BIDDERSCHOICE
Your Trusted auction Choice.

SCHOOL WITH HOSTEL NEAR VAALWATER ON A FARM

ADDRESS:
GPS CO-ORDINATES: 24°27'24,0"S / 28°09'41.7"E



BIDS OPEN:	**TUESDAY, 24 NOVEMBER 2026 AT 08H00**
BIDS CLOSE:	**WEDNESDAY, 25 NOVEMBER 2026 FROM 12H00**
VIEWING:	**TUESDAY, 17 NOVEMBER 2026 (14H00 – 16H00)**

☎ **PINE - 072 254 9815**

www.bidderschoice.co.za

CONTENT

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Terms and Conditions:

- **R50 000.00 Refundable Deposit Payable and FICA documents to Register.**
- **5% Deposit payable on the fall of the hammer.**
- **10% Buyers Commission plus VAT payable on the fall of the hammer.**

BANKING DETAILS:

BIDDERS CHOICE (PTY) LTD

BANK:	**NEDBANK**
ACCOUNT:	**1030 1200 64**
BRANCH CODE:	**194 842**
REF:	***USE YOUR SURNAME/COMPANY NAME***

EMAIL PROOF OF PAYMENT TO: elana@bidderschoice.co.za

BIDDERS CHOICE OFFICE: **0861 44 42 42**

DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, not the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller or any other person.

1. DISCLAIMER

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The Purchaser acknowledges that he acquainted himself with whatever he is bidding on at the auction and on an as-is basis.

2. PROPERTY SUMMARY

Registered owner	Individual
Physical Address	GPS CO-ordinates: 24°27'24,0"S / 28°09'41.7"E
Legal Description	1. PORTION 17 OF FARM BOEKENHOUTSKLOOF 187, MODIMOLLE/MOOKGOPHONG NON URBAN MUNICIPALITY, LIMPOPO PROVINCE 2. PORTION 18 OF FARM BOEKENHOUTSKLOOF 187, MODIMOLLE/MOOKGOPHONG NON URBAN MUNICIPALITY, LIMPOPO PROVINCE
Title deed	T60002/1995
Zoning	
Extent	1. Ptn 17: ± 80.2843HA 2. Ptn 18: ± 80.2843HA
Municipal accounts	
Deposit to be paid	5% (Five Percent) payable on the fall of the hammer
Buyers Commission	10% plus VAT payable on the fall of the hammer
Confirmation Period	7 Business days
COC	Seller
Occupation	On Registration of Transfer
Registration fee	R 50 000

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3. PROPERTY DESCRIPTION

Location: ± 40km on the R33 from Modimolle & ± 25km from Vaalwater.

2 x Neighbouring farm portions used as single farming entity.

Combined Extent: ± 160.5686ha

Summary of improvements:

- 5 x Classroom Buildings
- Administrative building
- Female Hostel (156 Beds)
- Male Hostel (148 Beds)
- 1 x 2-Bedroom house
- 1 x 3-Bedroom house
- 1 x 4-Bedroom House
- Workers accommodation (10 x rooms)
- 3 x Boreholes

School building:

- Ablution (± 40m²)
- Civil, Electrical, Mechanical Centre (± 529m²)
- 4 x Classrooms (± 378m²)
- Engineering Graphics & Design Classroom (± 66m²)
- Hospitality Centre, 6 x Classrooms & 1 Storeroom (± 646m²)
- 3 x Classrooms (± 230m²)
- Administration (3 x Offices, staffroom, staff toilets, kitchen, 2 x Storerooms, Strong room) (± 315m²)

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Hostel buildings:

- Female Hostel:
  - 1 x 96 Beds
  - 1 x 60 Beds
- Male Hostel:
  - 1 x 96 Beds
  - 1 x 28 Beds
  - 1 x 24 Beds

Kitchen:

- Walk-in fridge
- Storeroom

Houses:

- 1 x 2-bed house:
  - 2 bathrooms
  - Kitchen
  - Living room
- 1 x 3-bed house:
  - Main bedroom en-suite
  - 2 bathrooms
  - Open living area

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- 1 x 4-bed house:
    - Main bedroom en-suite
    - Additional bathroom
    - Open living area

Workers accommodation:

- 10 x rooms

Boreholes:

- 3 boreholes:
    - Main borehole (± 20 000 L/hour)
    - 1 x 500L/hour
    - 1 not equipped

