AUCTIONS

BIDDER INFORMATION PACK

Northwest Transport Investments SOC Ltd (NTI)
Multi-Property Auction

Opens 25 Nov, Closes 26 Nov 2020 from 15h00

Viewing: By Appointment Only

Contents

1. NOTICE TO BIDDERS 3
2. PROPERTY 1 - TLHABANE UNIT 1 4
   2.1. PROPERTY DESCRIPTION 5
   2.2. LOCATION MAP 6
   2.3. ACCOMMODATION 7
   2.4. PROPERTY IMAGES 8
   2.5. WINDEED REPORT 10
   2.6. OUTSTANDING RATES 11
   2.7. SG DIAGRAM 12
3. PROPERTY 2 – MOGWASE UNIT 1 13
   3.1. PROPERTY DESCRIPTION 14
   3.2. LOCATION MAP 15
   3.3. ACCOMMODATION 16
   3.4. PROPERTY IMAGES 17
   3.5. WINDEED REPORT 18
   3.6. SG DIAGRAM 19
4. PROPERTY 3 – LEHURUTSHE UNIT 2 20
   4.1. PROPERTY DESCRIPTION 21
   4.2. LOCATION MAP 22
   4.3. ACCOMMODATION 23
   4.4. PROPERTY IMAGES 24
   4.5. WINDEED REPORT 25
   4.6. SG DIAGRAM 26
5. PROPERTY 4 – ITSOSENG UNIT 3 27
   5.1. PROPERTY DESCRIPTION 28
   5.2. LOCATION MAP 29
   5.3. ACCOMMODATION 30
   5.4. PROPERTY IMAGES 31
   5.5. WINDEED REPORT 32
   5.6. OUTSTANDING RATES 33
   5.7. SG DIAGRAM 34
6. PROPERTY 5 – MABOPANE-M 35
   6.1. PROPERTY DESCRIPTION 36
   6.2. LOCATION MAP 37
   6.3. WINDEED REPORT 38

1. NOTICE TO BIDDERS

As instructed by the administrator of Northwest Transport Investments SOC Ltd (NTI), 4 Dimension Auctions will sell multiple properties on an online public auction.

1. The sale of the properties is subject to a **30-day confirmation period.**
2. A **10% buyers commission plus VAT** will be added to the purchase price.
3. A **15% deposit** must be paid upon the signing of the Offer To Purchase.
4. The buyers commission must be paid upon the signing of the Offer to Purchase.
5. Guarantees must be furnished within **21-days of confirmation** of the sale by the seller.
6. **Occupation** will be given upon the **date of transfer**.
7. The **BUYER** is responsible for all the outstanding **rates and taxes and levies.**
8. The **BUYER** is responsible for all **compliance certificates** required for transfer.
9. ***VIEWING BY APPOINTMENT ONLY.***

Contact Person

Jonathan Terespolsky, 010 442 9002 / 082 773 7117

The information contained in this property information pack has been put together using information from various sources. It is for this reason that 4 Dimension Auctions cannot guarantee the correctness thereof. The information is supplied in good faith and for the convenience of the bidder, however it is the responsibility of the bidder to conduct his/her own due diligence before committing to bidding or making any offer for the property.

2. PROPERTY 1 - TLHABANE UNIT 1

Registered owners	**NTI**
Property description	**Erf 2888 Tlhabane Unit 1 Northwest Province**
Street address	**2087 Lebone Street Tlhabane Northwest**
GPS	**-25.64888, 27.21656**
Registered division	**JQ**
Title deed number	**TG55866/1997BP**
Extent	**6000 sqm**
Local authority	**Rustenburg Local Municipality**
Zoning	

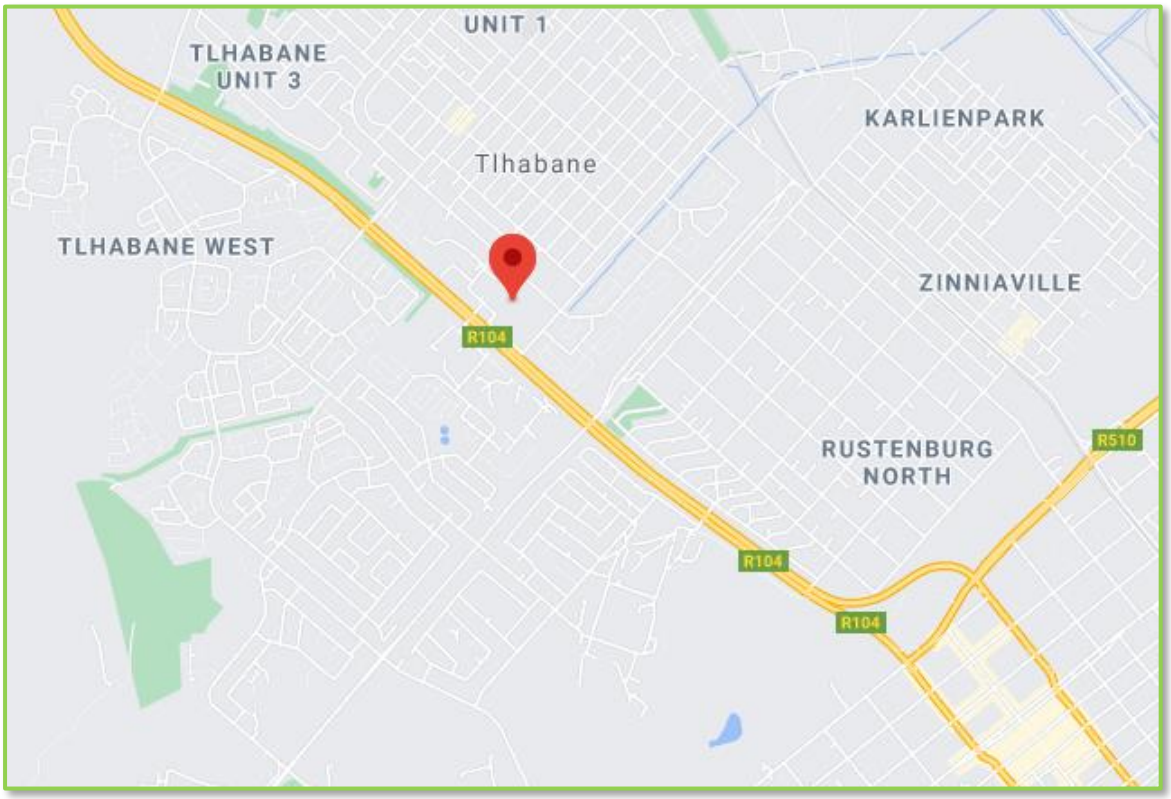
2.1. PROPERTY DESCRIPTION

The property is currently being used as a bus depot.

The property is currently occupied by a tenant and is generating a monthly rental. The property is in fair condition. The property has not had any major maintenance for some years and is need of some urgent maintenance.

