



**AUCTIONS**

# BIDDER INFORMATION PACK



64 12th Street, Parkhurst, Johannesburg

Opens 6 Oct, Closes 7 Oct 2020 from 15h00

Viewing: By Appointment Only

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# 1. NOTICE TO BIDDERS

As instructed by the joint liquidators in the matter of JACINTA LUCY PATEL in liquidation (G816/2018), 4 Dimension Auctions will sell this property on an online public auction.

1. The sale of the property 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 DETAILS

<b>Registered owners</b>	<b>Jacinta Lucy Patel</b>
<b>Property description</b>	<b>Erf 1308 Parkhurst Johannesburg Gauteng Province</b>
<b>Street address</b>	<b>64 12<sup>th</sup> Street Parkhurst Johannesburg Gauteng</b>
<b>Registered division</b>	<b>IR</b>
<b>Title deed number</b>	<b>T29375/2004</b>
<b>Extent</b>	<b>495 sqm</b>
<b>Local authority</b>	<b>City of Johannesburg</b>
<b>Zoning</b>	<b>Residential</b>

### 3. PROPERTY DESCRIPTION

Older residential dwelling which has been extended and renovated. The house consists of 3 bedrooms, 2 bathrooms (main en-suite), kitchen, scullery and open plan dining and lounge opening up onto a covered patio.

Attached to the house, with a private entrance is a flat consisting of 1 bedroom, 1 bathroom and small lounge.

Other improvements include a Hollywood garage for 3 vehicles, swimming pool and well maintained garden.

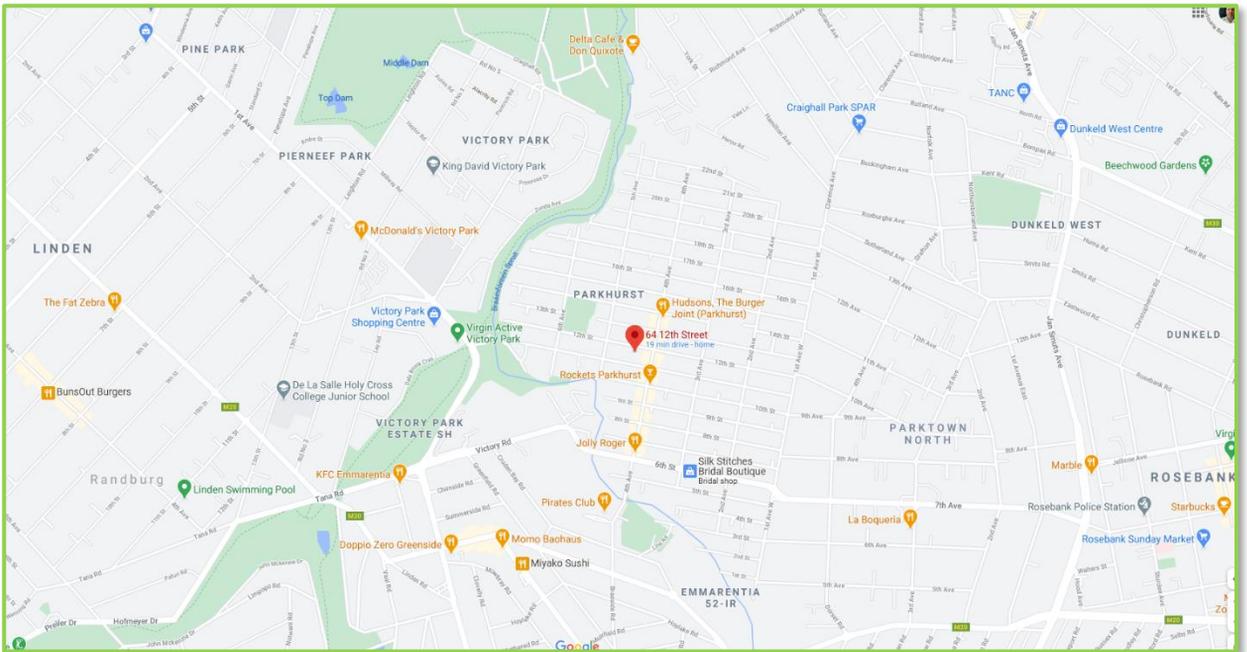
The property is in good, overall condition. The property looks well maintained however, some vertical cracks noted, yet seem to be settlement cracks and appear not to effect the structural integrity of the building.

## 4. LOCATION MAP

Parkhurst is a suburb catering for the upper-middle income segment of the market, situated within convenient proximity to Jan Smuts and Barry Hertzog Avenue arterial routes.

The suburb remains sought after, specifically within certain niche sectors of the market. The suburb is bordered by Parktown North, Greenside, Victory Park and Craighall Park to the east, south, west and north respectively.

