BUYERS INFO PACK

PARK VILLAGE AUCTIONS

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Auction Sale of Residential Property

REGISTERED OWNER: DJV PROPERTY TWENTY INV (PTY) LTD

MASTER'S REFERENCE NO: [TO BE CONFIRMED]

Unit 21 (Door 21), Central Park, Eagle Trace Estate, Fourways

Unit 21 ss Central Park (SS 703/2013), Fourways Ext 48 – Measuring 75m²

On instruction from and on behalf of the Liquidator of DJV Property Twenty Inv (Pty) Ltd (In Liquidation), we are inviting offers for this first-floor sectional title unit comprising a lounge with balcony, a kitchen, two bedrooms and two bathrooms, with one carport, in the Central Park complex within the secure Eagle Trace Estate, Fourways.

The property will be offered via a tender sale which closes on Friday 27 November 2026 at 10h00

All interested bidders are required to register on our website www.parkvillage.co.za

www.parkvillageauctions.co.za

Unit 21 Central Park, Eagle Trace Estate, Fourways

Debbie Scholes
011 789 4375

auctions@parkvillage.co.za

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Terms of Sale

Please Note:

- **A Deposit of 10% of the Purchase Price and a Buyers Commission of 6% plus VAT is payable on submission of offer.**
- **The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Seller.**
- **The sale of the property excludes any moveable assets such as vehicles, stock, office furniture and equipment, plant and machinery, shelving and other non-permanent installations.**
- **The Seller reserves the right to accept or decline any or all offers submitted.**

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Conditions of Sale

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: There is no VAT applicable to this auction sale

Conditions of Sale Agreement: The Agreement of Sale agreement is available on our website.

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

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PROPERTY INFORMATION

LOCALITY

Property Address:	Unit 21 (Door 21), ss Central Park, Martial Eagle Avenue, Eagle Trace Estate, Fourways (3479 Winnie Mandela Drive on the municipal account)
GPS Co-ordinates:	-25.98546, 28.01531
City & Province:	Fourways, Sandton, City of Johannesburg Metropolitan Municipality, Gauteng Province

Central Park is a sectional title complex inside Eagle Trace Estate, a secure estate in Fourways, Sandton, with access to the complex via Martial Eagle Avenue. The valuer describes the complex as well located and close to all amenities, with fairly good demand for residential property in the area. In 2024, units of 73m² to 75m² in the nearby Borge De Felice and The View complexes sold for between R850 000 and R1 100 000.

TITLE DEED INFORMATION

Registered Description:	Unit 21, ss Central Park, Scheme No. 703/2013, Fourways Extension 48, City of Johannesburg, Gauteng
Title Deed Number:	ST48201/2022 (registered 21 June 2022)
Registered Extent:	75m² (section)
Registered Owner:	DJV Property Twenty Inv (Pty) Ltd (In Liquidation)
Zoning:	[To be confirmed]
Bonds & Endorsements:	SB28113/2022 – Capitec Bank Ltd (R624 000)

MUNICIPAL INFORMATION

Account Number:	557678712 – City of Johannesburg
Municipal Valuation:	R855 000 (valuation date 1 July 2023)
Monthly Rates:	R668.13 rates plus R356.50 refuse (March 2026)
Levies:	Body corporate and estate levies [to be confirmed]
Services:	Electricity is an Eskom supply. The account shows R39 459.28 due at 5 March 2026, with a pre-termination notice for arrears

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

Central Park is a sectional title complex in the secure Eagle Trace Estate, Fourways, reached via Martial Eagle Avenue. The complex is fully walled with concrete brick-paved driveways, and has a swimming pool and an entertainment area.

The subject property is a first-floor unit with an entrance, a lounge, a kitchen, two bedrooms and two bathrooms (main en-suite). A small balcony leads off the lounge. The unit has the use of one steel carport.

The buildings are of plastered and painted brick under a flat concrete roof, with concrete ceilings, ceramic floor tiles and steel windows and door frames.

The valuer found the unit well maintained with good interior finishes, needing only minor maintenance. The complex is in average condition and its exterior walls need painting; the swimming pool is in acceptable condition.