2.2. LOCATION MAP

GPS co-ordinates	-25.64888 / 27.21656



2.3. ACCOMMODATION

Canteen and Ablution area	440sqm
Training Centre	280sqm
Workshop for rebuilding engines	150sqm
Spray booth	210sqm
Workshop 1	2 686sqm
Workshop 2	260sqm
Workshop 3	864sqm
Workshop 4	187sqm
Fuelling bay	718sqm
Washing area	180sqm
Cleaning bay	264sqm
Storeroom	80sqm
Carports	100sqm

2.4. PROPERTY IMAGES

BOJANALA BUS
BOJANALA BUS
NWRS

2.5. WINDEED REPORT

Printed: 2020/02/22 12:48

WinDeed Database Deeds Office Property

windeed
A LexisNexis® Product

TLHABANE UNIT 1, 2888, 0 (PRETORIA)

GENERAL INFORMATION

Date Requested	2020/02/22 12:48
Deeds Office	PRETORIA
Information Source	WINDEED DATABASE
Reference	BARN TRUST

PROPERTY INFORMATION

Property Type	ERF
Erf Number	2888
Portion Number	0
Township	TLHABANE UNIT 1
Local Authority	RUSTENBURG LOCAL MUNICIPALITY
Registration Division	JQ
Province	NORTH-WEST
Diagram Deed	TG55866/1997BP
Extent	6000.0000SQM
Previous Description	-
LPI Code	T0JQ00700000288800000

OWNER INFORMATION

Owner 1 of 2

Type	COMPANY
Name	NORTH WEST TRANSPORT INV PTY LTD
ID / Reg. Number	197500111407
Title Deed	TG55866/1997BP
Registration Date	1997/04/07
Purchase Price (R)	9,280,000
Purchase Date	2006/11/20
Share	0.00
Microfilm	-
Multiple Properties	NO
Multiple Owners	NO

Owner 2 of 2

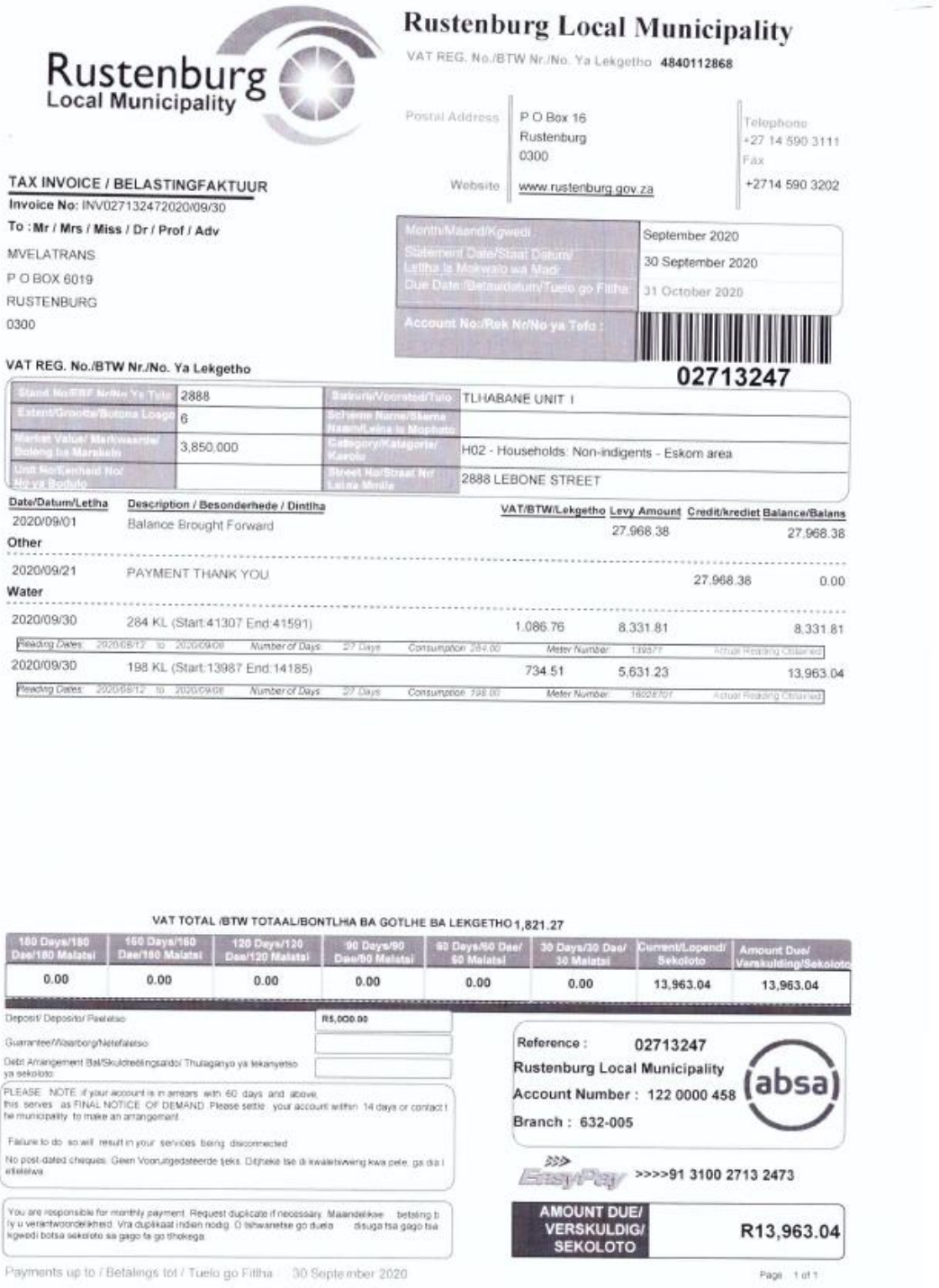
Type	COMPANY
Name	NORTH WEST TRANSPORT INV PTY LTD
ID / Reg. Number	197500111407
Title Deed	TG42728/2007
Registration Date	2007/03/30
Purchase Price (R)	9,280,000
Purchase Date	2006/11/20
Share	0.00
Microfilm	-
Multiple Properties	NO
Multiple Owners	NO

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm
1	I-9416/2005LG	-	100,023,811	0000000*
2	VA3111/2007	RUSTENBURG BUS SERVICES PTY LTD	0	-
3	ART2 WET 112/1991	-	UNKNOWN	-
4	ART 2 WET 112/1991	-	UNKNOWN	0000000*

2.6. OUTSTANDING RATES

The outstanding rates attached are as of September 2020.



