



**HAMMER &
TONGUES**

REAL ESTATE

JANUARY

PROPERTY CATALOGUE

DATE

FRIDAY 31
JANUARY
2020

TIME

10.30AM

VENUE

RAYLTON SPORTS CLUB,
CORNER GEORGE
SILUNDIKA AVE /
5TH STREET, HARARE

DEPOSIT

RTGS\$170 000



CONTI
CASH
RECEIVE MONEY

FX

CHANGEMONEY

BUREAU DE CHANGE

**CHANGE AND RECEIVE
MONEY THE WAY YOU WANT
*SAFELY WITH PEACE OF MIND***



**“BEST
CASH
RATE IN
TOWN”**

**VISIT US
TODAY!**

**Shop 1a Beverly Court, Corner 4th Street and
Nelson Mandela Avenue, TEL: 0242794808/12**

**Shop No.6 Rezende Parkade Mall Harare
TEL: 0242749637**

**62 Nelson Mandela Avenue, Michael House, Harare
Engen Service Station, Newlands, Harare
TEL: 0242788081**

**Mbare Magaba (Inside AfricaBet Magaba Horses Branch)
Robson Manyika
(Inside AfricaBet Robson Manyika Branch)**

IN THIS ISSUE

2 LOT 01

KARIBA

Stand 23, Kariba Township
AKA 23 Msasa Rd

Located in the heart of Kariba CBD.

12 LOT 06

KAROI

Stand 147 Karoi Township, AKA 3
Lakeview Road

4 LOT 02

GWANDA

Stand 169, Gwanda Township
AKA Stand 169 Soudan Street

14 LOT 07

BULAWAYO

Stand 6269 Bulawayo Township of
Bulawayo Township Lands

6 LOT 03

KARIBA

Stand 281, Kariba Township
AKA 6 Mukwa Close

16 LOT 08

NORTON

Stand 3346
Ngoni Township

8 LOT 04

KARIBA

Stand 612, Kariba Township
Baobab Ridge

18 LOT 09

RUWA

Stand 17179
Damofalls Phase 2

10 LOT 05

KAROI

Stand 42, Karoi Township
AKA 42 Fred Jameson Avenue

20 LOT 10

CHITUNGWIZA

Stand 5510
St Marys Township

01

KARIBA

DULY INSTRUCTED BY DEPOSIT PROTECTION CORPORATION, THE LIQUIDATOR OF INTERFIN BANK LIMITED, CASE NO HC3/15 , WE WILL OFFER:

***Stand 23 Kariba Township, AKA 23 Msasa Rd.
Located in the heart of Kariba CBD.***

Land Area: 1484sqm. Deeds

Move on up with this commercial property that ticks all the boxes; optimum for office use, high traffic location, great signage opportunity with valuable exposure, ideal for both the modern business and customer. There's plenty of potential for the savvy investor or first time buyer.

This is structurally sound commercial building last used as a banking hall.







02

GWANDA

DULY INSTRUCTED BY DEPOSIT PROTECTION CORPORATION, THE LIQUIDATOR OF INTERFIN BANK LIMITED, CASE NO HC3/15, WE WILL OFFER:

Stand 169 Gwanda Township, Gwanda AKA Stand 169 Soudan Street, Gwanda Township, Gwanda.

Land Area:389sqm. Deeds

Strategically located along the Bulawayo - Beitbridge highway. Solid double volume structure with a partly fenced and gated back yard.



03

KARIBA

DULY INSTRUCTED BY DEPOSIT PROTECTION CORPORATION, THE LIQUIDATOR OF INTERFIN BANK LIMITED, CASE NO HC3/15 , WE WILL OFFER:

Stand 281 Kariba Township, AKA 6 Mukwa Close

Land Area: 1759sqm. Deeds

Living is easy in this impressive, two-tier terraced generously spacious and proportioned contemporary residence. Situated in a family-friendly neighborhood the property is ready for the next owners.

