

AENGUS INVESTMENT PROPERTIES (PTY) LTD (IN LIQUIDATION)
("the Company")

MASTER'S REFERENCE NUMBER : G35/2015

REPORT OF THE JOINT LIQUIDATORS LIEBENBERG DAWID RYK VAN DER MERWE AND JOHN GINO ADOLPH, IN TERMS OF SECTION 402 OF THE COMPANIES ACT NO 61 OF 1973 AS AMENDED TO BE SUBMITTED AT A SECOND MEETING OF CREDITORS, MEMBERS & CONTRIBUTORIES TO BE HELD BEFORE THE MASTER OF THE HIGH COURT, JOHANNESBURG ON MONDAY, 21 SEPTEMBER 2015 AT 10H00

ORDER OF THE COURT AND MEETINGS

Nature of Liquidation	Application in the High Court of South Africa, (Gauteng Local Division, Johannesburg)
Date of Liquidation	12 November 2014
Date of Provisional Order	8 December 2014
Date of Final Order	26 January 2015
Provisional Appointees	Liebenberg Dawid Ryk van der Merwe & John Gino Adolph
First Meeting of Creditors	15 July 2015
Final Appointees	Liebenberg Dawid Ryk van der Merwe & John Gino Adolph

GENERAL AND STATUTORY INFORMATION

Registrar of Companies

According to the Registrar of Companies the company was incorporated under registration number 2008/006430/07.

Registered Address

The registered address of the company is 34 Bertha Street, Braamfontein, Johannesburg, Gauteng.

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Directors

1 It appears from my investigations the following persons consented to serve as directors:-

- 1.1 Jeffrey Lionel Froom
- 1.2 Richard Mark Rubin
- 1.3 Kirstin Peter Schubach

Share Capital

The authorised share capital of the company is R1000 divided into 1000 ordinary shares par value shares of R1 each.

The issued share capital of the company is 100 ordinary par value shares of R1 each.

Business of the Company

The main business of the company was investing in immovable property and then renting these properties specific for student accommodation.

Auditors

The auditors of the company are Tuffias Sandberg KSI.

STATEMENT OF AFFAIRS

We have not been place in possession of a Statement of Affairs as required in terms of Section 363 of the Companies Act No 61 of 1973 as amended.

SECTION 402(a)

FINANCIAL STATEMENT OF ASSETS AND LIABILITIES

The following represents the assets and liabilities of the company at date of liquidation. Unless otherwise stated, these figures only represent estimates of the assets and liabilities and will change depending on the amounts of realisation of unsold assets and claims submitted for proof.

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ASSETS

IMMOVABLE PROPERTY	NOTES	AMOUNT	AMOUNT
Erf 2571 Port Elizabeth (Valuation)	(a)		1,300,000-00
Erf 2578 Port Elizabeth (Valuation)	(b)		3,000,000-00
Erf 2582 Port Elizabeth (Valuation)	(c)		1,200,000-00
Erf 2584 Port Elizabeth (Valuation)	(d)		1,200,000-00
Erf 4899 Port Elizabeth (Valuation)	(e)		3,000,000-00
MOVABLE ASSETS			
NONE			NIL
TOTAL ASSETS			9 700 000,00
LIABILITIES			
<u>Secured</u>			
Tuhf	(a). (c). (d).(e)	7,979,984-66	
The Sassoon Children's Trust	(b)	5,682,411-90	
<u>Preferent Creditors</u>			
Receiver of Revenue		UNKNOWN	
Salaries		NONE	
<u>Concurrent Creditors</u>			
Trade Creditors		5,566,023-53	
TOTAL LIABILITIES		19 228 420.09	9 528 420.09
DEFICIT		19 228 420.09	19 228 420.09

NOTES:

The statement of assets and liabilities must be read in conjunction with the following notes:-

- (a) The immovable properties have not been sold. The Joint Liquidators are making auction preparations to proceed to sell the immovable properties by public auction after close of this meeting.
- (b) The amounts stated from the immovable properties are according to the forced sale valuations obtained.
- (c) The amounts for the trade creditors is according to the application for liquidation as well as correspondence received from creditors and claims proved thus far.

