

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

CASE NO: 27762/2021

In the matter between :-

SAWINDU 08(RF)(PTY) LIMITED

Applicant/Plaintiff

and

RAMADI: TAKALANI WALTER
(ID No.: 790118 5473 081)

Respondent/Defendant

NOTICE OF SALE

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the **26TH APRIL 2022** in terms of which the following property will be sold in execution on **01ST OCTOBER 2024** at 11:00 by the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with reserve of **R563 000.00**:

A Unit Consisting of :-

- a) **SECTION NO.11 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS350/2004, IN THE SCHEME KNOWN AS KEW LANE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT KEW TOWNSHIP, LOCAL AUTHORITY, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 52 (FIFTY-TWO) SQUARE METRES IN EXTENT; and**
- b) **AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN;**

HELD BY DEED OF TRANSFER NUMBER ST19637/16 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; (to be specially executable)

SITUATED: UNIT / DOOR NO. 11, SS KEW LANE, ERF 478, 44 – 10th ROAD, KEW

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED)

The following information is furnished but not guaranteed:

MAINBUILDING: LOUNGE, 3X BEDROOMS, BATHROOM, KITCHEN

(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction is available 24 hours before the auction at the sheriff's office HALFWAY HOUSE - ALEXANDRA. The offices of the Sheriff for HALFWAY HOUSE - ALEXANDRA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) **Directive of the Consumer Protection Act 68 of 2008.**
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) **FICA - legislation i.r.o. proof of identity and address particulars.**
- C) **Payment of a Registration Fee of R50 000.00.**
- D) **Registration conditions.**

NB: In terms of Rule 46:

- 1 (8)(a)(iii) any interested party may not less than **25 days** prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale;
- 2 (8)(d) any interested party may, not less than **10 days** prior to the date of sale and on **24 hours notice to the execution creditor, the bondholder/s and all interested parties**, apply to a magistrate of the district for any modification of the conditions of sale;

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of **SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE.**

DATED AT SANDTON THIS 14TH AUGUST 2024



STRAUSS DALY INC
UNIT 801 ILLOVO POINT
68 MELVILLE ROAD
ILLOVO
SANDTON
DOCEX NO. 104
SANDTON
REF.: HOU82/0317
TEL: 010 201 8600