Notes:

- School is fenced off from rest of the farm
- Vodacom tower lease agreement
- Month-to-month lease agreement with tenant of shop.
- Lease agreement with department of education (expiring March 2027)

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4. PROPERTY IMAGES















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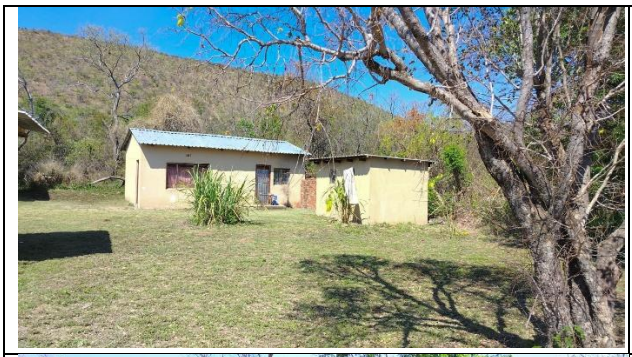










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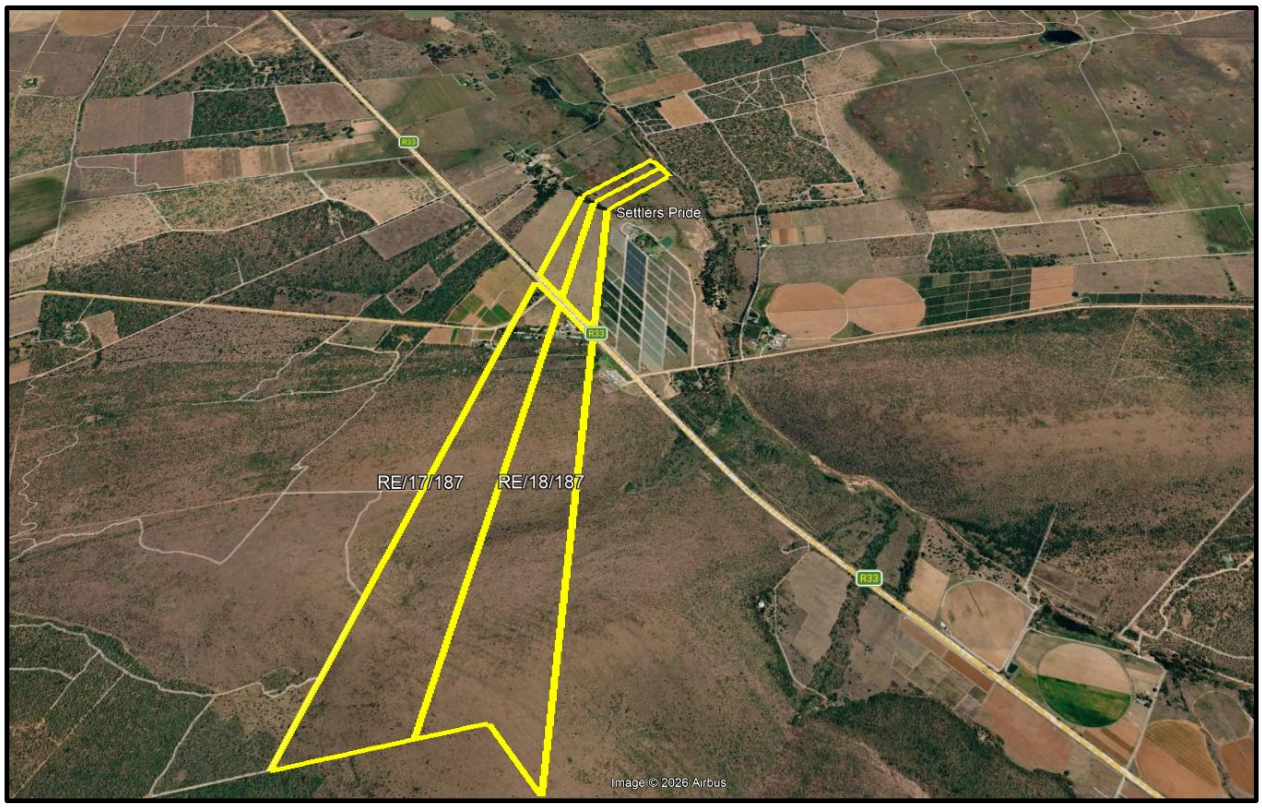
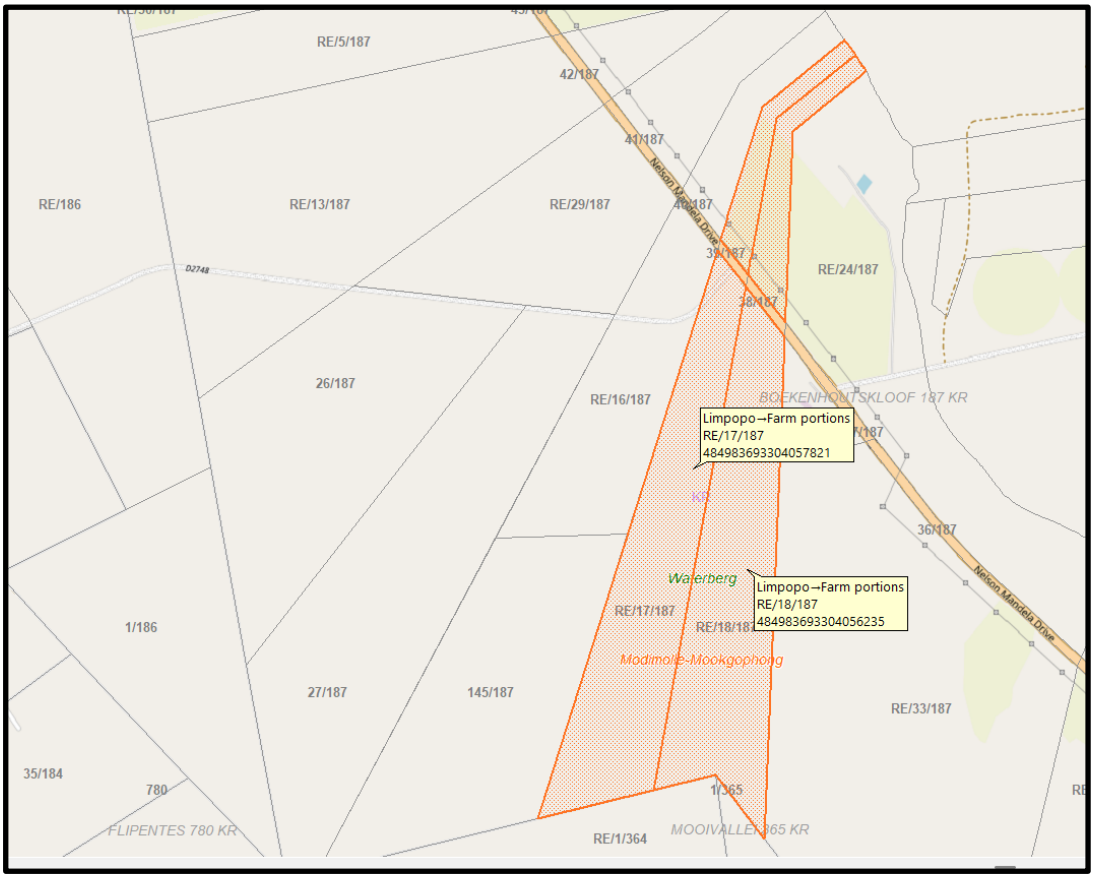
5. AERIAL IMAGES





