



Timed Online Auction

INSOLVENT ESTATE: KARANI MS AND S (IN LIQUIDATION) G926/2025

89 Mendelssohn Road, Franklin Roosevelt Park, (Erf 304 – measuring 1 007m2)

On instruction from and on behalf of the Joint Trustees of the above-mentioned matter, we will bring to auction this solid, and comfortable family home in the heart of Franklin Roosevelt Park. The property will be offered for sale via a **Timed Online Auction starting on Monday 27 July 2026 at 10h00 and closing on Thursday 30 July 2026 at 10h00**. All interested bidders are required to register on our website www.parkvillage.co.za in order to bid.

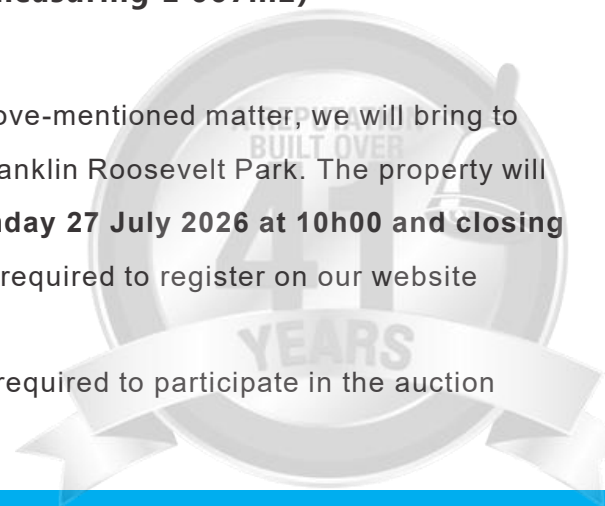
Please note there is a refundable registration fee of R20 000.00 required to participate in the auction bidding.

 www.parkvillageauctions.co.za

 89 Mendelssohn Road, Franklin
Roosevelt Park

 Debbie Scholes
011 789 4375 // 066 586 2233

 auctions@parkvillage.co.za

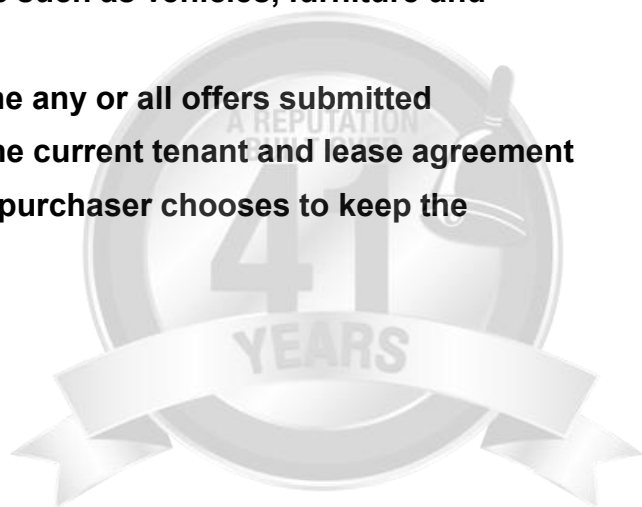




Auction Summary

Please Note:

- A Deposit of 10% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable on Submission of the Offer into the Auctioneers' FNB Trust Account
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Joint Trustees.
- The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.
- The Joint Trustees reserve the right to accept or decline any or all offers submitted
- This winning bidder may purchase the property with the current tenant and lease agreement in place or alternatively without a lease in place, if the purchaser chooses to keep the current tenant lease agreement.





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Conditions of Sale

Bidders Deposit: 10% of the Purchase Price payable on Submission of the Offer

Commission: Buyer's Commission of 6% plus VAT payable on Submission of the Offer

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

VAT: VAT is not payable on the purchase price, only transfer duties and transfer costs to be paid.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za



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We bring to auction this ready to move in spacious family home offers comfortable living with a well-designed layout, featuring an inviting entrance foyer, dining room, functional kitchen, and a large lounge complete with a fireplace, ideal for relaxed family living and entertaining.

The home comprises four generously sized bedrooms and two bathrooms, including a main en-suite, as well as a convenient cloakroom and dedicated prayer wash cubicle.

Additional accommodation includes two staff rooms, a bathroom, and a small storeroom, providing added practicality and flexibility. Covered tandem parking accommodates at least two vehicles.

A property offering space, comfort, and excellent functionality for family living.

Measuring approximately under roof 362m²

Monthly Rates R1 383.99

Bidding will start at R1 200 000.00





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GALLERY



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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6% Buyers commission plus VAT** is payable on the Immovable property on the fall of the hammer.
2. **10% Deposit** is payable on the Immovable property on the fall of the hammer.
3. **21 Business days confirmation period** applicable on immovable property.
4. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
5. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
6. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
7. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
8. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. After auction the highest bidder shall sign all relevant offer to purchase agreements.
12. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
14. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
15. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
16. **Subject to confirmation by the Seller.**
17. The Auctioneer and Seller reserve the right to withdraw the property from auction.
18. You will be held liable for your bid and forfeit your deposit if payment is not received.





CONTACT INFORMATION

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as

“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”



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