- 3 bedrooms- 2 with BIC's
- Lounge
- Fitted kitchen, pantry & Linen cupboard
- Cottage on upper level with 2 rooms plus combined toilet & shower
- Yard walled on 3 sides and fenced on 1 side







04

KARIBA

DULY INSTRUCTED BY DEPOSIT PROTECTION CORPORATION, THE LIQUIDATOR OF INTERFIN BANK LIMITED, CASE NO HC3/15 , WE WILL OFFER:

Stand 612 Kariba Township, Baobab Ridge.

Land Area: 2718sqm. Deeds

It won't be easy to click out of holiday mode in this stylishly contemporary residence for the modern pleasure-seeker. A tourist delight located along game corridor and a stone's throw away from the magnificent Lake Kariba. Property comprises of:

- 3 bedrooms & main ensuite, Lounge, kitchen, dining room, bathroom & separate toilet.
- Double lock up garage on split level, guest toilet & disused pool.
- 2 bedrooomed cottage with open plan lounge, kitchen, dining room plus combined bath& toilet.
- Property is walled on 2 sides and fenced.



05

KAROI

DULY INSTRUCTED BY DEPOSIT PROTECTION CORPORATION, THE LIQUIDATOR OF INTERFIN BANK LIMITED, CASE NO HC3/15 , WE WILL OFFER:

Stand 42 Karoi Township, AKA 42 Fred Jameson Avenue.

Land Area: 1265sqm. Deeds

Strategically located in Karoi CBD is a solid double storey front with offices and penthouse on the upper floor and a banking hall on the ground floor. Ideal for a discerning investor.

- Double front entrances
- Triple lockable carport
- Guard room, guest toilet
- Courtyard







06

KAROI

DULY INSTRUCTED BY DEPOSIT PROTECTION CORPORATION, THE LIQUIDATOR OF INTERFIN BANK LIMITED, CASE NO HC3/15 , WE WILL OFFER:

Stand 147 Karoi Township, AKA 3 Lakeview Road.

Land Area: 3350sqm. Deed

Elegant custom home offers unparalleled craftsmanship and exceptional amenities; cozy fireplace, fully fitted kitchen, It's hard to list all the indoor and outdoor features of this stunning home.

- 3 bed house, all with BIC's & a combination of parquet, carpet and vinyl floor finishes.
- Lounge with fireplace.
- Fitted kitchen, walk in pantry.
- Bathroom with tub & shower, separate toilet, veranda and balcony.
- 2 roomed staff quarters with combined shower & toilet, disused pool.
- Double lock up garage and single carport.
- Yard is in its natural form, fully fenced with a butterfly entrance gate.



07

BULAWAYO

DULY INSTRUCTED BY PHIBION GWATIDZO OF BAKER TILLY CHARTERED ACCOUNTANTS, THE LIQUIDATOR OF UBM - P AND L PRIVATE LIMITED, CASE NO HC11202/18, WE WILL OFFER:

Stand 6269 Bulawayo Township of Bulawayo Township Lands.

Land Area: 8175sqm. Deeds

Single storey building located in the industrial area of Bulawayo. Property has plenty of space for an investing suitor. It comprises of:

- 3 Showrooms.
- Office block with 4 offices, reception & ablution facilities.
- 6 pole & asbestos sheds & Wooden storeroom.
- Outside ablution block with a changing room, shower and toilet.







08

NORTON

DULY INSTRUCTED BY FELIX ZHAKATA, DECEASED ESTATE, TAWADZANA ZHAKATA, DR 2345/18, WE WILL OFFER:

Stand 3346 Situate in the Township of Ngoni in the District of Chegutu AKA No 3346 Ngoni Township, Norton.

Land Area: 300sqm. Cession

Solid brick under asbestos with:

- Lounge, Separate Dining & Kitchen
- Bathroom With Tub & Separate toilet
- Fenced & gated



09

RUWA

PRIVATELY OWNED: WE WILL OFFER:

Stand 17179, Damofalls Phase 2, Ruwa.

Land Area: 304sqm. Cession

A modern 3 bedroomed house with:

- Main Ensuite
- Lounge Cum Dinning
- Kitchen
- Bathrooms And 2 Toilets
- Single Lock Up Garage
- Fowl Run
- Tuck-Shop
- Walled & Gated







10

CHITUNGWIZA

PRIVATELY OWNED: WE WILL OFFER:

Stand 5510, St Marys Township, Chitungwiza.