ESTIMATED EXTENT OF IMPROVEMENTS

Unit 21 (first floor):	75m²
Carport:	One steel carport
Total:	75m²

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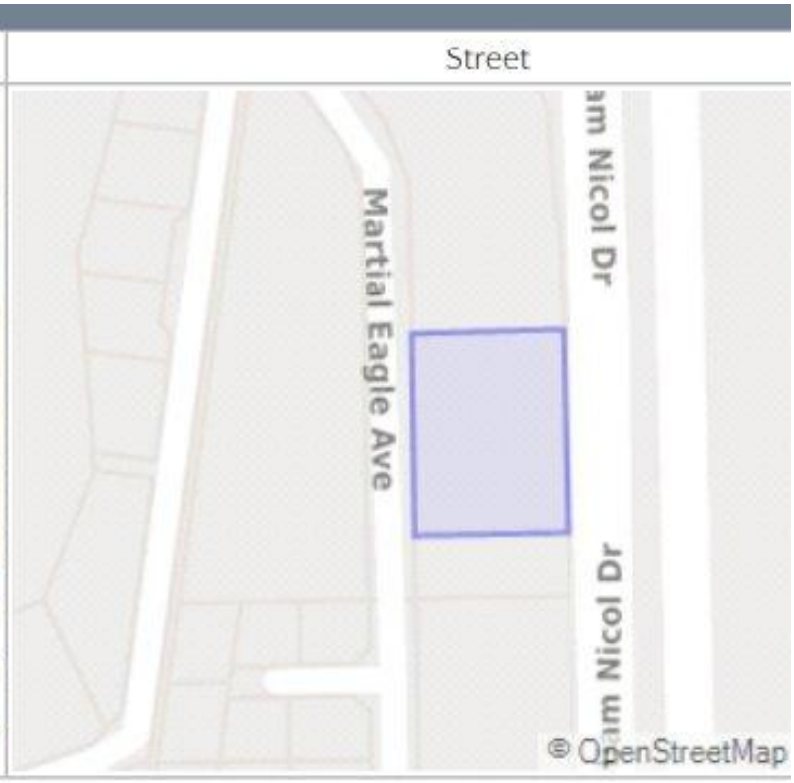
Unit 21 Central Park, Eagle Trace Estate, Fourways

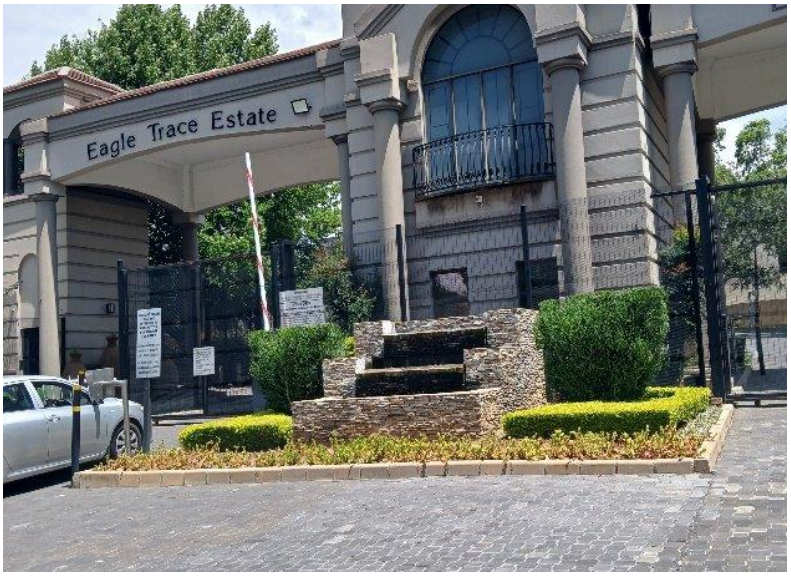
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LOCALITY









