

**IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG LOCAL DIVISION, JOHANNESBURG**

CASE NO: 2021/40779

IN THE MATTER BETWEEN:

HTSA TOWERS (PTY) LTD

Execution Creditor

and

KENOSI TLADINYANE INVESTMENTS CC

Execution Debtor

(Registration No: 1996/040794/23)

NOTICE OF SALE IN EXECUTION

TAKE NOTICE THAT the sale in execution of the undermentioned immovable property is to be held by the Sheriff Halfway House/Alexandra at the Sheriff's Office, 614 James Crescent, Halfway House, Midrand on 25 March 2025 at 11h00, without reserve:

**PROPERTY: ERF 2821 NOORDWYK EXTENSION 61 TOWNSHIP
REGISTRATION DIVISION J.R. THE PROVINCE OF GAUTENG
MEASURING 900 (NINE HUNDRED) SQUARE METERS
HELD BY DEED OF TRANSFER NUMBER T27747/2008
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

**SITUATE AT: UNIT 19, WHITBY MANOR OFFICE PARK
SITUATED ON 167 14TH ROAD, NOORDWYK, EXTENSION 61,
MIDRAND**

IMPROVEMENTS: VACANT STAND

Full conditions of sale can be inspected at the offices of the Sheriff Halfway House/Alexandra, 614 James Crescent, Halfway House, Midrand, who can be contacted on 087 330 1074, and will be read out prior to the sale taking place.

No warranties are given with regard to the description, extent and/or improvements of the immovable property.

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court;
2. The Rules of this action are available 24 hours prior to the auction at the office of the Sheriff of Halfway House/Alexandra at 614 James Crescent, Halfway House, Midrand;
3. Registration as a buyer is a pre-requisite subject to specific conditions, *inter alia*:
 - 3.1. Directive of the Consumer Protection Act 68 of 2008 ([URL http://www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961))
 - 3.2. Payment of Registration fee of R50 000.00 in cash;
 - 3.3. FICA-legislation i.r.o proof of identity and address particulars;

3.4. Registration conditions;

4. Advertising costs at current publication rates and sale costs according to court rules apply.

TAKE FURTHER NOTICE THAT the sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

Dated at Boksburg on this the _____ 2024.

MALHERBE RIGG & RANWELL INC.

Attorneys for the Execution Creditor

650 Trichardts Road

Beyers Park

Boksburg

Tel: (011) 918-4116

E-mail: jason@mrr.co.za

Ref: **ST/VDR/MAT48277**

C/O KARLA STRYDOM ATTORNEYS

29 Whittakers Way

Bedfordview

Tel: 011 622 5719



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COPY OF TAX INVOICE

KENOSI-TLADINYANE INV CC
, PO BOX 61973
MARSHALLTOWN
2107

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

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

Date	2025/02/07
Statement for	February 2025
Physical Address	2821 NOORDWYK EXT.61 TS
Stand No./Portion	00002821 - 00000 - 00
Township	NOORDWYK EXT.61

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
900 m2	1	2023/07/01	A1	Market Value R 736,000.00	REGION A WARD 112

Invoice Number: 100006132351 Next Reading Date: 2025/02/24
 Client VAT Number: 9999999999 Deposit: R 0.00

Account Number: 551183858 **PIN CODE: xxxxxx**

Previous Account Balance	174,033.39
Sub Total	174,033.39
Current Charges (Excl. VAT)	3,282.06
VAT @ 15%	156.51

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
167,003.42	3,591.40	3,438.57	3,438.57	0.00	177,471.96	177,471.96
						Due Date
						2025/02/24

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off. 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. Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

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

Date: 2025/02/07 KENOSI-TLADINYANE INV CC
 Acc. No.: 551183858 2821 NOORDWYK EXT.61 TS

EasyPay 91115 5511838582

Postal Office 0146 551183858

Standard Bank City of Johannesburg Banking details:
 Internet banking - Use the banks pre-loaded Company details
 SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.
 Client Account No/Deposit Reference 551183858

516008800111159 55118385804

Total Due	177,471.96
Due Date	2025/02/24



Account Number: 551183858

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Vacant R 736,000.00 X R 0.0365000 / 12 (Billing Period 2025/02) VAT: 0 %		2,238.67 0.00	2,238.67

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Period = 2025/01/09 to 2025/02/06 = 29 days) Water charge @ R 484.94 Sewer availability charge (Billing Period 2025/02) VAT: 15.00%		484.94 317.45 120.36	922.75

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
City cleaning levy VAT: 15.00%		241.00 36.15	277.15

Current Charges (Including VAT)

3,438.57

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

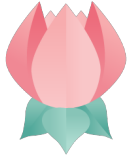
Payments must reach the CoJ on or before the due date.