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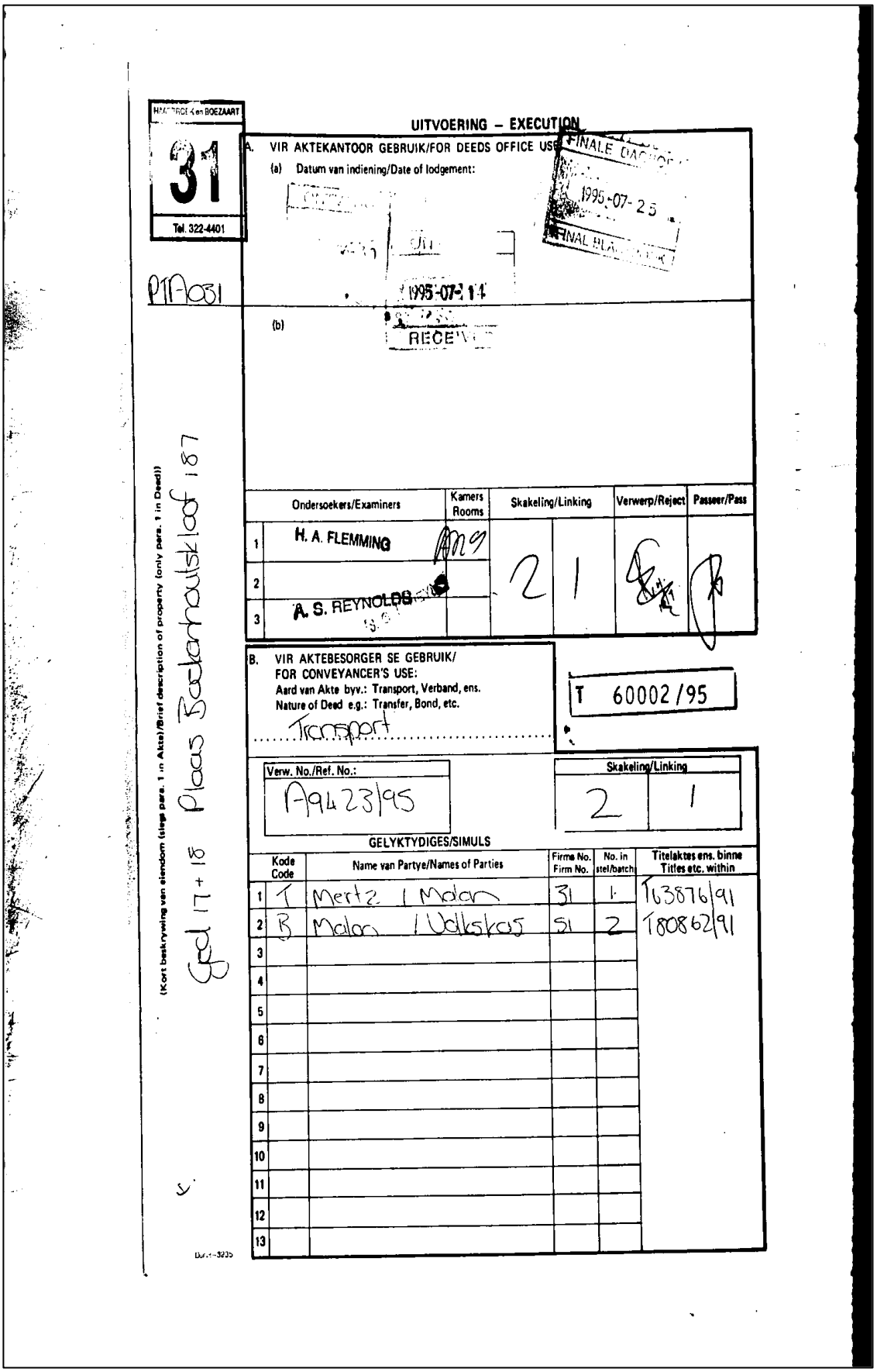
6. COPY OF TITLE DEED