Land Area: 173 sqm. Deeds

A single storey house with:

- 3 bedrooms all with BICs
- main ensuite
- sunken lounge
- dining
- kitchen
- toilet & shower



1. CONDITIONS OF SALE

1.1 The conduct of the auction is subject to the following conditions and the control of the AUCTIONEER who has the sole right to regulate the bidding procedure.

1.2 Every bid shall constitute an offer to purchase the PROPERTY for the amount bid, which the SELLER and the AUCTIONEER may accept or reject in their absolute discretion. The SELLER and the AUCTIONEER are entitled, in their absolute discretion to withdraw the PROPERTY from the sale prior to acceptance by the SELLER.

1.3 In the event of any dispute between the bidders, the decision of the AUCTIONEER shall be final and binding.

1.4 Any error by the AUCTIONEER shall be entitled to be corrected by him.

1.5 The property is sold with reserve. If no bid equals or exceeds the reserve price, it may be withdrawn from the auction. The SELLER shall be entitled to instruct the AUCTIONEER to accept any lower bid.

1.6 Only the AUCTIONEER or his agent shall be entitled to bid up to the reserve price on behalf of the SELLER, but shall not be entitled to make a bid equal to or exceeding the reserve price.

1.7 No bid may be withdrawn prior to the expiry of the confirmation period, during which time the offer shall be open for acceptance by the SELLER.

1.8 The bidder ("the Purchaser") shall sign the "IRREVOCABLE OFFER TO PURCHASE IMMOVABLE PROPERTY" form, immediately on the fall of the hammer.

2. ACCEPTANCE AND CONFIRMATION

2.1 The conduct of the auction is subject to the control of the AUCTIONEER who has the sole right to regulate the bidding procedure.

2.2 The bidder's offer shall be open for acceptance by the SELLER until close of business five (5) working days after the sale.

2.3 Either the SELLER or the AUCTIONEER may accept the bidder's offer at any time prior to the expiry of the confirmation period ("acceptance date").

2.4 Should the SELLER reject the PURCHASER'S offer, the AUCTIONEER will repay the PURCHASER any deposit and commission paid by it.

2.5 In the event of the sale requiring the consent of any statutory authority or any Court of Law, then this sale shall be subject to such consent.

3. PURCHASE PRICE

3.1 The PURCHASER is required to lodge a security deposit of RTGS\$170 000 (One Hundred and Seventy Thousand RTGS Dollars), in cash prior to registration, which amount will not be refundable should the PURCHASER default in any way.

3.2 Value Added Tax ("VAT") at 15% will be charged on the purchase price in accordance with the provisions of the Value Added Tax Act [Chapter 23:12].

3.3 Upon acceptance of a bid, the Purchase Price, including VAT thereon, shall be paid as follows:

3.3.1 A deposit of 10% (ten percent) of the purchase price to the auctioneer by the PURCHASER by 4:30 pm on 31 January 2020. Should the Purchaser comply with all the terms and conditions of the sale, the aforementioned security deposit of RTGS\$170 000 shall be apportioned towards the 10% deposit of the purchase price with any balance remaining being apportioned towards the remainder of the purchase price.

3.3.2 The balance of the purchase price shall be paid in cash and secured, to the satisfaction

of the AUCTIONEERS/ SELLER'S attorneys, by a written guarantee from a registered financial institution payable free of exchange against registration of transfer of the property into the purchaser's name. The PURCHASER may elect to secure the balance purchase price by payment in cash to the AUCTIONEERS/ SELLER'S attorneys, who shall hold the same in trust, pending registration of transfer into the name of the PURCHASER. The aforesaid guarantee shall be presented and/or shall be payable by the PURCHASER to the AUCTIONEERS/ SELLER'S attorneys by 7 January 2020.