Rustenburg Local Municipality

Rustenburg Local Municipality

VAT REG. No./BTW Nr./No. Ya Lekgetho **4840112868**

Postal Address: P O Box 16, Rustenburg, 0300

Website: www.rustenburg.gov.za

Telephone: +27 14 590 3111

Fax: +2714 590 3202

TAX INVOICE / BELASTINGFAKTUUR

Invoice No: INV027132472020/09/30

To : Mr / Mrs / Miss / Dr / Prof / Adv

MVELATRANS
P O BOX 6019
RUSTENBURG
0300

Month/Maand/Kgwedi	September 2020
Statement Date/Staat Datum/ Letlha la Mokwalo wa Madi	30 September 2020
Due Date/Betaaldatum/Tuelo go Fitlha	31 October 2020
Account No:/Rek Nr/No ya Tefo :	02713247

VAT REG. No./BTW Nr./No. Ya Lekgetho

Stand No/ERF Nr/No Ya Tulo	2888	Sisburu/Voorstad/Tulo	TLHABANE UNIT I
Extent/Grootte/Botona Losgo	6	Scheme Name/Skema Naam/Leina la Mophato	
Market Value/ Markwaarde/ Boleng ba Marakalo	3,850,000	Category/Kategorie/ Karolo	H02 - Households: Non-indigents - Eskom area
Unit No/Eenheid No/ No ya Bodulo		Street No/Straat Nr/ Leina Mmila	2888 LEBONE STREET

Date/Datum/Letlha	Description / Besonderhede / Dintlha	VAT/BTW/Lekgetho	Levy Amount	Credit/krediet	Balance/Balans
2020/09/01	Balance Brought Forward		27,968.38		27,968.38
Other					
2020/09/21	PAYMENT THANK YOU			27,968.38	0.00
Water					
2020/09/30	284 KL (Start:41307 End:41591)	1,086.76	8,331.81		8,331.81
Reading Dates: 2020/08/12 to 2020/09/08	Number of Days: 27 Days	Consumption: 284.00	Meter Number: 139577	Actual Reading Obtained	
2020/09/30	198 KL (Start:13987 End:14185)	734.51	5,631.23		13,963.04
Reading Dates: 2020/08/12 to 2020/09/08	Number of Days: 27 Days	Consumption: 198.00	Meter Number: 16028701	Actual Reading Obtained	

VAT TOTAL /BTW TOTAAL/BONTLHA BA GOTLHE BA LEKGETHO 1,821.27

180 Days/180 Dae/180 Malatsi	160 Days/160 Dae/160 Malatsi	120 Days/120 Dae/120 Malatsi	90 Days/90 Dae/90 Malatsi	60 Days/60 Dae/ 60 Malatsi	30 Days/30 Dae/ 30 Malatsi	Current/Lopend/ Sekoloto	Amount Due/ Verskulding/Sekoloto
0.00	0.00	0.00	0.00	0.00	0.00	13,963.04	13,963.04

Deposit/ Deposito/ Peeletso	R5,000.00
Guarantee/Waarborg/Netefatetso	
Debt Arrangement Bal/Skuldreëlingsaldo/ Thulaganyo ya tekanyetso ya sekoloto	

PLEASE NOTE if your account is in arrears with 60 days and above, this serves as FINAL NOTICE OF DEMAND. Please settle your account within 14 days or contact the municipality to make an arrangement.

Failure to do so will result in your services being disconnected.

No post-dated cheques. Geen Voorurtgedateerde tjeks. Ditjheke tse di kwaletswang kwa pele, ga dia l ettelelwa.

You are responsible for monthly payment. Request duplicate if necessary. Maandelikse betaling b ly u verantwoordelikheid. Vra duplikaat indien nodig. O tshwanetse go duela disuga tsa gago tsa kgwedi botsa sekoloto sa gago fa go thokega.

Reference : 02713247
Rustenburg Local Municipality
Account Number : 122 0000 458
Branch : 632-005

absa

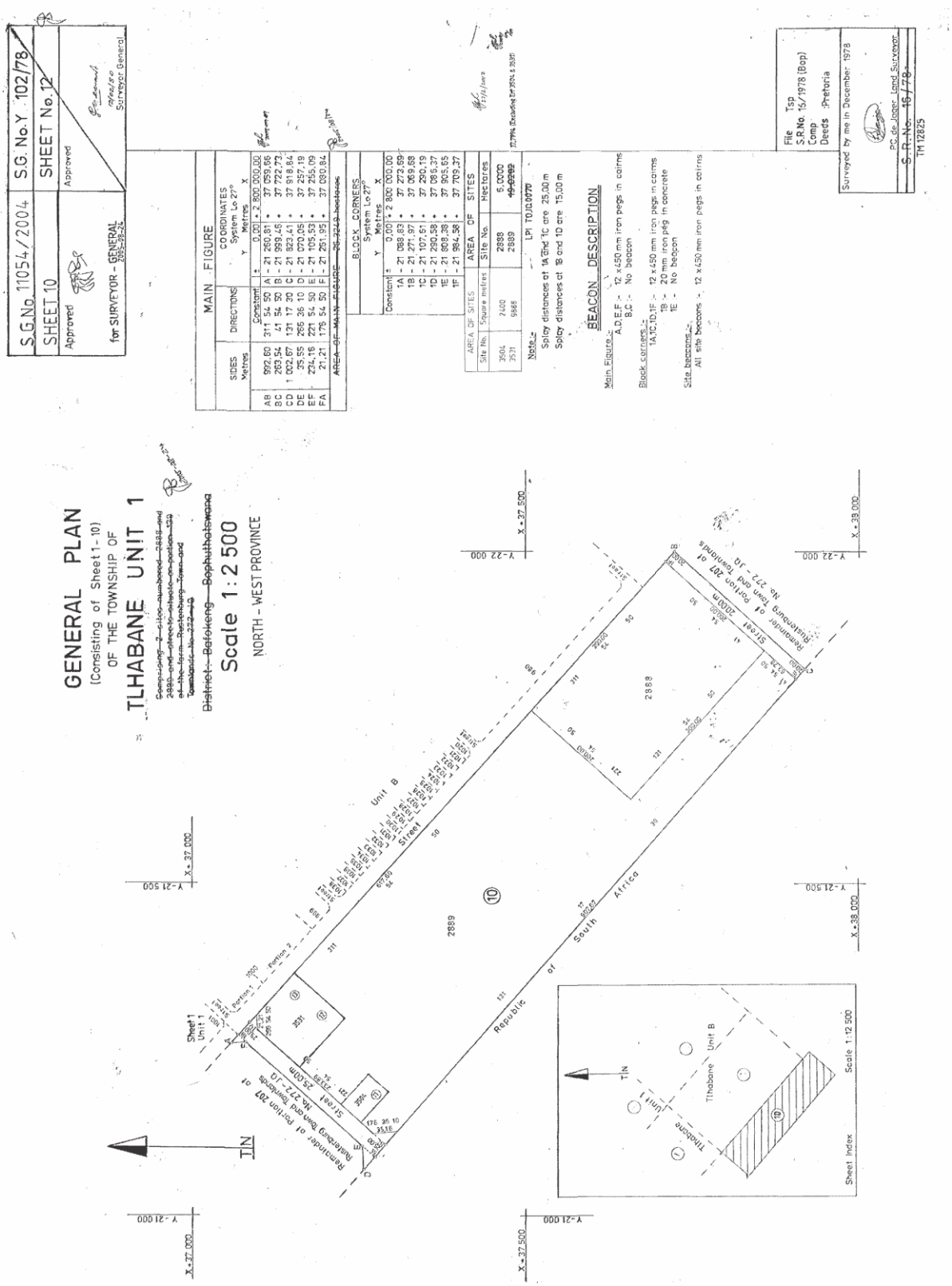
EasyPay >>>>91 3100 2713 2473

AMOUNT DUE/ VERSKULDIG/ SEKOLOTO	R13,963.04

Payments up to / Betalings tot / Tuelo go Fitlha 30 September 2020

Page 1 of 1

2.7. SG DIAGRAM



3. PROPERTY 2 – MOGWASE UNIT 1

Registered owners	**NTI**
Property description	**Erf 1518** **Mogwase Unit 1** **Northwest Province**
Street address	**Ramokoka Drive** **Bodirelo** **Mogwase** **Northwest**
GPS	**Site 1 : -25.270927,27.273315** **Site 2: -25.27061, 27.27326**
Registered division	
Title deed number	**TG53516/1997BP**
Extent	**1.8518 Ha**
Local authority	**Moses Kotane Local Municipality**
Zoning	