HAMBROEK en BOEZAART

31

Tel. 322-4401

PTA031

UITVOERING – EXECUTION

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

(a) Datum van indiening/Date of lodgement:

FINALE DAGBOEK
1995-07-25
FINAL BLADBOEK

1995-07-14
RECEIVED

(b)

	Ondersoekers/Examiners	Kamers Rooms	Skakeling/Linking		Verwerp/Reject	Passeer/Pass
1	H. A. FLEMMING	Ang	2	1		
2						
3	A. S. REYNOLDS					

B. VIR AKTEBESORGER SE GEBRUIK/
FOR CONVEYANCER'S USE:
Aard van Akte byv.: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

Transport

T 60002/95

Verw. No./Ref. No.: A9423/95

Skakeling/Linking: 2 | 1

GELYKTYDIGES/SIMULS

	Kode Code	Name van Partye/Names of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1	T	Mertz / Malan	31	1	T63876/91
2	B	Malan / Volkskas	51	2	T80862/91
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					

(Kort beskrywing van eiendom (slegs para. 1 in Akte)/Brief description of property (only para. 1 in Deed))

Ged 17 + 18 Plaas Bockenhoutskloof 187

Dur.-3235

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SEËLREG.....
STAMP DUTY
FOOI..... R100,00
FEES

B.....61867/95.....

VERBIND
MORTGAGED

vir
for R.....200 000,00.....