4. PURCHASER'S LEVY

4.1 The PURCHASER shall be liable for and pay, in addition to the amounts payable in terms of Clause 3 above, a PURCHASER'S levy of 5 % of the purchase price (plus vat on the purchaser's levy only), which levy shall be deemed to have been earned by the auctioneer and is payable immediately upon the signing of the declaration of acceptance of these conditions of sale.

4.2 For avoidance of doubt, in the event of any subsequent cancellation of the sale or withdrawal from the sale by the PURCHASER for whatever reason, the PURCHASER shall remain liable for and pay the aforementioned purchaser's levy which is due to the auctioneer.

4.3 In the event of the sale being subsequently cancelled by the SELLER or as a consequence of default by the SELLER, then the PURCHASER acknowledges that it shall not be entitled to claim a refund of the purchaser's levy from the auctioneer but may claim the same from the SELLER as part of a claim for damages arising out of breach of contract by the SELLER.

5. RATES AND TAXES

5.1 The SELLER shall be liable for all rates and taxes and other Municipal charges levied on the property for the period prior to the date of possession and the purchaser shall be liable for all rates and taxes and other Municipal charges levied thereafter.

5.2 The PURCHASER shall refund to the SELLER a pro rata share of all rates and taxes paid in advance by the SELLER for the period after the date of possession, which refund shall be paid upon registration of transfer.

6. TRANSFER AND COSTS OF TRANSFER

6.1 Transfer of the property shall be passed by the SELLER'S attorneys as soon as possible after date of acceptance and full payment.

6.2 All normal costs of transfer of the property including stamp duty and transfer duty if applicable and all other costs necessarily incurred shall be paid by the PURCHASER immediately upon request of the SELLER'S attorney.

6.3 The PURCHASER undertakes to sign all necessary documents to register transfer of the property immediately upon request of the SELLER'S attorney

7. POSSESSION AND RISK

7.1 Possession of the property shall be given by the SELLER and taken by the PURCHASER on registration of transfer provided that clause 3 above has been fulfilled, from which date all risks and benefits of ownership in respect of the property shall pass to the PURCHASER.

7.2 The PURCHASER at their own expense, shall insure the property and improvements thereon

for the full replacement value thereof from date of possession until date of registration of transfer against risk of loss or damage by any cause with an insurer acceptable to the SELLER. The SELLER'S interest in the property shall be endorsed against such policy for such period.

8. REPAIRS AND IMPROVEMENTS

8.1 Prior to the registration of transfer, the PURCHASER shall not be entitled to effect any alteration to the property without the prior written consent of the SELLER.

8.2 The SELLER shall not be obliged to compensate the PURCHASER for an authorised alteration effect in the event of the sale being cancelled.

9. AS SEEN EXTENT AND REPRESENTATION

9.1 The property is sold AS SEEN and subject to the terms and conditions and servitude mentioned or referred to in the current and or prior title Deeds and to the conditions of establishment of the Township in which it is situated and to the zoning applied to it under the Town Planning scheme. The SELLER shall not profit by any excess nor shall it be answerable for any deficiency in the extent thereof. Neither the SELLER nor the AUCTIONEER shall be responsible for pointing out to the PURCHASER any Surveyor's pegs or beacons in respect of the property.

9.2 The PURCHASER hereby acknowledges that they have not been induced into entering into this agreement by any express or implied information, statement, advertisement or representation made by the AUCTIONEER or any other person or by or on behalf of the seller. The purchaser hereby waives any rights whatsoever which he may otherwise have obtained against the seller as a result of such information, statement, advertisement or representation made by or on behalf of the Seller.

10. The PURCHASER acknowledges that he has fully acquainted himself with the property that he has purchased.

11. BREACH

In the event of the breach of the conditions contained in this agreement by the PURCHASER, the SELLER shall be entitled to demand specific performance in terms of this agreement including but not limited to immediate payment of the full outstanding balance of the purchase price, or to cancel this agreement immediately and the purchaser shall be liable to the SELLER for damages which shall include but not limited to any and all additional costs associated with the re-auctioning of the property and any additional advertising costs, interest and damages suffered by the SELLER as a result of the PURCHASER'S breach and the subsequent cancellation of the agreement. The SELLER shall be entitled to retain any monies received by it as genuine pre-estimate of its liquidated damages.