3.1. PROPERTY DESCRIPTION

The property is comprised of 2 portions. Site 1, is a bus depot on the border of Bodirelo Industrial Park and Site 2, is on Kubu Road.

Site 1 is a fully functional bus depot, while Site 2 comprises blocks of flates which are being used as staff accommodation.

The property is currently occupied by a tenant and is generating a monthly rental. The current tenant is occupying both of the portions of this property.

The property is in fair condition. The property has not had any major maintenance for some years and is need of some urgent maintenance.

3.2. LOCATION MAP

GPS co-ordinates	**Site 1 : -25.270927,27.273315** **Site 2: -25.27061, 27.27326**

Site 2

Site 1

3.3. ACCOMMODATION

Site 1 (Bus Depot)

Offices	988sqm
Fuelling Bay	480sqm
Workshop	2646sqm
Cleaning Bay	384sqm

Site 2 (Hostel)

This will be updated as and when we have the information.	

3.4. PROPERTY IMAGES

3.5. WINDEED REPORT

Printed: 2020/02/23 09:11

WinDeed Database Deeds Office Property

windeed
A LexisNexis® Product

MOGWASE UNIT 1, 1518, 0 (PRETORIA)

GENERAL INFORMATION

Date Requested	2019/11/29 14:22
Deeds Office	PRETORIA
Information Source	WINDEED DATABASE
Reference	BARN TRUST

PROPERTY INFORMATION

Property Type	ERF
Erf Number	1518
Portion Number	0
Township	MOGWASE UNIT 1
Local Authority	MOSES KOTANE LOCAL MUNICIPALITY
Registration Division	NOT AVAILABLE
Province	NORTH-WEST
Diagram Deed	TG53516/1997BP
Extent	1.8518H
Previous Description	-
LPI Code	T0JQ00930000151800000

OWNER INFORMATION

Owner 1 of 2

Type	COMPANY
Name	NORTH WEST TRANSPORT INV PTY LTD
ID / Reg. Number	197500111407
Title Deed	TG53516/1997BP
Registration Date	1997/04/07
Purchase Price (R)	645,000
Purchase Date	2006/11/20
Share	0.00
Microfilm	2000 1150 2218
Multiple Properties	NO
Multiple Owners	NO

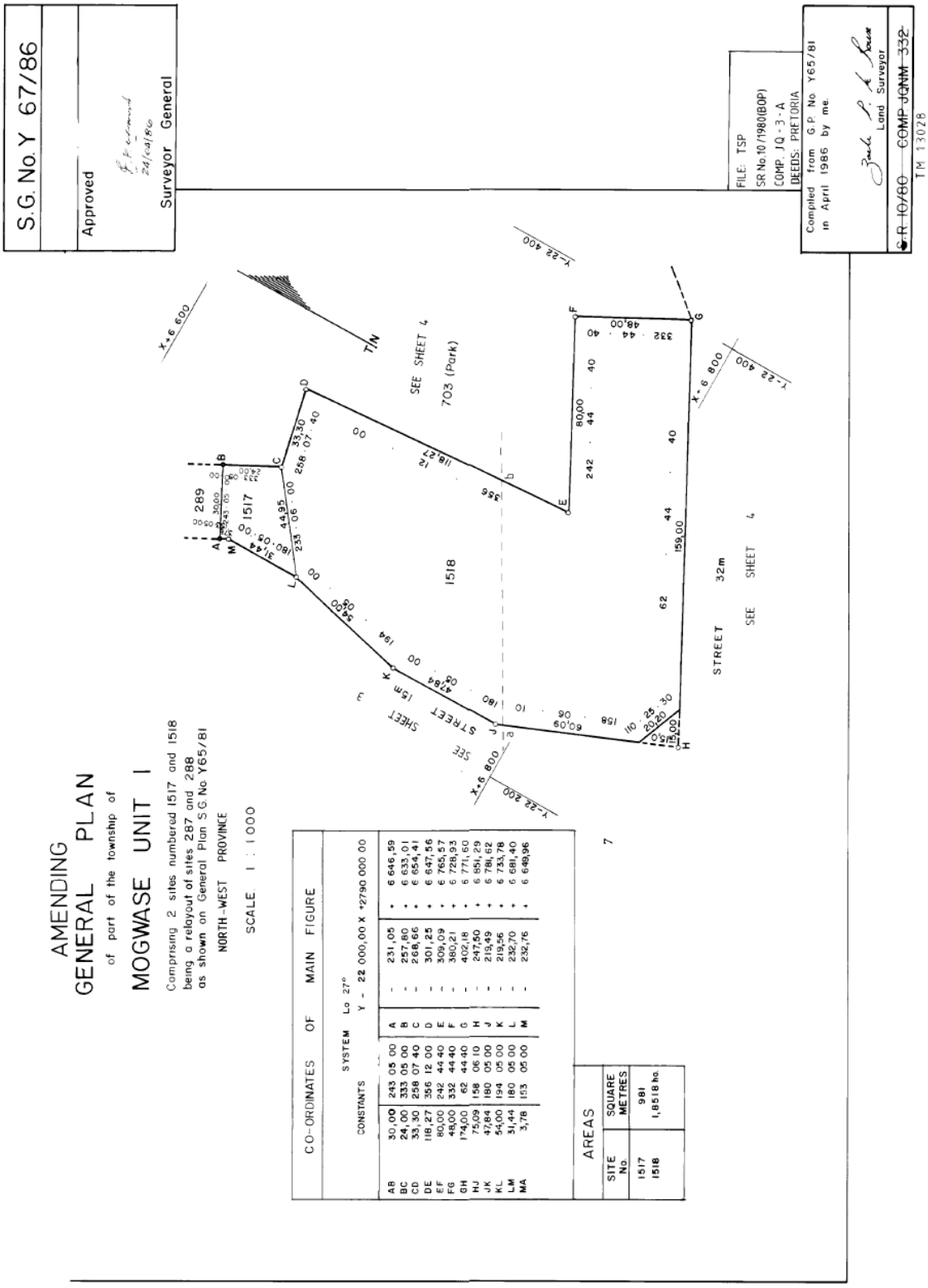
Owner 2 of 2

Type	COMPANY
Name	NORTH WEST TRANSPORT INV PTY LTD
ID / Reg. Number	197500111407
Title Deed	TG42726/2007
Registration Date	2007/03/30
Purchase Price (R)	645,000
Purchase Date	2006/11/20
Share	0.00
Microfilm	-
Multiple Properties	NO
Multiple Owners	NO