Aktekantoor
Deeds Office

.....
Registrateur
Registrar

26 07 /95

OPGESTEL DEUR MY

TRANSPORTBESORGER

REINECKE H

TRANSPORTAKTE

T 60002/95

HIERMEE WORD BEKENDGEMAAK DAT:

HEINRICH REINECKE

voor my die REGISTRATEUR VAN AKTES te PRETORIA, verskyn het waartoe hy die genoemde komparant behoorlik gemagtig is kragtens 'n volmag geteken te Nylstroom op die 11de dag van Mei 1995 en aan hom verleen is deur :

VALENTINE MERTZ

getroud buite gemeenskap van goed

DATA 31/7

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EN DIE GENOEMDE KOMAPRANT het verklaar dat sy prinsipaal waarlik en wettiglik verkoop het en dat hy in sy voormelde hoedanigheid hiermee in volle en vrye eiendom sedeer en transporteer aan en ten gunste van:

HERCULES MALAN

getroud buite gemeenskap van goed

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes:

I. GEDEELTE 17 ('N GEDEELTE VAN GEDEELTE 10) VAN DIE PLAAS BOEKENHOUTSKLOOF 187, Registrasie Afdeling K.R., Provinsie Noord-Transvaal;

GROOT 80,2843 (TAGTIG komma TWEE AGT VIER DRIE) hektaar

EERSTE oorgedra kragtens Akte van Verdelingstransport T39056/1966 met kaart daaraan geheg en GEHOU kragtens Akte van Transport T 80862/91

ONDERHEWIG AAN DIE VOLGENDE VOORWAARDES

A. Die voormalige gedeelte van die plaas groot 1261,4775 hektaar (waarvan die gedeelte wat op Kaart A. 2937/1937 by Akte van Verdelingstransport Nr. 39056/1966, aangetoon word deur die figuur B a b E d c B deel uitmaak) is geregtig tot en onderworpe aan die volgende serwitute:

(a) Met het recht tot de helft van het water, de water loop zijnde de scheiding.

(b) Onderhewig aan het recht van vrije wieding op de Zuid-Oostelike helft van dit gedeelte der plaats alsook de helft van het water waartoe gezegde gedeelte gerechtigd is en vrij

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kappen van hout op dit gedeelte ten gunste van gedeelte van gezegde plaats groot 420,4930 hektaar, getransporteerd aan JOHANNES JURIE VAN STADEN op 4 Januarie 1893, bij Akte van Transport Nr. 12/1893.

B. Die voormalige gedeelte van die plaas groot 420,4930 hektaar (waarvan die gedeelte wat op kaart Nr. A. 2937/1937 by Akte van Verdelingstransport Nr. 39056/1966 aangetoon word deur die figuur A c d f A en a C' middelrivier D' b a deel uitmaak) is geregtig tot die volgende serwituut: Met het recht van vrije weide op de Suid Oostelike helft van de Westelike helft der plaat voorzegd, alsook de helft van het water van JOHANNES JURIE VAN STADEN en vrije kappen van hout op de Westelike helft van der genoemde plaats.

C. Die eiendom hiermee getransporteer is verder onderhewig aan 'n Notariële Serwituut ten gunste van ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit Notariële Akte K.3113/1983 S, geregistreer op 21 Desember 1983 en aangeheg by Akte van Transport T29804/1982 gedateer 25 Augustus 1982.

EN VERDER ONDERHEWIG aan sodanige voorwaardes as in genoemde aktes vermeld staan of na verwys word.

II. <u>GEDEELTE 18 ('N GEDEELTE VAN GEDEELTE 10)</u> VAN DIE PLAAS BOEKENHOUTSKLOOF 187, Registrasie Afdeling K.R., Provinsie Noord-Transvaal,
<u>GROOT:</u> 80,2843 (TAGTIG komma TWEE AGT VIER DRIE) hektaar

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AANVANKLIK OORGEDRA kragtens Akte van Transport T39056/1966 met kaart daaraan geheg en gehou kragtens Akte van Transport T63876/91.

Onderhewig aan alsodanige voorwaardes soos uiteengesit in paragraaf 1 hiervan.

EN VERDER ONDERHEWIG aan sodanige voorwaardes as in genoemde aktes vermeld staan of na verwys word.