12. LEGAL COSTS

The PURCHASER shall be liable for all legal costs incurred by the SELLER and/or the auctioneer in enforcing the terms of this agreement, on an attorney and client scale.

NOTE

No variation to these conditions of sale will be regarded as a variation unless recorded in writing and signed and authenticated by the Auctioneers

CONDITIONS OF SALE FOR THE PROPERTY AUCTION SALE CONDUCTED BY THE SHERIFF OF THE HIGH COURT OF ZIMBABWE

- 1.** The sale is conducted in terms of the rules of the High Court which provided that it shall be without reserve but subject to conditions that the Sheriff requires to be satisfied that the highest price offered is reasonable, having regard to the circumstances of time and place and the state of the property.
- 2.** At the conclusion of the bidding process and auction sale, the highest price offered for each individual property together with other relevant information relating to the Purchaser and the sale in general will be forwarded to the Sheriff, whom if satisfied that the highest price offered is reasonable, having regard to the circumstances of the time and place and the state of the property will declare the highest bidder to be the Purchaser.
- 3.** In terms of the rules of Court, any person having an interest in the sale may within seven days of the Sheriff having declared the highest bidder to be the Purchaser, apply to the High Court to have it set aside on the grounds that the sale was improperly conducted or the property was sold for an unreasonably low sum or any other good reasonable grounds.
- 4.** In the event of no application being made within the said period of (7) seven days the Sheriff shall confirm the sale.
- 5.** Purchasers and prospective purchasers are required to lodge a security deposit (refundable) as prescribed by the Auctioneer in cash or by RTGS prior to registration (minimum RTGS\$170 000), which amount will not be refundable should the Purchaser default in any way.
 - a)** At the fall of the hammer the highest bidder will pay RTGS\$20.00 to the Sheriff as Sheriff's fee. Further, the highest bidder is required at that time to also sign the Terms of Acceptance for purchase of the property.
 - b)** The 2nd highest and the 3rd highest bidders will be required to register their legal details with the Auctioneer and the Sheriff.
- 6.** During the auction, should any dispute arise as to any bid, the property will be put up for sale again at the discretion of the Auctioneers.
- 7.** The Auctioneers reserve the right to regulate and/ or refuse any bid.
- 8.** The sale shall be for cash and in addition the Purchaser shall pay:
 - a)** the Auctioneer's commission; of 5% of the accepted price plus VAT on the commission only. This amount must be paid no later than 4.30pm on the day following confirmation by the Sheriff, failing which a 10% surcharge will be added to the auctioneers' commission or the deposit will be forfeited, or both, at the discretion of the auctioneers .
 - b)** the costs of transfer including conveyancers' charges, stamp duty and any other fees;
 - c)** all arrear rates and any other charges necessary to complete the transfer.

9. Immediately after conclusion of the auction the highest bidder shall unless other arrangements are made with the Auctioneer, deposit with Auctioneer an amount sufficient to cover the Auctioneer's commission and further:

- a)** Advise the commissioner appointed by the Sheriff, attending the sale of the manner in which he intend to make payment of the purchase price and other costs and charges in terms of these conditions and satisfy the commissioner as to his bona fide and ability to meet his obligations.
- b)** effect payment to the commissioner of the whole of the purchase price in cash or by bank cheque or RTGS drawn to the order of the Sheriff.

10. The purchase price if not paid in full to the Commissioner at the conclusion of the auction, shall be paid on or before the registration of the transfer of the property into the name of the Purchaser unless the Sheriff approves other arrangements for discharging the amount by the Purchaser.

11. The Purchaser shall be liable to pay interest at the rate of 25% per annum in respect of any unpaid balance of the purchase price with effect from seven days after the date of confirmation of the sale by the Sheriff.

12. If the Purchaser fails to make payment of this purchase price and other costs and charges in terms of these conditions of sale, or fails to comply with any conditions of sale contained herein, the Sheriff shall have the right to cancel the sale and to hold the Purchaser liable for any loss or damages sustained, or employ any other remedy he may have. In the event of the sale being cancelled the Purchaser shall not be entitled to any increase which the property may realise at a subsequent sale.

