



Auctioneers, Valuers and Appraisers - Established 1964

Michael James Organisation

CAPE TOWN – JOHANNESBURG – PORT ELIZABETH

INSOLVENCY AUCTION

**INSOLVENT ESTATE MIGUEL LUIGI ANTONY BELFIE, MRN: G1071 &
INSOLVENT ESTATE: CONSTANCE**

**MELANIE BELFIEMASTER'S REFERENCE NUMBER: G1071/2022 &
G1070/2022**

RESIDENTIAL PROPERTY MAGALIESBURG



Auction Date: Tuesday, 10 October 2023 @ 10h30

Venue: On-Site, R24, 2 Rustenburg Road, Magaliesburg, Mogale City

Contact: Michael James Organisation 011 452 2986 / 010 110 0634



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DEEDS OFFICE INFORMATION

Deeds Office	Gauteng
Property Type	Freehold
Suburb	Magaliesburg
Erf	2, 3 & 4
Township	Magaliesburg
Local Authority	Mogale City
Province	Gauteng
Extent Land	5949m ²
Title Deed Number	T49585/2007
Property Description	Freehold
Situated at	R24, 2 Rustenburg Road, Magaliesburg, Mogale City, Gauteng

MUNICIPAL INFORMATION

Valuation	R1, 040,000.00
Rates Per Month Estimated	R2, 669.00



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DESCRIPTION AND DETAILS

RESIDENTIAL PROPERTY

Stand Size: 5949m²

Comprising of: 3 Bedroom Residential dwelling on large stand. Main Bedroom with en-suite, Guest Toilet with basin, Kitchen, Scullery, Lounge with built in Fireplace & Dining Room.





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BRIEF TERMS & CONDITIONS

FICA Documentation Will Be Required For Auction Registration.

A 10% Deposit Is Payable On The Fall Of The Hammer.

6% plus Vat Auctioneers Commission paid by purchaser.

Balance of the Purchase Price to Be Paid On Transfer.

Guarantees To Be Provided Within 30 Days.

Possession Given On Date of Acceptance of Offer BUT only after
delivery of Guarantees.

The Sale Is Subject To Sellers Confirmation For 14 Days From Date Of
Auction.





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SG DIAGRAM



Township Data

Regular Erven

Sides C.F.	Angles	(Y) Co-ordinates (X) C.F.	Erft. numbers	Sides C. Feet	Areas Sq R Sq F.
AB 1501.20	A 107.20.0	A + 3132.000 + 16530.000	1-9, 11-13,	all angles 90° 0'	138 128
BC 599.88	B 222.29.50	B + 3781.224 + 18176.388	23-25, 27-28		
CD 61.92	C 171.47.20	C + 4337.904 + 14952.828	30-32		
DE 639.60	D 173.33.30	D + 4391.496 + 14921.772	10		
EF 1057.56	E 90.44.0	E + 4985.420 + 14541.156	14		
FG 562.08	F 95.24.20	F + 4286.772 + 13683.348	38		
GH 158.04	G 180.1.0	G + 3801.936 + 13967.664	40	200 x 120	166 96
HJ 2317.68	H 262.13.30	H + 3665.640 + 14047.560		137.63 x 137.63	131 77
HK 4230.72	K 58.56.0	K + 2238.800 + 12225.000			
KA 2424.48	K 77.30.30	K + 732.828 + 16180.500			
	L 315.600	L + 315.600 + 17280.000			
Rect Area = 102 M 44 S.R.			Public Park (45)		
Total " = 100 = 294 "			Sides Angles		
			51-54	721.78	51 76.30.30
			54-X	160.00	54 174.10.20

ERF 2, 3 & 4 Magaliesburg,
R24, 2 Rustenburg Road, Magaliesburg

Web Ref: 3453

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TAX INVOICE

Vat Reg. No. 4000142234

Mr MLA&CM BELFI

ERF: 4,29000004 UNKNOWN 8
MAGALIESBURG
MAGALIESBURG

ACCOUNT No.

207004000000006

INVOICE No.

2302119347

CLIENT'S VAT No.

DATE OF ACCOUNT

2023-03-07

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DATE	DESCRIPTION	LEVY	VAT	TOTAL
	Balance b/forward			10091.13
20230201	Interest 7102022263 8602.94 @ 8.2%			60.27
	Property Tax			
	Property tax Residential (170000x0.01511)	214.05	0.00	214.05
	Property tax Res Val rebate (50000)	62.95-	0.00	62.95-
	Property tax Res tariff rebate (151.1x0.45)	68.00-	0.00	68.00-
	Sewerage			
	Sewerage	370.00	55.50	425.50
20230301	Interest 7102068501 9111.54 @ 8.2%			63.83
		453.10	55.50	508.60

SERVICE	METER No.	PREV. READING	NEW READING	CONSUMPTION	AREA / ERF	DEPOSIT	ACCOUNT FOR PERIOD
					198 029000004	0.00	February
					METER READING DATE		PROPERTY VALUATION
							170000
TRANSACTIONS INCLUDED TO 2023-02-28					TOTAL NOW DUE	10723.83	

