

**03 AUG- 04 AUG 2022**



**PETER  
MASKELL  
AUCTIONEERS**



**URGENT TIMED INSOLVENCY AUCTION**

**UNDIVIDED HALF**

**SHARES**

**OF 7-BED DWELLING IN PORT EDWARD  
& a 2866sqm DEVELOPMENT IN  
QUEENSBURGH**



Contact Danielle:  
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PMA Office: 033 397 1190

# General Auction details

## TIMED ONLINE AUCTION DETAILS

Bidding Opens: Wednesday, 3<sup>rd</sup> August 2022 at 12 noon  
Bidding closes: Thursday, 4<sup>th</sup> August 2022 from 12 noon (staggered time)  
Venue: Bid via our online APP <https://bidlive.maskell.co.za>

### REGISTRATION IS REQUIRED BEFORE BIDDING

Online Auction Notes:

- If a lot receives a bid within the last 10 min. it will remain open for an additional 10 min.
- If any further bidding occurs, the extension timer will reset to 10 min.
- If no further bidding activity occurs, the lot closes when the timer runs out.

## APP DETAILS

Download our APP "Peter Maskell Auctioneers" - from IOS or the Play Store OR visit <https://bidlive.maskell.co.za>

Should you have any problems registering on our Auction Mobility Online App, please contact our offices or click on the link below:

<https://auctionmobility.zendesk.com/hc/en-us/articles/115002077774-How-do-I-Register-for-an-Auction->



## BUYER'S CARD DEPOSIT

R50,000.00 to obtain buyer's card by EFT into the following bank account prior to date of sale

Peter Maskell Auctions CC

Nedbank

Account number : 1343096103  
Branch Code : 198765  
Ref : your name # Moodliar

## DOCUMENTATION REQUIRED FOR AUCTION REGISTRATION

We, at Peter Maskell Auctioneers have a responsibility to both our clients, employees and the public at large to mitigate the spread of COVID-19, and therefore it is **mandatory** to pre-register for all of our auction sales.

This can be done as follows:

Complete and sign the pre-registration documents and email together with the following:

1. Copy of bidder's Identity document
2. Proof of residence
3. Proof of Payment for bidder's card

Email **ALL** completed documents to [registrations@maskell.co.za](mailto:registrations@maskell.co.za)

## PURCHASER'S LIABILITIES

- VAT or transfer duty, as applicable, shall be paid in addition to the purchase price;
- The PURCHASER shall at his own cost obtain:
  - ✓ A certificate of compliance with the requirements of the Occupational Health and Safety Act, Act 85 of 1993 and/or Government Regulations No. 2920/1992 to the effect that the electrical installation on the property complies with SABS 0142, or is reasonably safe;
  - ✓ A certificate to the effect that the improvements on the property are free from infestation by timber destroying insects, if specifically required by a financial institution;
  - ✓ A certificate of the occupation of the property (if applicable);
  - ✓ A NHBRC Certificate (if applicable).

# Property information

Township SHALLCROSS EXT 6, Erf 3404/0

## REGISTERED PROPERTY DETAILS

Property type	: Erf	Diagram Deed	: T36983/2012
Erf number	: 3404	Size (registered)	: 2866 sqm
Portion no.	: 0	Municipality	: -
Township	: Shallcross Ext. 6	Province	: KwaZulu Natal
Reg. Div.	: -	Co-ordinates	: -29.895205 / 30.875363

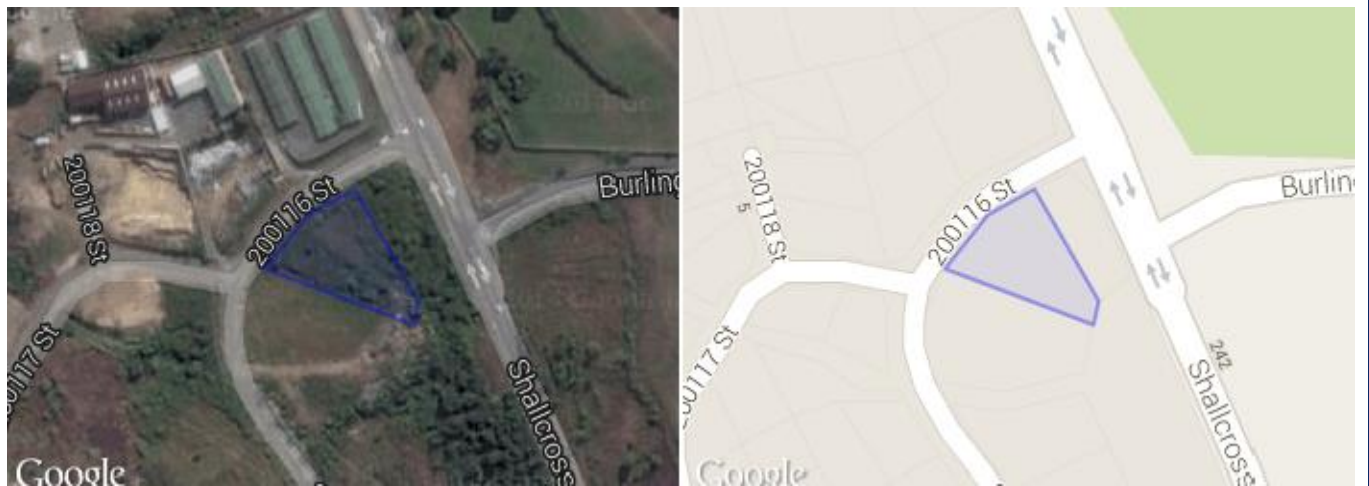
## OWNER DETAILS

Person type	: Private Persons	Title Deed	: T36983/2012
Purchase Date	: 2005/07/27	Reg. Date	: 2012/11/29

## MUNICIPAL INFORMATION

Account no.	: 83442491179	Municipality	: eThekwini
Market Value	: R310,000.00	Monthly rates	: R1,375.88

## MAPS



## PROPERTY DETAILS

The property is a vacant stand situated in Shallcross, Durban and is ideal for further development.

# Property information

Township GLENMORE, Erf 593/0

## REGISTERED PROPERTY DETAILS

Property type	: Erf	Diagram Deed	: T8314/974
Erf number	: 593	Size (registered)	: 1424 sqm
Portion no.	: 0	Municipality	: Hibiscus Coast
Township	: Glenmore	Province	: KwaZulu Natal
Reg. Div.	: ET	Co-ordinates	: -30.998453 / 30.263218

## OWNER DETAILS

Person type	: Private Persons	Title Deed	: T1341/1999
Purchase Date	: 1998/10/26	Reg. Date	: 1999/01/26

## MUNICIPAL INFORMATION

Account no.	: 0007405396	Municipality	: Ray Nkonyeni
Market Value	: R1,160,000.00	Monthly rates	: R1,478.00

## MAPS



## PROPERTY DETAILS

The property is a split level residential dwelling

Lower level comprises: The lower level of the residence has been divided into 2 separate units which are more fully described as follows:-

Unit no. 1: lounge; kitchen; bedroom (MES)

Unit no. 2: lounge; dining room; kitchen; 2 bedrooms; bathroom

Upper level comprises: lounge; dining room; kitchen; 4 bedrooms (MES); 2 bathrooms;

Outbuildings:

3-car lock-up garage and domestic ablution facilities



# Gallery





**PETER**  
MASKELL  
AUCTIONEERS



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WITH  
OUR APPS**



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