13. The property is sold as represented by the Title Deeds, the Sheriff not holding himself liable for any deficiency whatsoever and renouncing all excess and the Sheriff does not hold himself responsible for the determination of the boundaries and beacons shall be the responsibility of the Purchaser.

14. The property shall be at risk and profit of the Purchaser from the date upon which the Sheriff confirms the sale and the Sheriff gives NO warranty of vacant possession.

15. The highest bidder may not withdraw their bid in terms of these conditions of sale, prior to the date of confirmation of the sale or rejection of this offer by the Sheriff.

16. The property is sold as represented by the Title Deeds; the Sheriff is not holding himself liable for any deficiency whatsoever and renouncing all excess and the Sheriff does not hold himself responsible for the determination of the boundaries and beacons which shall be the responsibility of the Purchaser.

NOTE

No variation to these conditions of sale will be regarded as a variation unless recorded in writing and signed and authenticated by the Sheriff and the Auctioneers.

WANTED

FOR SALE VIA PUBLIC AUCTION

CALLING ALL CORPORATES AND INDIVIDUALS

ARE YOU SELLING

TO BE
SOLD IN
RTGS\$



YOUR VEHICLE?

QUALITY VEHICLES, EX JAP VEHICLES, PICK UP TRUCKS, BUSES, HORSES, TRAILERS

YOU MAY BE SITTING ON GOLD

Let Us Help You Unlock Your Vehicle's Value. Sell It Fast, Sell It With The Professionals. Call Us Today

HARARE

CALL BRIAN +263 782 706 788

HARARE

CALL WONDERFUL +263 716 800 280

HARARE

CALL LANDLINE +263 242 748118

BULAWAYO

CALL TENDAI +263 712 668 036

BULAWAYO

CALL CHARLES +263 773 217 930

BULAWAYO

CALL LANDLINE +263 292 77420

TERMS AND CONDITIONS APPLY

TEL: +263 (242) 775814, 775289, 748118, 748120, 748647

www.hammerandtonguesauctioneers.co.zw

WHEN OUR HAMMER FALLS, THE MARKET JUMPS



**HAMMER &
TONGUES**
AUCTIONEERS

18005 Dhlela Way, Graniteside. Harare



PREDICT THE OUTCOMES OF PRE-SELECTED “***SOCCER 13***” MATCHES TO WIN!

Fixtures drawn from English Premier League, Bundesliga, Serie A, SA Premiership and other professional soccer leagues.

**JACKPOT
AMOUNT**

\$10,000

If more than one person gets all 13 games prediction correctly the jackpot will be shared equally.
Draws on Wednesday and Saturday.



CONVENIENT,
SECURE &
EFFICIENT

18

PROCEEDS TO CHARITY. USSD
AVAILABLE TO EONET SUBSCRIBERS
ONLY. TERMS & CONDITIONS APPLY



PROPERTY
EXPERTS

WANTED

CALLING ALL CORPORATES AND INDIVIDUALS

ARE YOU SELLING



YOUR PROPERTY?

HOUSES | STANDS | WAREHOUSES | INDUSTRIAL | COMMERCIAL PROPERTIES

YOU MAY BE SITTING ON GOLD

We Sell Your Property In Record Time Through Our Property Auction Sales Or Via Private Treaty. Call Us Today

TERMS AND CONDITIONS APPLY

CONTACT OUR SALES TEAM:

CALL: NYARADZO +263 712 636 370 | HAMA +263 712 665 636

www.hammerandtonguesrealestate.co.zw



**HAMMER &
TONGUES**

REAL ESTATE

NO.1 ELSWORTH RD, BELGRAVIA, HARARE
TEL: (+263 0242) 790568 / 790603



CONTACT OUR SALES TEAM

David - 0712 668 037, dchifamba@hammerandtongues.com
Nyaradzo - 0712 636 370, gabongwen@hammerandtongues.com
Hama - 0712 665 636, hmazhazhate@hammerandtongues.com

When our hammer falls, the market jumps!