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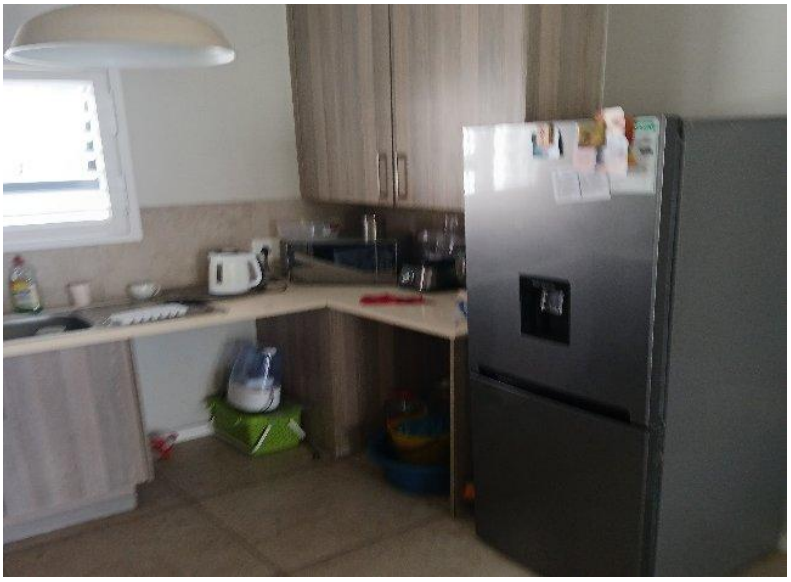
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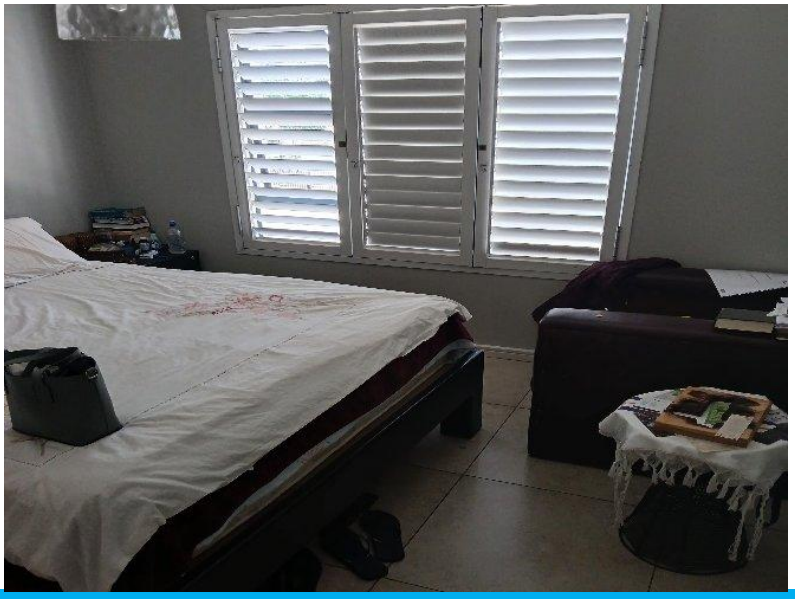
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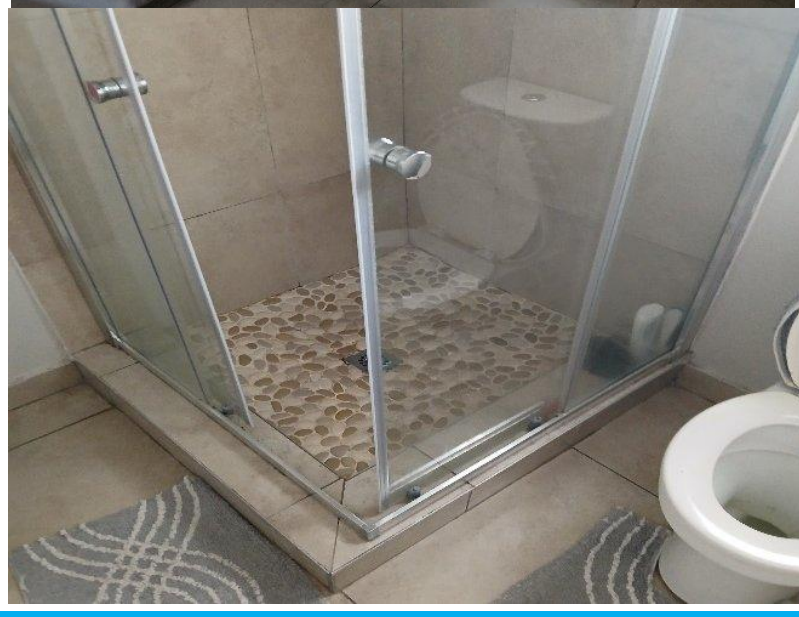












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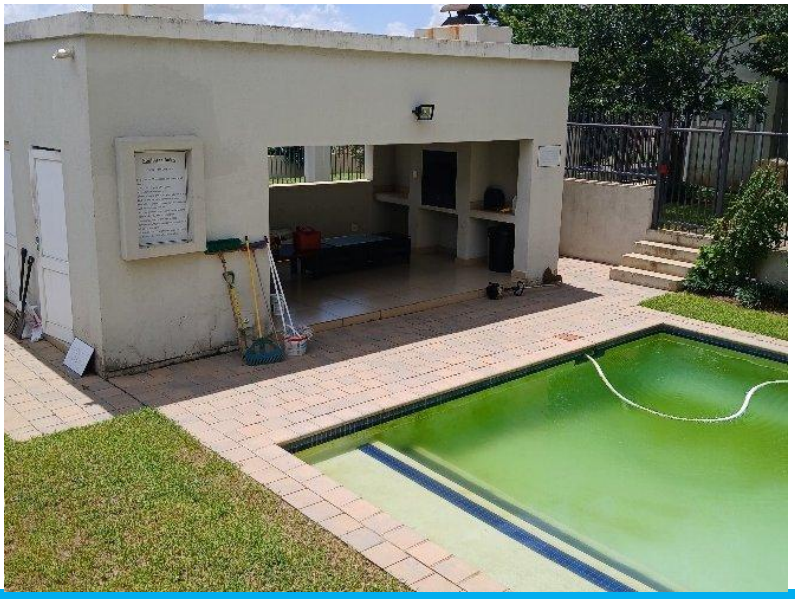
GALLERY