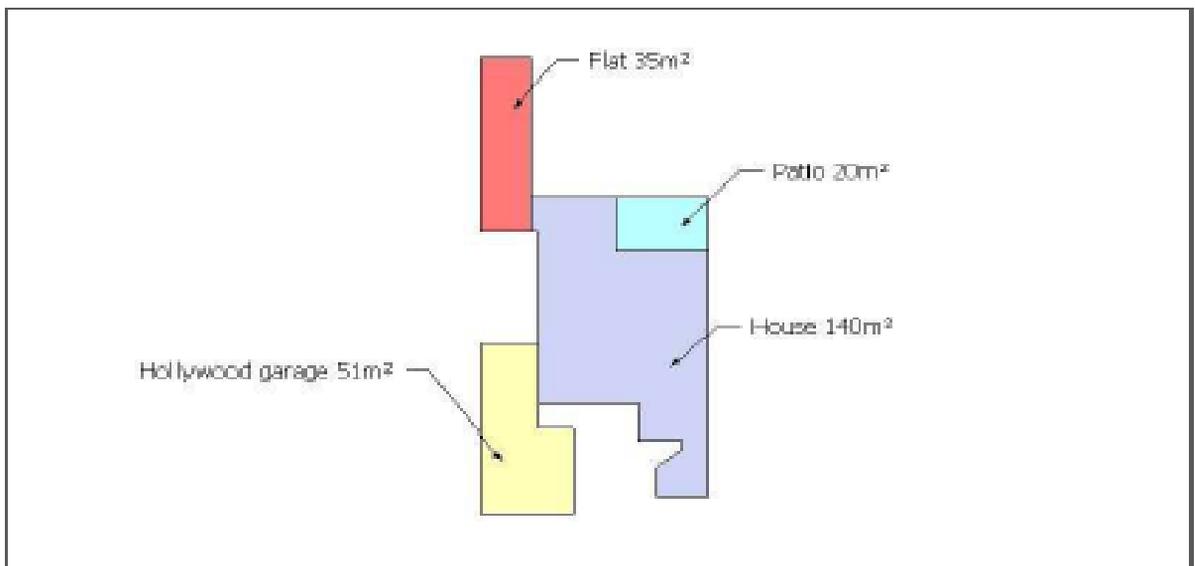
<b>GPS co-ordinates</b>	<b>-26.138976 / 28.016778</b>
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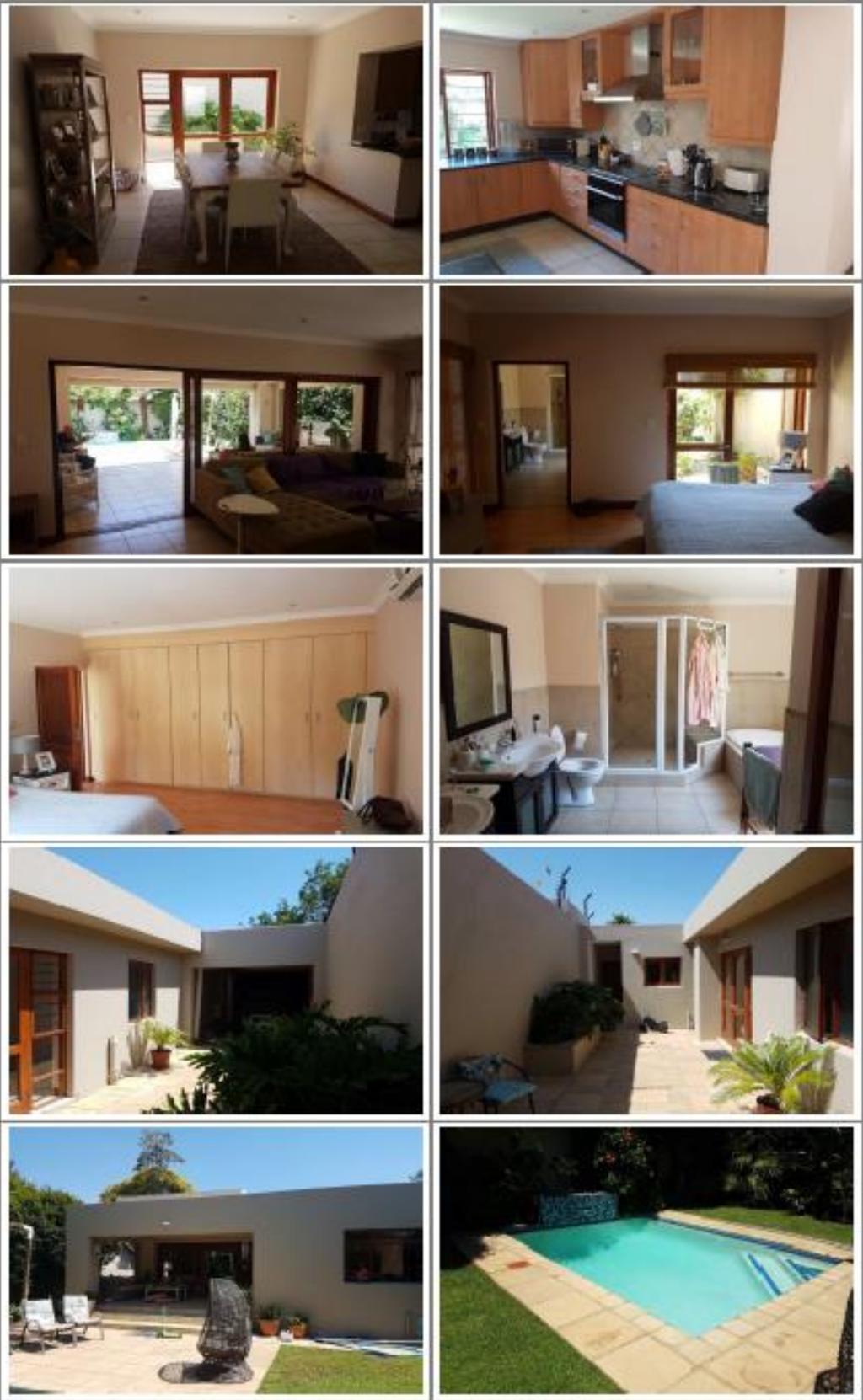