Change of address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?

This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.



PROTEA PROPERTY
PROFESSIONALS

Whitby Manor Office Association Property

ADDRESS

Owners Association

Reg No: 2006/009450

Vat No: 4920299684

Email: noreply@proteaprop.co.za

KENOSI-TLADINYANE INVESTMENTS

167 14th Road,
Noordwyk,
Midrand,
1687

Section ERF 2821

Reference: KEN001-SERF 2821

Tel: 27835561886

Email: jackie@bagale.co.za

STATEMENT

DATE

2025-03-07

Date	Source	Description	Debit	Credit	Cumulative
2023-10-01		Balance b/f	184812.94	0	184 812.94
2023-10-01	Invoice	INV00018	3986.01	0	188 798.95
2023-10-19	Journal Batch 5	Legal Fees - Inv93766	1851.50	0	190 650.45
2023-11-01	Invoice	INV00044	3986.01	0	194 636.46
2023-11-16	Journal Batch 6	Legal Fees - In94041	1449.20	0	196 085.66
2023-11-16	Invoice	INV00081	1449.20	0	197 534.86
2023-11-20	Journal Batch 2	Interest on arrears balance of R 192 784.96 as at 2023-11-20 (24.00% p.a.).	3855.70	0	201 390.56
2023-12-01	Invoice	INV00071	6986.01	0	208 376.57
2023-12-14	Journal Batch 14	Legal Fees - Inv94314	115.00	0	208 491.57
2023-12-19	Journal Batch 10	Interest on arrears balance of R 208 376.57 as at 2023-12-19 (24.00% p.a.).	4167.53	0	212 659.10
2024-01-01	Invoice	INV00099	4986.01	0	217 645.11
2024-01-18	Journal Batch 11	Interest on arrears balance of R 217 530.11 as at 2024-01-18 (24.00% p.a.).	4350.60	0	221 995.71
2024-01-31	Journal Batch 31	Legal Fees - INV94572	230.00	0	222 225.71
2024-02-01	Invoice	INV00125	4986.01	0	227 211.72
2024-02-19	Journal Batch 17	Interest on arrears balance of R 226 981.72 as at 2024-02-19 (24.00% p.a.).	4539.63	0	231 751.35
2024-02-28	Journal Batch 19	Legal Fee - Invoice 94861	11724.25	0	243 475.60
2024-03-01	Invoice	INV00151	4986.01	0	248 461.61

120+ days	90+ days	60+ days	30+ days	Current
343 214.24	6 268.26	4 986.01	4 986.01	4 986.01
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 001929259 Branch Code: 051001 Reference: KEN001-SERF 2821 Account Holder: WHITBY MANOR OFFICE ASSOCIATION Account Type: CURRENT Branch Name: CARLSWALD				Total Due R 364 440.53