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm
1	VA3109/2007	RUSTENBURG BUS SERVICES PTY LTD	0	-
2	ART 2 WET 112/1991	-	UNKNOWN	0000000*
3	I-17921/2008LG	-	UNKNOWN	-

3.6. SG DIAGRAM



4. PROPERTY 3 – LEHURUTSHE UNIT 2

Registered owners	**NTI**
Property description	**Erf 2445 Lehurutshe Unit 2 Northwest Province**
Street address	**2445 Monnameri Street Lehurutshe Unit 2 Northwest**
GPS	**-25.50187, 25.98644**
Registered division	**JO**
Title deed number	**T65663/2008**
Extent	**6 Ha**
Local authority	**RAMOTSHERE MOILOA LOCAL - MUNICIPALITY**
Zoning	

4.1. PROPERTY DESCRIPTION

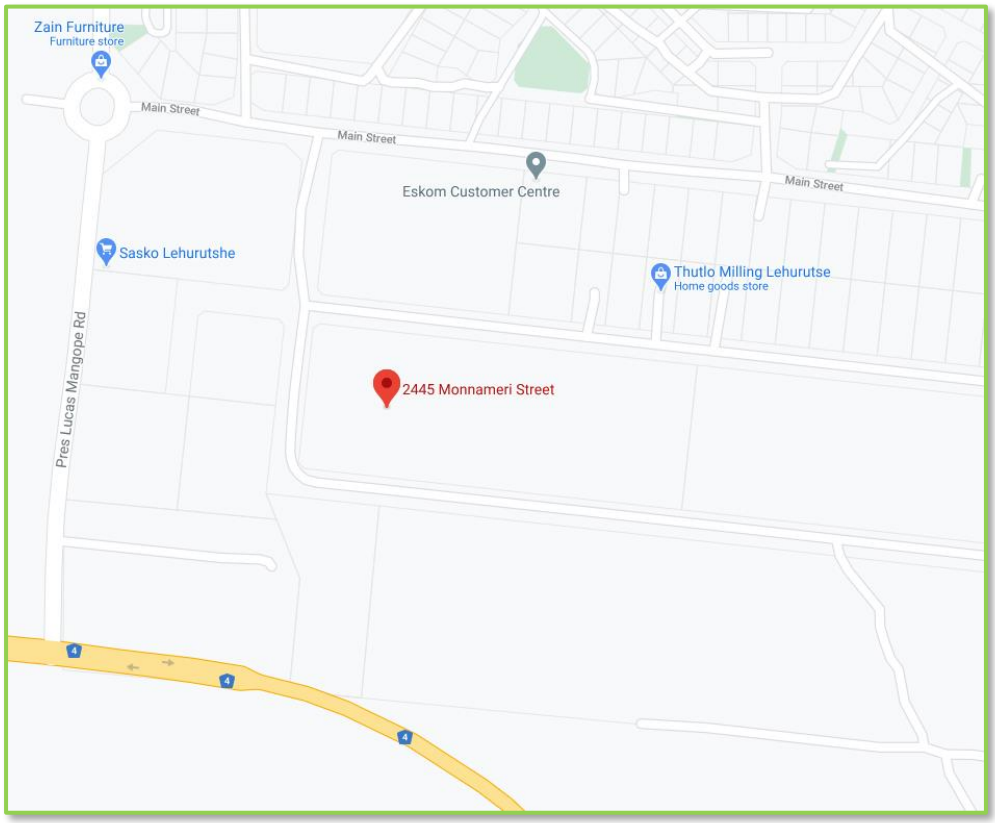
The property is located 11kms north of Zeerust.

The property is currently being used as a bus depot.

The property is in fair condition. The property has not had any major maintenance for some years and is need of some urgent maintenance.

4.2. LOCATION MAP

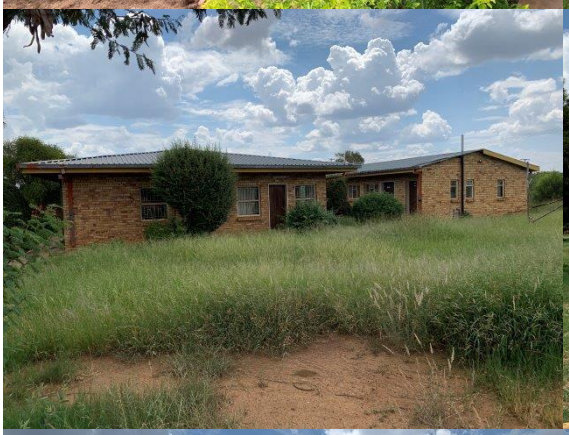
GPS co-ordinates	-25.50187, 25.98644

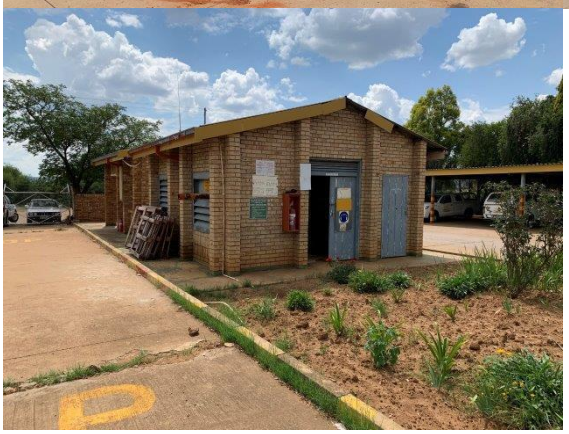


4.3. ACCOMMODATION

Office	515sqm
Entertainment Area	100sqm
Rooms	77sqm
Workshop 1	891sqm
Workshop 2	389sqm
Security Offices	72sqm
6x Cover Parking Bays	

4.4. PROPERTY IMAGES





4.5. WINDEED REPORT

Printed: 2020/11/09 16:23

Automated Valuation Report

windeed
A LexisNexis® Product

REPORT INFORMATION

Date Requested	2020/11/09 16:23
Reference	-

PROPERTY INFORMATION

This section contains important registered property information.

Property Type	Freehold	**Size (Registered)**	60000
Erf Number	2445	**Size (Cadastral)**	-
Portion	0	**Coordinates (Lat/Long)**	-25.502126 / 25.987606
Township	LEHURUTSHE UNIT 2	**Last Sales Price (R)**	-
Municipality	NOT AVAILABLE	**Last Sales Date**	2008/07/16
Province	NORTH-WEST	**LPI Code**	T0JO00260000244500000
Address	, ,		

OWNER INFORMATION (1)

This section contains information about the registered owner(s).