## 5. ACCOMMODATION

<b>Accommodation</b>	<b>Extent</b>
House	140 m <sup>2</sup>
Patio	20 m <sup>2</sup>
Flat	35 m <sup>2</sup>
Hollywood garage	51 m <sup>2</sup>
<b>Total</b>	<b>246 m<sup>2</sup></b>



# 6. PROPERTY IMAGES



## 7. WINDEED REPORT

Printed: 2019/12/06 11:04

### WinDeed Database Deeds Office Property

**windeed**  
A LexisNexis® Product

PARKHURST, 1308, 0 (JOHANNESBURG)

#### GENERAL INFORMATION

Date Requested 2019/12/06 11:04  
Deeds Office JOHANNESBURG  
Information Source WINDEED DATABASE  
Reference -



#### PROPERTY INFORMATION

Property Type ERF  
Erf Number 1308  
Portion Number 0  
Township PARKHURST  
Local Authority CITY OF JOHANNESBURG  
Registration Division IR  
Province GALITENG  
Diagram Deed T3212/918  
Extent 495.0000SQM  
Previous Description -  
LPI Code T0IRD05060000130800000

#### OWNER INFORMATION

##### Owner 1 of 2

Type PRIVATE PERSON  
Name PATEL JACINTA LUCY  
ID / Reg. Number 611 1080156085  
Title Deed T29375/2004  
Registration Date 2004/05/21  
Purchase Price (R) 1,650,000  
Purchase Date 2004/01/06  
Share 0.50  
Microfilm 2008 0250 1857  
Multiple Properties NO  
Multiple Owners YES

##### Owner 2 of 2

Type PRIVATE PERSON  
Name PATEL JACINTA LUCY  
ID / Reg. Number 611 1080156085  
Title Deed T3028/2008  
Registration Date 2008/01/25  
Purchase Price (R) 900,000  
Purchase Date 2007/09/26  
Share 0.50  
Microfilm 2008 0251 3700  
Multiple Properties NO  
Multiple Owners NO

#### ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm
1	B29404/2004	A B S A BANK LTD	1,150,000	2008 0251 3726
2	B4281/2008	A B S A BANK LTD	1,527,000	2008 0352 5472

# 8. OUTSTANDING RATES

The outstanding rates attached are as of July 2020.



a world class African city

Tel : (011) 375 5555  
Fax : (011) 358 3408/9

PO Box 5000  
Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

## COPY TAX INVOICE

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

J L & K B PATEL&ABDOOLA  
PO Box 412917  
PARKHURST  
2024

Date	2020/07/17
Statement for	July 2020
Physical Address	64 TWELFTH STREET
Stand No./Portion	00001308 - 00000 - 00
Township	PARKHURST

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
495 m2	1		B1		REGION B WARD 117

Invoice Number : 112004190061	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 1,456.00

Account Number 206919704	(PIN Code:839513)
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Previous Account Balance	64,969.36
Sub Total	64,969.36
Interest on Arrears	44.80
Current Charges (Excl. VAT)	393.29
VAT @ 15%	58.99

**Total Due** 65,466.44

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
64,280.89	688.47	0.00	497.08	0.00	65,466.44

**Due Date** 2020/08/03

"Municipal accounts are payable despite the current economic conditions. P's contact us on creditcontrol@joburg.org.za should you need to make an arrangement if you cannot pay in full & on time." 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.

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

Date : 2020/07/17 J L & K B PATEL&ABDOOLA  
Acc. No. : 206919704 - 64 TWELFTH STREET, , PARKHURST

EasyPay	>>>> 91115 2069197040
SAPO	0146 206919704

**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 206919704

>>>> 516008800111159 20691970400