



BIDDER INFORMATION PACK



39 Erven, Mothibistad, Northern Cape

Opens: 6 Oct, Closes: 7 Oct from 15h00

Viewing: Anytime

Contents

1. NOTICE TO BIDDERS..... 3

2. PROPERTY DETAILS 4

3. PROPERTY DESCRIPTION..... 5

4. LOCATION MAP 6

5. WINDEED REPORT 10

1. NOTICE TO BIDDERS

As instructed by the joint liquidators in the matter of TSOGA DEVELOPERS (PTY) LTD in liquidation (M86/2020), 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 ANYTIME.**

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

Registered owners	TSOGA DEVELOPERS (PTY) LTD
Property description	Erven 7587 to 7624 Mothibistad-2 Ga Segonyana Local Municipality Northern Cape Province
Street address	Erven 7587 to 7624 Mothibistad Ga Segonyana Local Municipality Northern Cape Province
Registered division	
Title deed number	T1230/2007
Extent	17,015 sqm (cumulative)
Local authority	Ga Segonyana Local Municipality
Zoning	Permissable: Residential Actual: Vacant Land

Property description	Erf 7586 Mothibistad-2 Ga Segonyana Local Municipality Northern Cape Province
Street address	Erf 7586 Mothibistad Ga Segonyana Local Municipality Northern Cape Province
Registered division	
Title deed number	T3401/2011
Extent	1.1535 Ha
Local authority	Ga Segonyana Local Municipality
Zoning	Permissable: Residential Actual: Vacant Land

3. PROPERTY DESCRIPTION

The property is unserviced vacant land. The site is situated in an old residential area of Mothibistad in Kuruman. Because the area is already developed and there is demand for home ownership in the area, this makes the site a prime development opportunity.

From Kuruman CBD take Buitekant Street towards Mothibistad. Once in Mothibistad pass Caltex Garage on the left-hand side. Proceed straight and keep left at the Y-junction. Pass Ratlharo Tlhaping Senior Secondary on the left. The subject property is a big open space on the left-hand side.

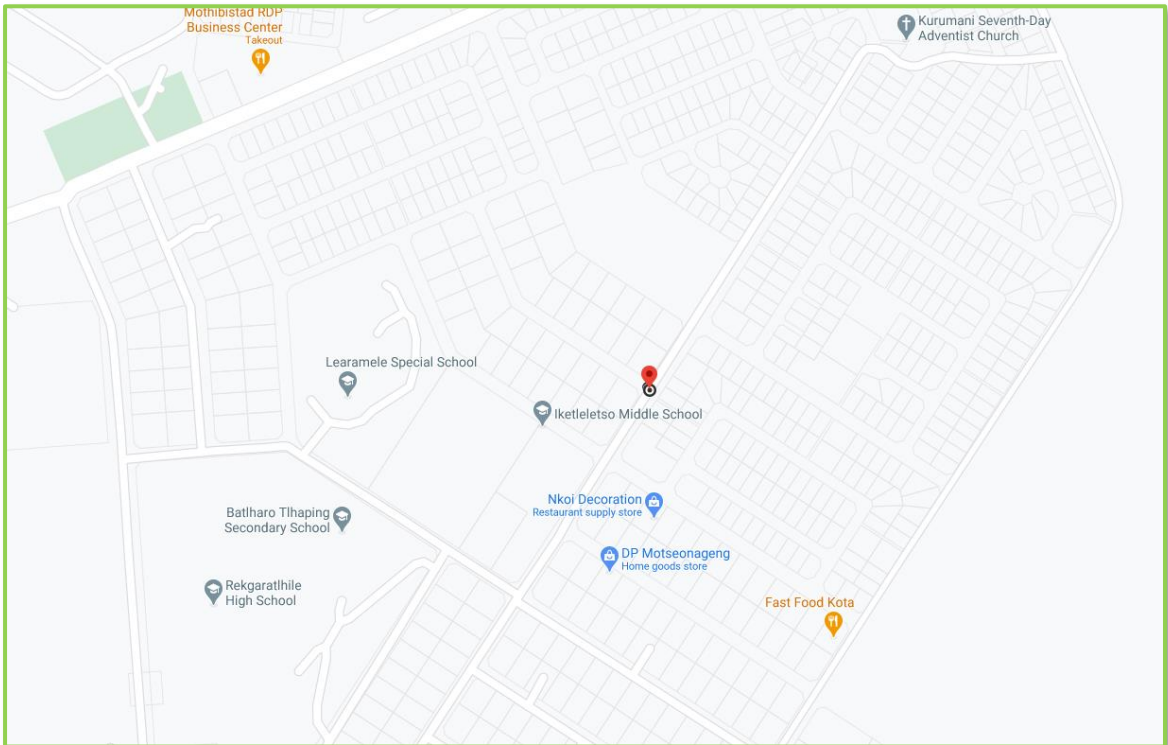
From Vyrburg on the N14 turn right into Tlhabane Road and then right into Buitekant Street.