WESHALWE die komparant afstand doen van al die reg en titel wat sy gemelde Prinsipaal voorheen in die genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is en dat kragtens hierdie akte, die genoemde

HERCULES MALAN

GETROUD SOOS VOORMELD

Sy Erfgename, Eksekuteurs, administrateurs of Regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat, en ten slotte erken hy dat die eiendom verkoop is op 2 Mei 1995 vir 'n koopprys

IN GETUIENIS WAARVAN ek die genoemde Registrateur van Aktes tesame met die Komparant, qq hierdie akte onderteken het en met my ampseel bekragtig het.

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ALDUS GEDOEN EN GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES te PRETORIA op

26 07 /95

In my teenwoordigheid

REGISTRATEUR VAN AKTES

qq

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Opgestel deur my,

PROKUREUR
SCHEEPERS, P.C.

PROKURASIE VIR TRANSPORT

Ek/Ons die ondergetekendes

getroud buite gemeenskap van goed - maritale mag afgeskaf

benoem hiermee **HEINRICH REINECKE** en/of **PAULINA VAN HEERDEN** met mag van substitusie om as my ware en wettige Gemagtigde en Agent te verskyn voor die **REGISTRATEUR VAN AKTES TE PRETORIA** en daar te verklaar dat -

VALENTINE MERTZ

op die 2de dag van MEI 1995, verkoop het aan

HERCULES MALAN

getroud buite gemeenskap van goed

vir die som van

die ondergenoemde eiendom, naamlik:

1. GEDEELTE 17 ('N GEDEELTE VAN GEDEELTE 10)
VAN DIE PLAAS BOEKENHOUTSKLOOF 187
REGISTRASIE AFDELING K.R., TRANSVAAL

GROOT: 80,2843 (TAGTIG komma TWEE AGT VIER DRIE) hektaar

GEHOU kragtens akte van transport T 80862/91

2. GEDEELTE 18 ('N GEDEELTE VAN GEDEELTE 10)
VAN DIE PLAAS BOEKENHOUTSKLOOF 187
REGISTRASIE AFDELING K.R., TRANSVAAL

GROOT: 80,2843 (TAGTIG komma TWEE AGT VIER DRIE) hektaar

GEHOU kragtens akte van transport T 63876/91

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en om die genoemde eiendom in volle en vrye eiendom te transporteer aan die gemelde

HERCULES MALAN

en afstand te doen van al die reg, titel en aanspraak wat

VALENTINE MERTZ

vroeër op genoemde eiendom gehad het; en alles te doen ewe gevolmagtig in alle opsigte as wat ek/ons self sou kon doen indien ek/ons persoonlik teenwoordig was; en ek/ons beloof hiermee om te bekragtig en goed te keur alles wat my/ons gemelde prokureur hieromtrent wettiglik doen uit krag van hierdie akte.

GETEKEN te Nylstroom op hierdie 11e dag van Mei 1995.

AS GETUIES:

1. _____

2. _____

_____

_____

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HAASBROEK en BOEZAART
31
Tel. 322-4401

(2)

REPUBLIEK VAN SUID-AFRIKA
DEPARTMENT VAN FINANSIES BINNELANDSE INKOMSTE

Ink.684
DEEL I

HEREREGTE - VORM B
VERKLARING DEUR KOPER

TRANSPORTGEWER (Verkoper)

getroud buite gemeenskap van goed - maritale mag afgeskaf

TRANSPORTNEMER (Koper)

HERCULES MALAN

getroud buite gemeenskap van goed

BESKRYWING VAN EIENDOM

Sien lys van eiendomme hierby aangeheg

Poskode van distrik waar eiendom gelee is

Datum van transaksie: 2de MEI 1995

HEREREGTE BETAAL DEUR: HAASBOREK EN BOEZAART
Posadres: Posbus 2205 , PRETORIA (A9423/95)

VIR AMPTELIKE GEBRUIK

Hereregte betaal op R 300 000 | Synde koopsom

Wet waarkragtens hereregte gehef word 60(4)9

066
Staal-rojeerstempel van kantoor van uitreiking

Ontvanger van Inkomste

KASREGISTERKWITANSIE

11396 - 27-06-95 064812 6401 R 1100,00
08

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LYS VAN EIENDOMME:

1. **GEDEELTE 17 ('N GEDEELTE VAN GEDEELTE 10) VAN DIE PLAAS BOEKENHOUTSKLOOF 187, Registrasie Afdeling K.R., Provinsie Noord-Transvaal;**
   GROOT: 80,2843 (TAGTIG komma TWEE AGT VIER DRIE) hektaar