#	Name	ID/Registration Number
1	RAMOTSHERE MOILOA LOCAL MUNICIPALITY	

BOND INFORMATION (2)

This section displays bonds and other endorsements registered against the property.

#	Bond Number	Bond Amount (R)	Registration Date	Institution
1	ART 2 WET 112/1991		-	
2	PFILED - TR1042 T65663/2008		-	

TRANSFER HISTORY (1)

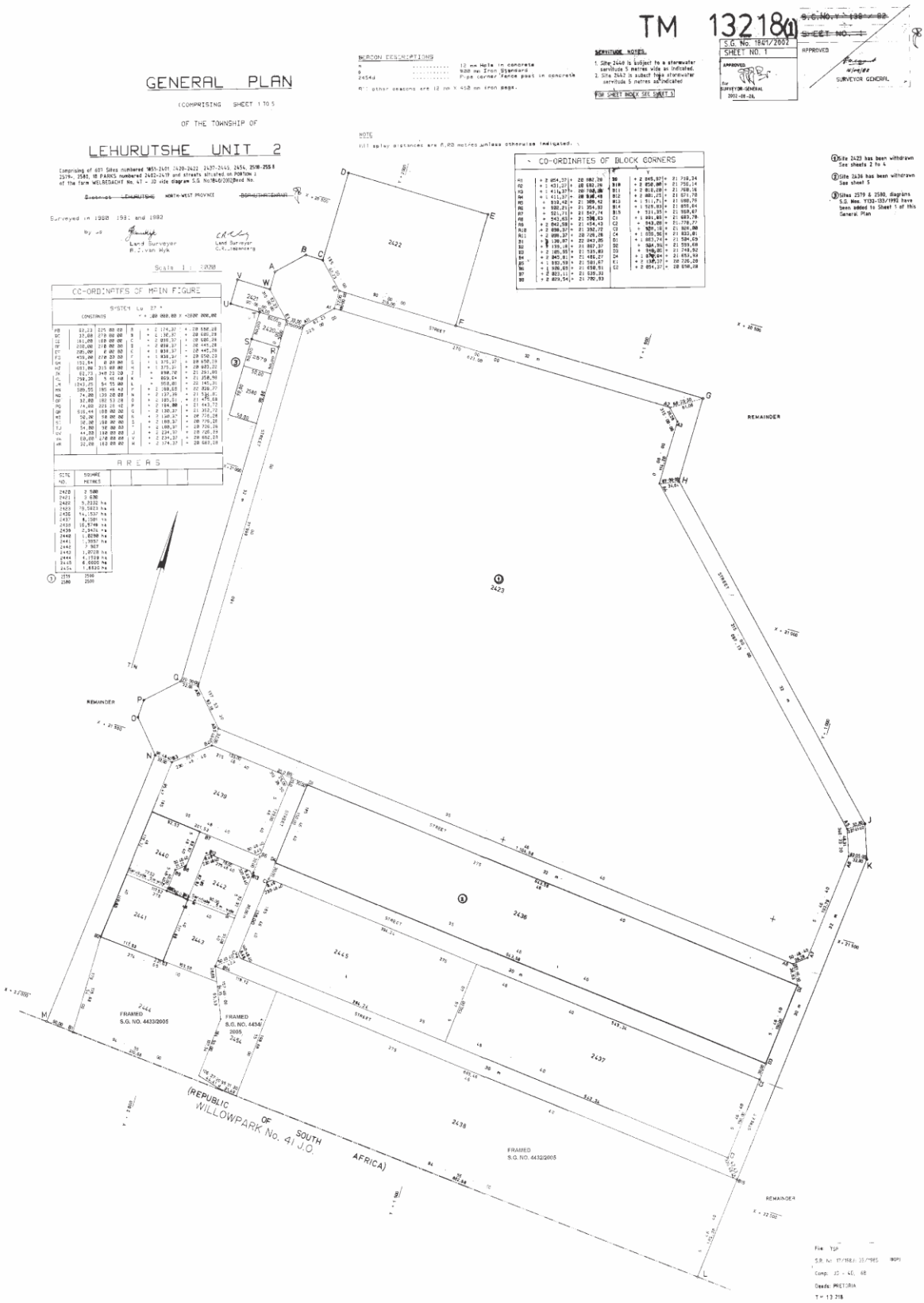
This section displays details of the most recent transfers that took place.

Buyer	Seller	Reg Date	Purchase Date	Purchase Price (R)	Title Deed
RAMOTSHERE MOILOA LOCAL MUNICIPALITY		2008/07/16	-		T65663/2008

MUNICIPAL VALUATION

No municipal valuation information available

4.6. SG DIAGRAM



5. PROPERTY 4 – ITSOSENG UNIT 3

Registered owners	**NTI**
Property description	**Erf 3261** **Itsoseng Unit 3** **Northwest Province**
Street address	**3261 Itsoseng Unit** **Itsoseng Unit 3** **Northwest Province**
GPS	**-26.08390 / 25.88961**
Registered division	**IO**
Title deed number	**TG2068/1984BP**
Extent	**9.3564 Ha**
Local authority	**Ditsobotla Local Municipality**
Zoning	

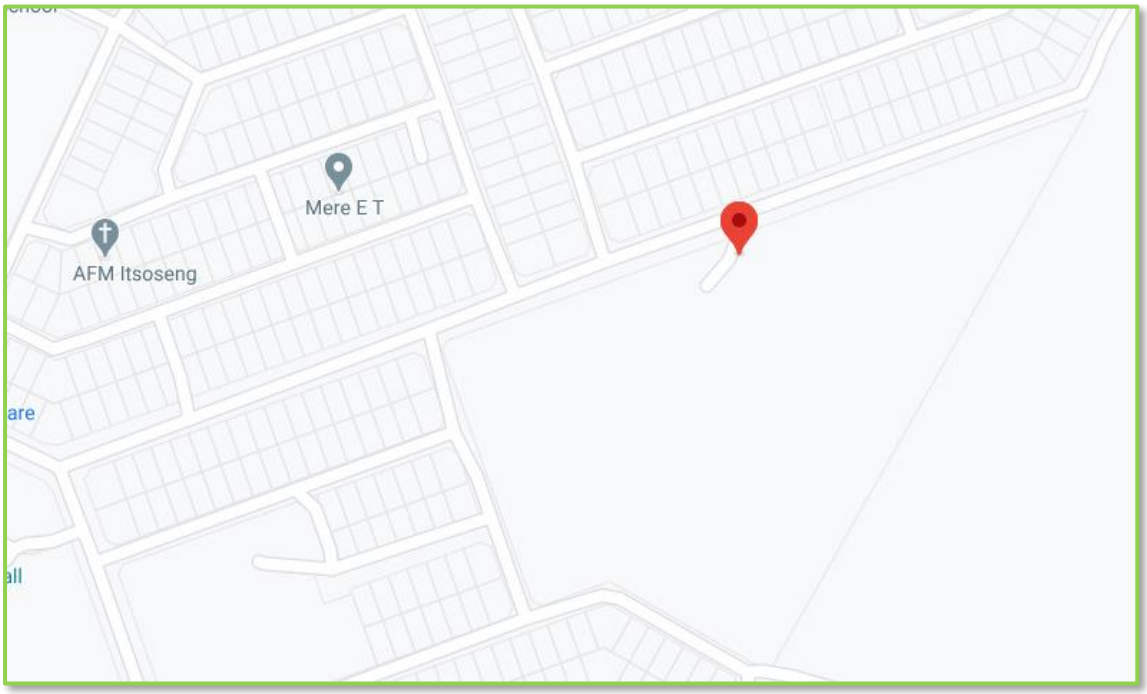
5.1. PROPERTY DESCRIPTION

The site has all the amenities for a small remote bus depot. It is currently unoccupied.