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- (d) The amounts are subject to change upon receipt and proof of claims and the sale of the immovable properties by public auction.
- (e) These figures do not take into account any costs of administration and are subject to change and / or modification.

SECTION 402 (b)

CAUSES OF THE COMPANY'S FAILURE

To date we have been unable to consult with the former Director, Mr Rubin and cannot fully comment on the failure of the Company. For investigations into the bank accounts of the Company, it would appear that the rental income was not sufficient to cover the monthly expenses of the properties. Our investigations are continuing.

SECTION 402(c)

REPORT TO THE MASTER IN TERMS OF SECTION 400(2) OF THE COMPANIES ACT

It is not our intention at this stage to submit a report to the Master of the High Court. However, we are still investigating this aspect and if necessary, a detailed report will be submitted to the Master in due course.

SECTION 402(d)

PERSONAL LIABILITIES OF DIRECTORS OR OFFICERS

At this stage it is not known whether the former director or officer of the company can be held personally liable for the debts of the company. A report will be submitted, should it become necessary.

SECTION 402 (e)

LEGAL PROCEEDINGS

We have no knowledge of any legal proceedings pending by or against the company.

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SECTION 402(f)

ENQUIRY

The liquidators do not intend to hold an enquiry at present. Creditors will be informed if the liquidators decide to proceed with an enquiry into the affairs of the company.

SECTION 402(g)

BOOKS AND RECORDS

We have not received any books and records.

SECTION 402 (h)

PROGRESS AND PROSPECTS OF WINDING UP

The Joint Liquidators will proceed to sell the immovable properties by public auction after close of this meeting.

The Joint Liquidators will continue to collect outstanding debts.

ESTIMATED DIVIDEND

It appears at present that only the secured creditors are to receive an award. The joint liquidators will advise concurrent creditors if the prospect of a dividend herein arises. The prospect of a concurrent dividend will largely depend on the amount realised for the immovable properties at the public auction.

SECTION 402(i)

MATTERS REQUIRING THE FURTHER DIRECTIONS OF CREDITORS

Such directions as required of creditors are contained in the draft resolutions numbers 1 – 13 which is submitted for consideration and adoption by the creditors at the second meeting of creditors in conjunction with this report. Creditors are requested to adopt these resolutions to enable the administration of the company in liquidation to continue.

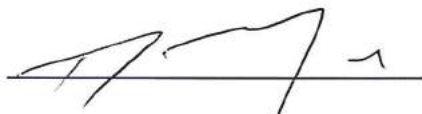
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LEASES

It appears that various lease agreements were entered into. All these lease agreements have been cancelled.

SIGNED AT ROODEPOORT ON THIS THE 03rd DAY OF SEPTEMBER 2015.



LDR VAN DER MERWE



JG ADOLOPH

JOINT LIQUIDATORS

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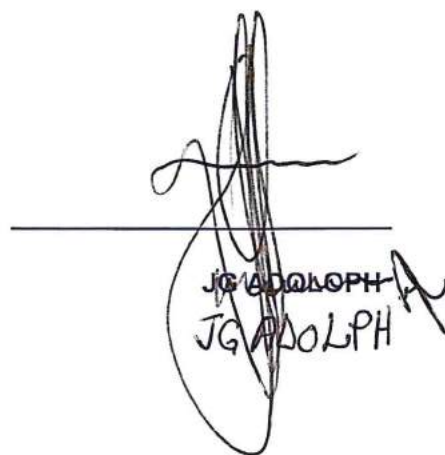
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**RESOLUTIONS SUBMITTED AND ADOPTED AT THE SECOND MEETING OF CREDITORS
HELD BEFORE THE MASTER OF THE HIGH COURT JOHANNESBURG, ON MONDAY, 21
SEPTEMBER 2015 AT 10H00**

RESOLVED THAT:

- 1 The report of Liquidator or Joint Liquidators, as the case may be, hereinafter referred to as (the Liquidator"), as submitted be received and adopted and all his actions referred to therein be and are hereby confirmed, ratified and approved.
- 2 All actions of whatsoever nature heretobefore taken by the Provisional Liquidator and/or Liquidator be and are hereby confirmed, ratified and approved.
- 3 The Liquidator be granted the authority and is vested with all the powers mentioned in Section 386(4)(a) – (i) of the Companies Act No 61 of 1973, as amended, such powers to be exercised at his sole and absolute discretion.
- 4 The Liquidator be and is hereby authorised in his sole and absolute discretion to:
 - 4.1 Take legal advice on any question of law affecting the administration and distribution of the company;
 - 4.2 Institute or defend on behalf of the company any action or other legal proceedings of a civil nature for the recovery of monies due to the company or otherwise and subject to the provisions of any law relating to criminal procedure, institute any criminal proceedings;
 - 4.3 Hold any enquiry into the affairs of the company and/or any matter relating thereto;
 - 4.4 Investigate and institute legal proceedings for the recovery of any voidable or undue preferences, voidable dispositions of property or any other impeachable transactions of whatsoever nature and to abandon same at any time;

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- 4.5 Write up the books of the company as may be required, and if necessary, to produce a balance sheet, audited or not, as at the date of liquidation, either for the purpose of investigating the affairs of the company, establishing the claims of creditors, or any other purpose.
- 5 The Liquidator be and is hereby authorised in his sole and absolute discretion to employ and engage the services of attorneys and/or counsel (senior and/or junior) and/or accountants and/or bookkeepers and/or any employee of the insolvent and/or recording agents and/or any other person who in the sole discretion of the Liquidator may be of assistance in the winding-up of the company in relation to any matter referred to in 4 above and further to pay all the costs thereof of whatsoever nature out of the estate as costs incurred in the liquidation.
- 6 The Liquidator be and is hereby authorised to collection any debts due to the company and for the purpose thereof to sell or compound or compromise any of these debts for such sum and upon such terms and conditions as he in his sole discretion may deem fit, and to accept any part of the debt in settlement thereof, and to grant an extension of time for the payment of any such debt, and to abandon any debt which he in his sole discretion may deem to be irrecoverable.
- 7 The Liquidator be and is hereby authorised to dispose of any movable and immovable property of the company, whether in his possession or under his control now or to come into his possession or under his control in the future by public auction, private treaty or public tender upon such terms and conditions as he in his sole and absolute discretion shall determine and to abandon any such assets for which he can find no purchaser or abandon them to a secured creditor at the value placed thereon by such creditor or at such value as is agreed upon by the Liquidator and the creditor if such creditor's claim is secured by such assets and to sign all such documents as may be necessary to give effect to such disposition.

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- 8 The Liquidator be and is hereby authorised and empowered in his sole discretion to compromise and admit any claim against the company of whatsoever nature and howsoever arising and whether disputed or not and whether actual, contingent, prospective, conditional, unconditional, assessed, unassessed, liquidated or unliquidated as a liquidated claim in terms of Section 78(3) of the Insolvency Act No 24 of 1936 as amended, read with Section 339 of the Companies Act No 61 of 1973, as amended, at such amount as may be agreed upon by the Liquidator, provided that proof thereof has been tendered at a meeting of creditors.
- 9 The Liquidator be and is hereby authorised to make application for the destruction of books and records of the estate six months after the confirmation of the Final Liquidation and Distribution Account.
- 10 The Liquidator be and is hereby authorised to perform any act or exercise any power for which he is not expressly required by the Companies Act No 61 of 1973, as amended, to obtain the leave of the Court.
- 11 The Liquidator be and is hereby authorised to submit to the determination of arbitrators any dispute concerning the company or any claim or demand by or upon the company.
- 12 The Liquidator be and is hereby authorised to carry on or discontinue any part of the business of the company insofar as may be necessary for the beneficial winding-up thereof.
- 13 The Liquidator be and is hereby authorised to exercise *mutatis mutandis* the powers conferred upon a Liquidator by Section 35 (uncompleted acquisition of immovable property before liquidation) and 37 (effect of liquidation upon a lease) of the Insolvency Act No 24 of 1936, as amended, read with Section 339 of the Companies Act No 61 of 1973, as amended.

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- 14 The further administration of the affairs of the company be left entirely in the hands and at the discretion of the Liquidator.

q.q. CREDITORS

PRESIDING OFFICER

DATE