2024-03-18	Journal Batch 23	Interest on arrears balance of R 248 231.61 as at 2024-03-18 (24.00% p.a.).	4964.63	0	253 426.24
2024-03-28	Journal Batch 28	Legal Fee- INV 95152	494.50	0	253 920.74
2024-03-28	Journal Batch 70	Legal Fees - Kenosi	200.00	0	254 120.74
2024-04-01	Invoice	INV00177	4986.01	0	259 106.75
2024-04-18	Journal Batch 24	Interest on arrears balance of R 258 182.25 as at 2024-04-18 (24.00% p.a.).	5163.65	0	264 270.40
2024-05-01	Invoice	INV00203	4986.01	0	269 256.41
2024-05-17	Journal Batch 29	Interest on arrears balance of R 268 826.41 as at 2024-05-17 (24.00% p.a.).	5376.53	0	274 632.94
2024-05-28	Journal Batch 34	Legal Fees - Inv95755	3197.00	0	277 829.94
2024-06-01	Invoice	INV00229	4986.01	0	282 815.95
2024-06-18	Journal Batch 30	Interest on arrears balance of R 279 188.95 as at 2024-06-18 (24.00% p.a.).	5583.78	0	288 399.73
2024-06-27	Journal Batch 37	Lega Fees - INV96051	207.00	0	288 606.73
2024-07-01	Invoice	INV00258	4986.01	0	293 592.74
2024-07-18	Journal Batch 32	Interest on arrears balance of R 289 988.74 as at 2024-07-18 (24.00% p.a.).	5799.77	0	299 392.51
2024-07-25	Journal Batch 40	Legal Fees - INV96324	5686.75	0	305 079.26
2024-07-29	Invoice	INV00293	20973.51	0	326 052.77
2024-07-29	Credit Note	CRN00004 - INV00293: Incorrect calc of interest	0	6015.49	320 037.28
2024-07-29	Invoice	INV00294	6314.65	0	326 351.93
2024-08-01	Invoice	INV00284	4986.01	0	331 337.94
2024-08-18	Journal Batch 53	Interest on arrears balance of R 331 137.94 as at 2024-08-18 (24.00% p.a.). Exempt from interest.	0.00	0	331 337.94
2024-08-23	Journal Batch 45	Legal Fees - 96601	5589.57	0	336 927.51
2024-09-01	Credit Note	CRN00003 - INV00293: Invoice in advance for the month processed in July	0	4986.01	331 941.50
2024-09-01	Invoice	INV00312	4986.01	0	336 927.51
2024-09-18	Journal Batch 43	Interest on arrears balance of R 331 137.94 as at 2024-09-18 (24.00% p.a.). Exempt from interest.	0.00	0	336 927.51
2024-09-20	Journal Batch 46	Legal Fees - 96899	3404.83	0	340 332.34
2024-10-01	Credit Note	CRN00005 - : Invoice in advance for the month processed in July	0	4986.01	335 346.33
2024-10-01	Invoice	INV00338	4986.01	0	340 332.34
2024-10-18	Journal Batch 44	Interest on arrears balance of R 331 137.94 as at 2024-10-18 (24.00% p.a.). Exempt from interest.	0.00	0	340 332.34
2024-10-21	Journal Batch 47	Legal Fees - 97181	1628.40	0	341 960.74
2024-11-01	Credit Note	CRN00006 - : Invoice in advance for the month processed in July	0	4986.01	336 974.73
2024-11-01	Invoice	INV00364	4986.01	0	341 960.74

120+ days	90+ days	60+ days	30+ days	Current
343 214.24	6 268.26	4 986.01	4 986.01	4 986.01
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 001929259 Branch Code: 051001				Total Due R 364 440.53
Reference: KEN001-SERF 2821 Account Holder: WHITBY MANOR OFFICE ASSOCIATION Account Type: CURRENT Branch Name: CARLSWALD				

2024-11-18	Journal Batch 49	Interest on arrears balance of R 341 760.74 as at 2024-11-18 (24.00% p.a.). Exempt from interest.	0.00	0	341 960.74
2024-11-18	Invoice	INV00455	626.75	0	342 587.49
2024-11-18	Journal Batch 72	Legal Fees	626.75	0	343 214.24
2024-12-01	Invoice	INV00392	4986.01	0	348 200.25
2024-12-13	Journal Batch 51	Legal Fees	1282.25	0	349 482.50
2024-12-18	Journal Batch 54	Interest on arrears balance of R 348 655.75 as at 2024-12-18 (24.00% p.a.). Exempt from interest.	0.00	0	349 482.50
2025-01-01	Invoice	INV00418	4986.01	0	354 468.51
2025-01-17	Journal Batch 50	Interest on arrears balance of R 351 732.76 as at 2025-01-17 (24.00% p.a.). Exempt from interest.	0.00	0	354 468.51
2025-02-01	Invoice	INV00445	4986.01	0	359 454.52
2025-02-18	Journal Batch 76	Interest on arrears balance of R 359 454.52 as at 2025-02-18 (24.00% p.a.). Exempt from interest.	0.00	0	359 454.52
2025-03-01	Invoice	INV00475	4986.01	0	364 440.53

120+ days	90+ days	60+ days	30+ days	Current
343 214.24	6 268.26	4 986.01	4 986.01	4 986.01
BANKING DETAILS				Total Due
Bank Name: STANDARD BANK		Reference: KEN001-SERF 2821		R 364 440.53
Account Number: 001929259		Account Holder: WHITBY MANOR OFFICE ASSOCIATION		
Branch Code: 051001		Account Type: CURRENT		
		Branch Name: CARLSWALD		