Because of its size and proximity to the residential area, it has the potential to be divided up into smaller portions and used as a development opportunity.

5.2. LOCATION MAP

GPS co-ordinates	-26.08390 / 25.88961



5.3. ACCOMMODATION

Offices	700sqm
Workshop	2745sqm
Reception Offices	44sqm
House	77sqm
Service Bay	315sqm

5.4. PROPERTY IMAGES

5.5. WINDEED REPORT

Printed: 2019/11/25 11:02

WinDeed Database Deeds Office Property

windeed
A LexisNexis® Product

ITSOSENG UNIT 3, 3261, 0 (PRETORIA)

GENERAL INFORMATION

Date Requested	2019/11/25 11:01
Deeds Office	PRETORIA
Information Source	WINDEED DATABASE
Reference	BARN TRUST

PROPERTY INFORMATION

Property Type	ERF
Erf Number	3261
Portion Number	0
Township	ITSOSENG UNIT 3
Local Authority	DITSOBOTLA LOCAL MUNICIPALITY
Registration Division	IO
Province	NORTH-WEST
Diagram Deed	TG2068/1984BP
Extent	9.3564SQM
Previous Description	-
LPI Code	T0IO00130000326100000

OWNER INFORMATION

Owner 1 of 1

Type	COMPANY
Name	NORTHWEST TRANSPORT INV PTY LTD
ID / Reg. Number	1975001114
Title Deed	TG2068/1984BP
Registration Date	1984/06/11
Purchase Price (R)	GRANT
Purchase Date	-
Share	0.00
Microfilm	2000 0460 2065
Multiple Properties	NO
Multiple Owners	NO

ENDORSEMENTS (1)

#	Document	Institution	Amount (R)	Microfilm
1	ART 2 WET 112/91	NOU EIENDOMSREG	UNKNOWN	0000000*

HISTORIC DOCUMENTS (2)

#	Document	Owner	Amount (R)	Microfilm
1	TG2068/1984BP	BOPHUTHATSWANA TRANSPORT HOLDINGS PTY LTD	GRANT	2000 0460 2065
2	TG2068/1984BP	BOPHUTHATSWANA TRANSPORT INV PTY LTD	GRANT	2000 0460 2065

DISCLAIMER
This report contains information gathered from the WinDeed database and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. LexisNexis will not be liable for any damage caused by reliance on this report and for legal purposes encourage validation on ownership details with the Deeds Office. This report is subject to the terms and conditions of the WinDeed End User Licence Agreement (EULA).

5.6. OUTSTANDING RATES

The outstanding rates attached are as of October 2020.

EMS_Ditsobotla Municipality

Tel: 0186333881
Fax:
E-Mail: ditsobotla.revenue@gmail.com
Address: Cnr Nelson Mandela and Transvaal Streets , , 2740

Municipality VAT Nr: 4410109930

NORTH WEST STAR
3261 House 0001
Itsoseng Zone 3

Pretoria North
0116

Computer Generated Tax Invoice For : June - 2020

Name	NORTH WEST STAR unknown			**Account Number**	000000011786
Election Ward	0008-Ward 8	**Cash Until**	30-06-2020	**VAT Reg Number**	
		Consumer Deposit			
Property Physical Address		**Cash**	**Guarantee**		**Statement Date**
3261 Itsoseng, Itsoseng Unit, Itsoseng Unit 3, Unknown		0.00	0.00		27-10-2020
Sectional Title/Farm/PSI		**SS Unit Nr**	**Market Value**		**Due Date**
		0	3850000.00		18-11-2020
SG Number			**Stand Size**		**Invoice Number**
T0IO/0013/00003261/00000			9.35		202006/000000011786

Sanitation				
27-10-2020	IMPROVEMENT STAND	44.34	6.65	50.99
27-10-2020	Sanitation Basic - Interest	2.80	0.00	2.80
27-10-2020	Sanitation Effluent - Interest	32.83	0.00	32.83
VAT				
27-10-2020	VAT - Interest	4.25	0.00	4.25
	Total Levies for the Month	**7 760.77**	**29.53**	**7,790.30**

60+ Days	60 Days	30 Days	Current	Amount Due	VAT Due	Total Amount Due
298 429.15	7 853.32	7854.97	7 790.30	320 140.62	1787.12	321 927.74
Advance	0.00	Please ensure that payment are made well in advance of due date when making use of EFT / 3rd Party Payments			**Amount**	321 927.74

REMITTANCE ADVICE

THIS STUB MUST ACCOMPANY PAYMENT

Name	Final Date for Payment	Account Number	Amount Payable
NORTH WEST STAR unknown	**18-11-2020**	**000000011786**	**321 927.74**