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WinDeed Property

PRETORIA, SS CENTRAL PARK, 703, 21

Lexis® WinDeed

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	2024/10/17 14:48	Scheme Name	SS CENTRAL PARK
Reference	-	Scheme Number	703
Report Print Date	2025/01/02 20:29	Unit Number	21
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS			
Property Type	SECTIONAL SCHEME UNIT	Deed Office	PRETORIA
Unit Number	21	Diagram Deed Number	-
Scheme Name	SS CENTRAL PARK	Registered Size	75.000SQM
Scheme Number/Year	703/2013	Municipality	CITY OF JOHANNESBURG
Situated At	FOURWAYS EXT 48;2382;0	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-25.985460 / 28.015311

OWNER INFORMATION (1)			
D J V PROP TWENTY INV PTY LTD			Owner 1 of 1
Person Type	COMPANY	Title Deed	ST48201/2022
Name	D J V PROP TWENTY INV PTY LTD	Purchase Date	2021/09/03
Registration Number	201412001407	Purchase Price (R)	780 000
Share (%)	-	Registration Date	2022/06/21

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Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194
VAT NO. : JOHANNESBURG WATER - 4270191077
VAT NO. : PIKITUP - 4790191292
VAT NO. : CITY POWER - 4710191182

PTY LTD DJV PROPERTY TWENTY INVESTMENT
9 GOUGH PLACE
BELLAIRSPARK EXT.8
2094

Date	2026/03/05
Statement for	March 2026
Physical Address	3479 WINNIE MANDELA DRIVE
Stand No./Portion	21 CENTRAL PARK
Township	FOURWAYS EXT.48

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
75 m2		2023/07/01	A1	Market Value R 855,000.00	Region A WARD 96

Invoice Number : 52006685077
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 0.00

Account Number 557678712 (PIN Code:259818)

Previous Account Balance	38,383.38
Sub Total	38,383.38
Interest on Arrears	51.27
Current Charges (Excl. VAT)	978.13
VAT @ 15%	46.50
Total Due	**39,459.28**
Due Date	**2026/03/20**

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
35,729.71	1,337.16	1,316.51	1,075.90	0.00	39,459.28

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying yo ur municipal account in full and or enter into payment arrangement will avoid services being cut off.
You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.
Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

Remittance Advice :
This stub must accompany payment, please do not detach if paying at the post office

Date : 2026/03/05 DJV PROPERTY TWENTY INVESTMENT PTY LTD
Acc. No. : 557678712 - 3479 WINNIE MANDELA DRIVE , FOURWAYS EXT.48

EasyPay	>>>>> 91115 5576787120
SAPO	0146 557678712

>>>>> 516008800111159 55767871206

Standard Bank City of Johannesburg Banking Details:
Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 557678712

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UNIT 21 CHARGES

Account Number 557678712

City Power Electricity	**VAT No. 4710191182**	**Amount**	**Sub Total**
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	**0.00**
City of Johannesburg Property Rates	**VAT No. 4760117194**		
Category of Property: Property Rates Residential R 855,000.00 X R 0.0095447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		680.06 - 238.62 226.69 0.00	**668.13**
PIKITUP Refuse	**VAT No. 4790191292**		
Refuse Residential (Billing Period 2026/03) VAT: 15.00% (Total Amount: 310.00)		310.00 46.50	**356.50**
Current Charges (Incl. VAT)			**1,024.63**

Where can payments be made ?
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?
By debit order, cash, debit or credit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?
Payments must reach CoJ on or before the due date.

Change of Address
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water.
This must be done in writing, 7 working days before the date you wantyour services terminated and submitted to any CoJ Municipal Regional Office.

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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **A 6% Buyers Commission payable on submission of offer**.
2. **10% Deposit is payable on submission of offer**
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. 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 Agreement 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 Seller reserves the right to withdraw the property from offers at any time.

A REPUTATION BUILT OVER 41 YEARS



CONTACT INFORMATION

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 40 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

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