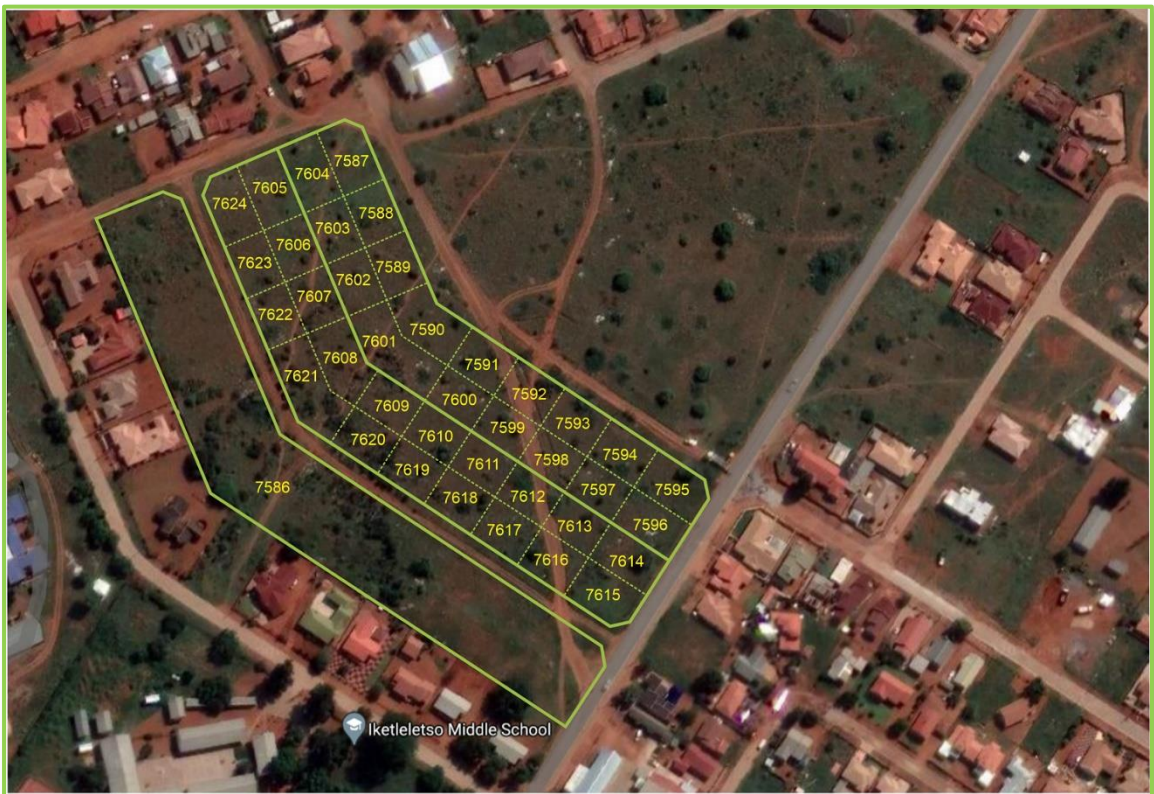
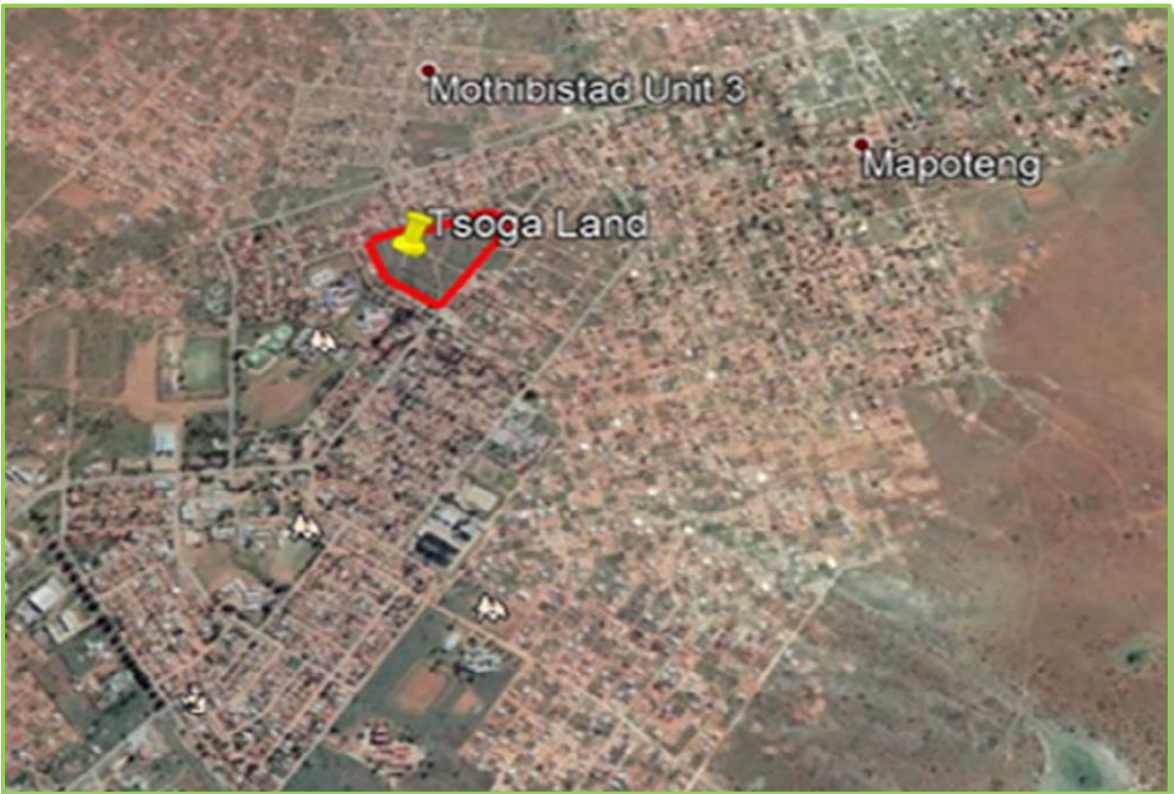
4. LOCATION MAP

