

NEEM ASSEBLIEF KENNIS:

- 1 Hierdie is verkopings in eksekusie kragtens vonnisse bekom in tersaaklike howe, tensy uitdruklik anders aangedui.
- 2 Reëls van hierdie verkoping is beskikbaar 24 uur voorafgaande die verkoping te die kantoor van die **Balju PE Noord, 12 Theale straat, North End, PE.**
- 3 Registrasie as koper is 'n vereiste onderworpe aan bepaalde voorwaardes o.a.
 - 3.1 voorskrifte van die **Verbruikersbeskermingswet 68 van 2008.**(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
 - 3.2 **Fica**-wetgewing mbt verifikasie vereistes van identiteit & adresbesonderhede. Verteenwoordigende kopers kan slegs as sulks registreer indien 'n behoorlike skriftelike volmag, ondersteun met resolusies, waar toepaslik, voorsien word;
 - 3.3 Terugbetaalbare registrasiefooi van R15 000.
 - 3.4 Registrasievoorwaardes
 - 3.5 Registrasie sluit een dag voor die veiling.
- 4 Die kantoor van Balju PE Noord sal die Verkoping met afslaaers LF Sharp (Balju) en / of Martje Meyer
- 5 Advertensiegelde teen heersende publikasietariewe & verkopingkoste volgens Hofreëls, geld
- 6 'N Koper moet dadelik 'n deposito van 10% en afslaaers kan betaal (Maks: R40 000 (BTW ingesluit) en Min: R3000 (BTW ingesluit). Betaling kan gedoen word deur middel van bankgewaarborgde tjek, kontant of elektroniese oordrag.

Bewys van betaling moet onmiddellik verskaf word.
NB. Geen internet fasiliteite is beskikbaar vir elektroniese geldoorplasing nie;
- 7 'n Bod word eers as finaal aanvaar by ontvangs van die vereiste 10% deposito;
- 8 By versuim sal die betrokke eiendom onmiddellik weer opgeveil word **en registrasiegelde verbeur word;**
- 9 Indien 'n voornemende koper op meer as een eiendom wil bieder, moet asb. sorg gedra word vir die nodige ondersteuning om aan bogenoemde voorwaardes te voldoen.

KINDLY TAKE NOTE:

- These are sales in execution pursuant to judgements obtained in relevant courts, unless indicated to the contrary
- Rules of this auction is available 24 hours foregoing the sale at the office of the **Sheriff PE North, 12 Theale street, North End, PE.**
- Registration as a buyer, subject to certain conditions, is required i.e.
- 3.1 directions of the **Consumer Protection Act 68 of 2008.**(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
 - 3.2 **Fica**-legislation i.r.o. verification requirements of identity & address particulars. Representative buyers may only register as such, if proper written authorisation and resolutions where applicable are presented;
 - 3.3 Refundable registration fee of R15 000.
 - 3.4 Registration conditions
 - 3.5 Registration closes one day before the auction.
- The office of Sheriff PE North will conduct the Sale with auctioneers LF Sharp (Sheriff) and/or Martje Meyer
- Advertising costs at current publication tariffs & sale costs according court rules will apply.
- A buyer must be able to pay immediately a 10% deposit & auctioneers commission (Max: R40 000 (VAT incl) & Min: R3000 (VAT incl)). Payment can be made by way of bank guaranteed cheque, cash or electronic transfer.
- Proof of payment must be supplied instantly.
NB. No internet facilities are available for electronic money transfers;
- An offer will only be accepted as final on receipt of the required 10% deposit;
The relevant property will by default , be immediately re-auctioned **and registration monies forfeited;**
- A prospective buyer who intends to bid on more than one property must take care for support in order to comply with the above conditions

BANKBESONDERHEDE:

LF Skerp Balju
ABSA Bank
Rekening nr: 290 155 339
Takkode: 632-005

BANK PARTICULARS:

LF Sharp Sheriff
ABSA Bank
Account nr: 290 155 339
Branch Code: 632-005

**OPSOMMING van die KOPER SE FINANSIËLE
VERPLIGTINGE EN REGTE AANGAANDE 'N VER
-KOPING IN EKSEKUSIE VAN ONROERENDE
EIENDOM****A Betalings aan Balju**

1. Voorwaardelike, terugbetaalbare registrasiefooi van R15 000.
2. 10% van die koopprys
3. Aukioneers kommissie (Maks: R40 000 Min: R3000 beide BTW ingesluit)

B Betalings aan die transporterende prokureur

1. Oordragkoste
2. Verbandkoste
3. Hereregte of BTW welke van toepassing, water & ligte, belastinge & heffings indien van toepassing

C Regte

1. Besit na betaling van deposito en kommissie
2. Uitsetting van okkupeerders op eie koste indien nodig
3. Spoedige registrasie van eiendom in oordragnemer se naam

**SUMMARY of the PURCHASER'S FINANCIAL
OBLIGATIONS & RIGHTS REGARDING A SALE
IN****EXECUTION - IMMOVABLE PROPERTY****A Payments to Sheriff**

1. Conditional, refundable registration fee of R15 000.
2. 10 % of purchase price
3. Auctioneers commission (Max: R40 000 Min: R3000 both inclusive of VAT)

B Payments to the transferring attorneys

1. Transfer costs
2. Bond costs
3. Transfer duty or Vat which ever applicable, rates, taxes & levies, if applicable

C Rights

1. Possession after payment of deposit & commission
2. Ejectment of occupiers on own costs, if necessary
3. Prompt registration of property in transferee's name