2. **GEDEELTE 18 ('N GEDEELTE VAN GEDEELTE 10) VAN DIE PLAAS BOEKENHOUTSKOOF 187, Registrasie Afdeling K.R., Porvinsie Noord-Transvaal;**
   GROOT: 80,2843 (TAGTIG komma TWEE AGT VIER DRIE) hektaar

RECEIVER OF REVENUE
CITY ANGER VAN INKOMSTE
PRETORIA

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3

SPREEU AKTE REGISTRASIESTELSEL - PRETORIA
DRSP04A VOORBEREIDINGSNAVRAAG OP NAAM - MERTZ VALENTINE DATUM : 1995-07-17 TYD : 07.06.14
ID - 4408210104083
HUWELIKSTAAT -
NOOIENSVAN -

NIKSOVERWYSING

GEEN KONTRAKTE/INTERDIKTE/SEKWESTRASIES GEVIND NIE
* * * EINDE VAN VERSLAG * * *

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(4)

SPREEU AKTE REGISTRASIESTELSEL - PRETORIA DATUM : 1995-07-17 TYD : 07.05.59

DRSPOSA EIENDOMSBESONDERHEDE VIR REG AFD KR
PLAAS NR 0000187
GEDEELTE 0017
REG AFD

PROVINSIE NORTHERN TRANSVAAL

ADD BESKRYWING PTN10-LG1256/967
DIAGRAM NR T39056/966
GROOTTE 80,2843 H
UITKLARING
VORIGE GROOTTE
PLAASNAAM BOEKENHOUTSKLOOF

ENDOSSEMENTE/INTERDIKTE/PREP	BEDRAG	MIKROFILM
KR,187,17		1988 1095 1335
K2707/1985S		1985 1140 0810
K3113/1983S		1985 1140 0802

EIENAAR

VOLLE NAAM EN AANDEEL	KOOPDATUM	BEDRAG	ID	TITEL NR.	NWOO	MIKROFILM
MERTZ VALENTINE	911004	R66000	4408290104083	T80862/1991	1129	1991 1105 4872

* * * EINDE VAN VERSLAG * *

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(5)

SPREEU AKTE REGISTRASIESTELSEL - PRETORIA DATUM : 1995-07-17 TYD : 07.06.08

DRSPOSA EIENDOMSBESONDERHEDE VIR REG AFD KR
PLAAS NR 0000187
GEDEELTE 0018
REG AFD

PROVINSIE NORTHERN TRANSVAAL

ADD BESKRYWING PTN10-LG1256/967
DIAGRAM NR T39056/966
GROOTTE 80,2843 H
UITKLARING
VORIGE GROOTTE
PLAASNAAM BOEKENHOUTSKLOOF

ENDOSSEMENTE/INTERDIKTE/PREP	BEDRAG	MIKROFILM
KR,187,1B		1988 1095 1337
K2707/1985S		1985 1140 0810
K3113/1983S		1985 1140 0802

EIENAAR

VOLLE NAAM EN AANDEEL	KOOPDATUM	BEDRAG	ID	TITEL NR.	MMDD	MIKROFILM
HERTZ VALENTINE	910815	R165000	4408290104083	T63876/1991	0925	1991 0888 1314

* * * EINDE VAN VERSLAG * *

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(6)

(P) Nun aanhangsel tot HRK (gundossier deur Ontvanger) in:

H. A. FLEMMING

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A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels : Simuls with other registries/sectional titles:

	Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1				
2				
3				
4				

(b) Kliënt afskrifte van aktes perma
Client copies of deec

Aard en nommer van akte Nature and number of deed	Kode Code	Paraaf van ondersoekers Initials of examiners
	T.R.	

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by ..... f Datum Date 7/7/95	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	.....	.....
	(2) Begiftigingserwe Endowment erven	.....	.....
	(3) Begiftiging Endowment	.....	.....
	(4) Voorwaardes Conditions	.....	.....
	(5) Mikro Micro	.....	.....
	(6) Algemene plan General plan	.....	.....
Interdikte nagesien deur Interdicts checked by ..... Datum Date	(7) Titel akte Title deed	.....	.....
	(8) Verbande teen dorpstitel Bonds against township title ...	.....	.....
	(9) Datum nagesien Date checked	.....	.....

