneers (SAIA). Vendor personnel involved in the selling of real estate are registered estate agents. All transactions thus enjoy coverage by the relevant fidelity fund.

Vendor specializes in the following:

- a: Residential, Commercial and Industrial Real Estate as well as Vacant Land.
- b: Small Holdings and Farms.
- c: Moveable Assets Including: Vehicles, Machinery, Factory Equipment and Furniture.

### 2. OTHER SERVICES:

Vendor ensures that moveable assets are removed and stored at our warehousing premises in Pretoria. Security services are provided with regard to property. Valuations and appraisals for all purposes are also provided.

### 3. GENERAL:

Our auctions are prepared and conducted on a highly professional basis and are inspected by an auditing firm on a quarterly basis.

No Trustee/Liquidator/Executor have any direct or indirect concerns with Vendor.

All transactions are covered through our trust account and are audited through the PPRA.

Any deposits and proceeds of auctions are paid over within 48 hours to the trustee / liquidator / Executor.







**VENDITOR**  
AUCTIONEERS



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Queenswood, Pretoria



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[venditor.co.za](http://venditor.co.za)