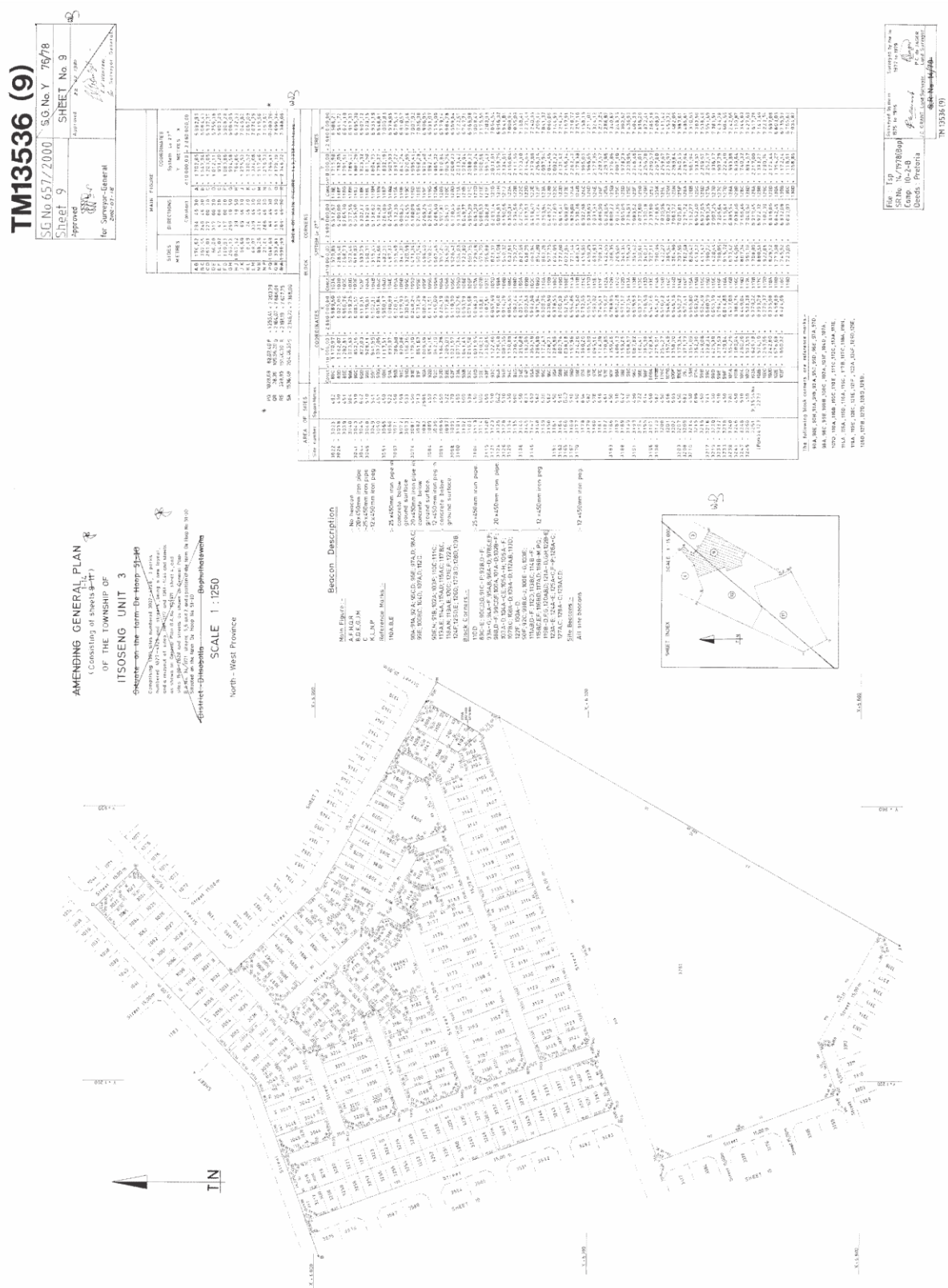
TEL: 0186333881
FAX:
EMAIL:
ditsobotla.revenue@gmail.com

Bank Details
ABSA BANK
Branch Code : **632005 - ABSA BANK**
Current Account : **01003100339**
Reference Nr : **000000011786**

EasyPay >>>>>> **919050000000117860**

1860 000000 011786

5.7. SG DIAGRAM



6. PROPERTY 5 – MABOPANE-M

Registered owners	**NTI**
Property description	**Erf 5454** **Mabopane-M** **Northwest Province**
Street address	**BTH Bus Depot** **Terminus Road** **Mabopane** **Northwest**
GPS	**-25.510351 / 28.082853**
Registered division	**JR**
Title deed number	**T49255/2010**
Extent	**4.0123 Ha**
Local authority	**City of Tshwane Metropolitan Municipality**
Zoning	

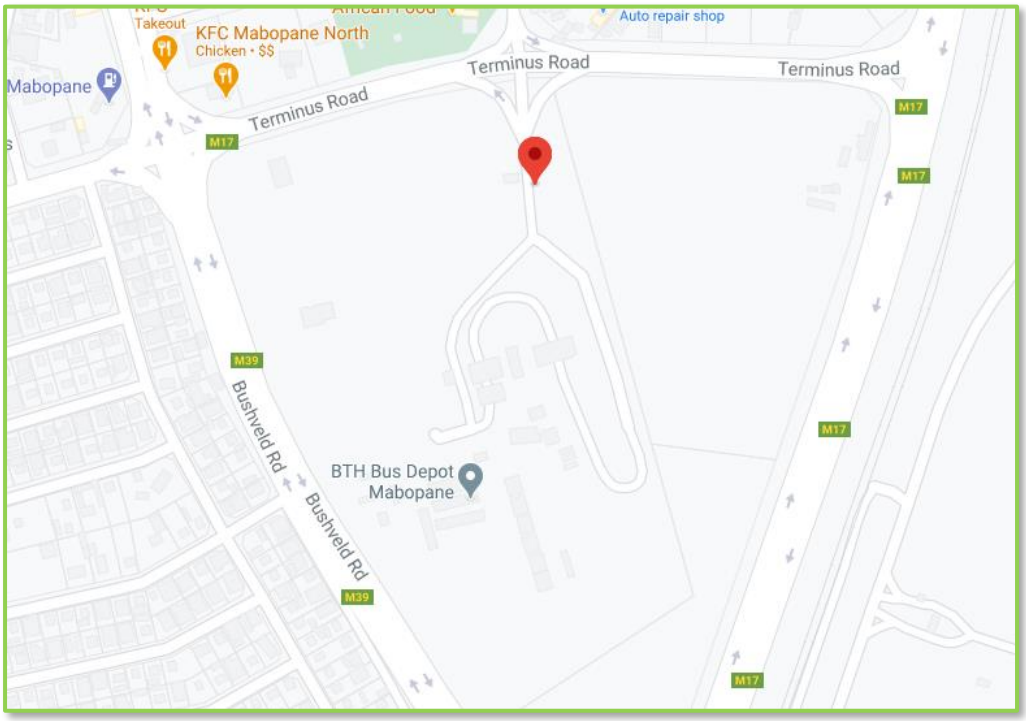
6.1. PROPERTY DESCRIPTION

The property is currently being used as a bus depot.

The property is in fair condition. The property has not had any major maintenance for some years and is need of some urgent maintenance.

6.2. LOCATION MAP

GPS co-ordinates	-25.510351 / 28.082853



6.3. WINDEED REPORT

Printed: 2020/11/05 16:40

WinDeed Property Report

windeed
A LexisNexis® Product

Township MABOPANE-M, Erf 5454/0

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T29822/2010
Erf Number	5454	Registered Size	4.0123H
Portion Number	0	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Township	MABOPANE-M	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-
Deeds Office	PRETORIA		

OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	T49255/2010
Name	NORTH WEST TRANSPORT INV PTY LTD	Purchase Date	2009/09/08
Registration Number	197500111407	Purchase Price (R)	1,604,920
Share (%)	-	Registration Date	2010/07/14

PROPERTY INFORMATION

No property information available.

BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
ART 2 WET 112/1991	-	-
FORMERLY-PTN27,702,JR	-	-

PROPERTY HISTORY

Document Number	Amount (R)	Holder
T29822/2010	-	NORTH WEST HOUSING CORP
T155993/2002	-	CITY OF TSHWANE METROPOLITAN MUNICIPALITY

This report contains information gathered from the WinDeed database and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. WinDeed will not be liable for any damage caused by reliance on this report and for legal purposes encourage validation on ownership details with the Deeds Office. This report is subject to the terms and conditions of the WinDeed End User Licence Agreement (EULA).