Kantoor instruksies/Office instructions:

Seksie/Section:

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7. COPY OF SG DIAGRAM

Await a copy of the SG diagram

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8. COPY OF ESKOM ACCOUNT

Eskom

ESKOM HOLDINGS SOC LTD REG NO 2002/015527/30
VAT REG NO 4740101508

NORTHERN REGION
PO BOX 8610 Johannesburg 2000

CONTACT CENTRE: (0860) 037566Shareca
FAX NO: 0862 437 566
E-MAIL: Limpopo@eskom.co.za
WEB: WWW.ESKOM.CO.ZA

MOHLAKAMOTALA SECONDARY SCHOOL
POSBUS 2007
NYLSTROOM
0510

YOUR ACCOUNT NO	
SECURITY HELD	43637.33
BILLING DATE	2026-08-30
TAX INVOICE NO	843967391634
ACCOUNT MONTH	AUGUST 2026
CURRENT DUE DATE	2026-09-25
VAT REG NO	NOT SUPPLIED
NOTIFIED MAX DEMAND	50.00

TAX INVOICE

E-MAIL: mohohounmp@gmail.com

READING TYPE: ESTIMATE	READING DATES: 2026/07/20 - 2026/08/20	NO OF DAYS: 31	SEASON:

Your next estimated reading will be on 17/09/2026

CONSUMPTION SUMMARY FOR BILLING PERIOD

METER NUMBER	PREV. READING	CURR. READING	DIFFERENCE	CONSTANT	CONSUMPTION
22251347492	45777.0000	45777.0000	0.0000	1.0000	0.0000
TOTAL ENERGY CONSUMED FOR BILLING PERIOD (kWh)					0.00

PREMISE ID NUMBER

KE302 7 3 GED BOEKENHOUTSKLOOF 187KR

TARIFF NAME: Landrate 1,2,3

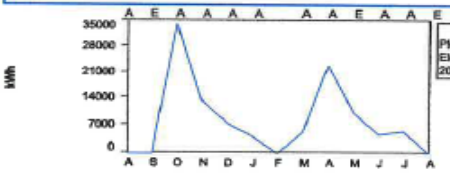
Service and Administration Charge @ R28.65 per day for 31 days	R	826.15
Network Capacity Charge @ R105.49 per day for 31 days	R	3,270.19
Generation Capacity Charge @ R8.15 per day for 31 days	R	252.65
Energy Charge 0 kWh @ R2.429 /kWh	R	0.00
TOTAL CHARGES FOR BILLING PERIOD	R	4,348.99

ACCOUNT SUMMARY FOR AUGUST 2026

BALANCE BROUGHT FORWARD (Due Date 2026-08-15)		R	21,125.02
PAYMENT(S) RECEIVED	Cash - 2026-07-31	R	-7,500.00
PAYMENT(S) RECEIVED	ACB Payment - 2026-08-15	R	-20,000.00
PAYMENT(S) RECEIVED	Cash - 2026-08-17	R	-7,500.00
TOTAL CHARGES FOR BILLING PERIOD		R	4,348.99
VAT RAISED ON ITEMS AT 15%		R	652.35

CURRENT	TOTAL AMOUNT DUE	R	8,873.64CR
8,873.64-			

ARREARS		
>90 DAYS	61-90 DAYS	31-60 DAYS
0.00	0.00	0.00



MONTH (A=Actual, E=Estimate)

Message
Please note, from 1 December 2024, you will receive your Eskom Electricity Account for three months via post and email. From 1 March 2025, you will only receive your Eskom Electricity Account via email.

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BILL GROUP	
BILL PAGE	1 OF 1

Eskom

CUSTOMER SELF SERVICE WEBSITE
https://csonline.co.za

NORTHERN REGION
PO BOX 8610 Johannesburg 2000

DIRECT DEPOSIT DETAIL
BANK: First National Bank
BRANCH CODE: 260148
ACC NO: 53340096651

ACCOUNT NO / REFERENCE NO

NAME
MOHLAKAMOTALA SECONDARY

FAX NUMBER

mtnpay 7100 10 0010

2721570018431902728 8

>>>>>>> 9207 2843 1902 7281

PayIT

easypay

TOTAL AMOUNT DUE
8,873.64CR

PAYMENT ARRANGEMENT

INSTALMENT
0.00

ARREARS
0.00

DUE DATE
2026-09-25

AMOUNT PAID

LATE PAYMENT CHARGES WILL BE ADDED TO OVERDUE ACCOUNTS

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NOTES

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Your Trusted auction Choice.

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