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.

GPS co-ordinates	-27.393211 / 23.494281
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C O - O R D I N A T E S				A R E A S			
System WG 23°		Constants Y 0.00 X 3 000 000.00					
M A I N F I G U R E D A T A				ERF NUMBERS	SQUARE METRES		
SIDES (Metres)		ANGLES OF DIRECTION	Y	X			
- B	8.63	202-00-00	A	-48 702.34	+31 117.17	7587	486
- C	64.00	247-00-00	B	-48 705.57	+31 109.17	7588	403
- D	8.63	292-00-00	C	-48 764.48	+31 084.16	7589	403
- E	83.50	337-00-00	D	-48 772.48	+31 087.40	7590	562
- F	140.44	303-00-00	E	-48 805.11	+31 164.26	7591	403
- G	8.63	348-00-00	F	-48 922.90	+31 240.75	7592	403
- H	64.00	33-00-00	G	-48 924.69	+31 249.19	7593	403
- J	8.63	78-00-00	H	-48 889.83	+31 302.86	7594	403
- K	163.74	123-00-00	J	-48 881.39	+31 304.66	7595	486
- A	106.80	157-00-00	K	-48 744.07	+31 215.48	7596	486
			B L O C K C O R N E R S			7597	403
				Y	X	7598	403
			A1	-48 913.31	+31 266.72	7600	403
			A2	-48 904.87	+31 268.51	7601	730
			A3	-48 778.59	+31 186.51	7602	403
			A4	-48 742.01	+31 100.33	7603	403
			A5	-48 745.25	+31 092.33	7604	486
						7605	486
			B1	-48 724.81	+31 101.00	7606	403
			B2	-48 732.81	+31 104.24	7607	403
			B3	-48 770.58	+31 193.23	7608	595
			B4	-48 899.42	+31 276.90	7609	403
			B5	-48 901.21	+31 285.34	7610	403
			R E F E R E N C E M A R K S			7611	403
						7612	486
			RM1	-48 702.57	+31 112.61	7613	403
			RM2	-48 925.26	+31 244.66	7614	486
			T R I G O N O M E T R I C A L B E A C O N S			7615	486
						7616	403
			▲ 84	-48 005.53	+35 106.81	7617	403
			Mothibi			7618	403
			▲ 90	-43 501.58	+38 286.81	7619	403
			Klipbreker			7620	403
						7621	762
						7622	403
						7623	403
						7624	486

Erf No.	Size
7587	486
7588	403
7589	403
7590	562
7591	403
7592	403
7593	403
7594	403
7595	486
7596	486
7597	403
7598	403
7599	403
7600	403
7601	730
7602	403
7603	403
7604	486
7605	486
7606	403
7607	403
7608	595
7609	403
7610	403
7611	403
7612	403
7613	403
7614	486
7615	486
7616	403
7617	403
7618	403
7619	403
7620	403
7621	762
7622	403
7623	403
7624	486
Total	17015

5. WINDEED REPORT

Printed: 2019/01/16 22:30

WinDeed Spider Report



T SOGA DEVELOPERS

GENERAL INFORMATION	
Date Requested	2019/01/16 22:30
Reference	-

SUBJECT IDENTIFICATION	
Name	T SOGA DEVELOPERS
Registration Number	1998/071082/23
CIPC Name	T SOGA DEVELOPERS

ASSOCIATED PERSONS					
Name	ID/Reg Number	CIPC Name	Directorship	Current Properties	Prev. Owned Properties
MOSEGEDI OLEBOGENG DENYS	7901165385081	-	-	1	0
BOZWANA TSHOLOFELO ANGELA MPHO	7802110440080	-	-	13	17
KHETWAYO SINDISWE CLEMENT	7004085713084	-	-	3	4
KHETWAYO SINDISIWE CLEMENT	7004085713084	-	-	1	0

PROPERTY SUMMARY				
Current Properties				
Document	Deeds Office	Amount (R)	Purchased	Properties
T943/2016	VRYBURG	1 500 000	2016/03/31	MAFIKENG, 6165, 0
T3401/2011	VRYBURG	CCT	-	MOTHIBISTAT-2, 7586, 0
T1230/2007	VRYBURG	434 910	2006/12/08	MOTHIBISTAT-2, 7587, 0
				MOTHIBISTAT-2, 7588, 0
				MOTHIBISTAT-2, 7589, 0
				MOTHIBISTAT-2, 7590, 0
				MOTHIBISTAT-2, 7591, 0
				MOTHIBISTAT-2, 7592, 0
				MOTHIBISTAT-2, 7593, 0
				MOTHIBISTAT-2, 7594, 0
				MOTHIBISTAT-2, 7595, 0
				MOTHIBISTAT-2, 7596, 0
				MOTHIBISTAT-2, 7597, 0
				MOTHIBISTAT-2, 7598, 0
				MOTHIBISTAT-2, 7599, 0
				MOTHIBISTAT-2, 7600, 0
				MOTHIBISTAT-2, 7601, 0
				MOTHIBISTAT-2, 7602, 0
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				MOTHIBISTAT-2, 7604, 0

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				MOTHIBISTAT-2, 7606, 0
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				MOTHIBISTAT-2, 7608, 0
				MOTHIBISTAT-2, 7609, 0
				MOTHIBISTAT-2, 7610, 0
				MOTHIBISTAT-2, 7611, 0
				MOTHIBISTAT-2, 7612, 0
				MOTHIBISTAT-2, 7613, 0
				MOTHIBISTAT-2, 7614, 0
				MOTHIBISTAT-2, 7615, 0
				MOTHIBISTAT-2, 7616, 0
				MOTHIBISTAT-2, 7617, 0
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				MOTHIBISTAT-2, 7619, 0
				MOTHIBISTAT-2, 7620, 0
				MOTHIBISTAT-2, 7621, 0
				MOTHIBISTAT-2, 7622, 0
				MOTHIBISTAT-2, 7623, 0
				MOTHIBISTAT-2, 7624, 0