

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

**NOTICE OF SALE IN EXECUTION
(SALE BY AUCTION)**

CASE NO. 2023 / 106564

In the matter between:

**ABSA HOME LOANS GUARANTEE
COMPANY (RF) PROPRIETARY LIMITED**

First Execution Creditor

ABSA BANK LIMITED

Second Execution Creditor

And

PASALA: SRAVANTHI

Execution Debtor

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated **27 MAY 2024**, in terms of which the below property will be sold in execution by **SHERIFF HALFWAY HOUSE – ALEXANDRA** on **25 MARCH 2025** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** to the highest bidder subject to the reserve price of **R750 000.00**.

A unit consisting of –

- (a) **Section No. 37 as shown and more fully described on Sectional Plan No. SS544/2004 in the scheme known as TOKARA in respect of the land and building or buildings situated at ERF 1266 HALFWAY GARDENS EXTENSION 76 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 120 (ONE HUNDRED AND TWENTY) 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 ST31018/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.**

(‘the property’)

which is zoned as a residential property, comprising the following:

Main Building

3 bedrooms, 2 bathrooms, kitchen, lounge, dining room, 2 toilets, 2 showers, garden and a garage.

WHICH CANNOT BE GUARANTEED.

The property is situated at: **UNIT 37 TOKARA, 310 THIRD ROAD, HALFWAY GARDENS EXT 76**, and falls within the Magisterial District of **JOHANNESBURG NORTH**.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid 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 (21) 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 will be available at least 24 hours before the auction at the office of the Sheriff **HALFWAY HOUSE - ALEXANDRA** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON.**

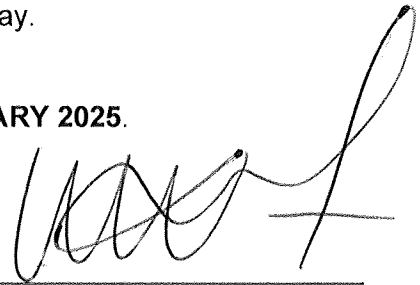
The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to shha.online to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House, prior to the sale.

Registration as a buyer is a pre-requisite subject to conditions including, *inter alia*:

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** during normal office hours from Monday to Friday.

Dated at **JOHANNESBURG** on this the **31st** day of **JANUARY 2025.**



LOWNDES DLAMINI ATTORNEYS

Attorneys for Execution Creditors

Ground Floor

Wierda Road East

Wierda Valley

Sandton

Tel. (011) 292-5777

Ref: **W STEPHEN / MAT35755**

Email: joyced@lowndes.co.za /

wade@lowndes.co.za



Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

a world class African city

COPY TAX INVOICE

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

SRAVANTHI PASALA
310 THIRD ROAD
HALFWAY GARDENS EXT.76
1686

Date	2025/01/11
Statement for	January 2025
Physical Address	310 THIRD ROAD
Stand No./Portion	37 TOKARA
Township	HALFWAY GARDENS EXT.76

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
120 m2	1	2023/12/01	A1	Market Value R 1,296,000.00	REGION A WARD 112

Invoice Number : 238000145197	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 557014905	(PIN Code:250596)
---------------------------------	--------------------------

Previous Account Balance	26,780.41
Sub Total	26,780.41
Current Charges (Excl. VAT)	1,064.37
VAT @ 15%	46.05

Total Due 27,890.83

Due Date 2025/01/27

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
23,969.61	1,412.36	1,398.44	1,110.42	0.00	27,890.83

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

Remittance Advice :

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

Date : 2025/01/11 SRAVANTHI PASALA
Acc. No. : 557014905 - 310 THIRD ROAD , HALFWAY GARDENS EXT.76

EasyPay >>>>> 91115 5570149053

SAPO 0146 557014905

Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 557014905

>>>>> 516008800111159 55701490502

PROVISIONAL STATEMENT

Page 1 of 3

CHINABATHINA N
37 TOKARA
310 THIRD ROAD
HALFWAY GARDENS X76
MIDRAND
1682

ACCOUNT NO: BTKR00037D
DATE: 28 January 2025
E-MAIL : naveen20ch@gmail.com
SCHEME NAME: TOKARA 37

Debit Order: No

Date	Description	Amount	Cumulative
	Balance Carried Over	0.00	
2024/01/01	Click-On Recovery: November 2023	752.00	752.00
2024/01/01	Community Schemes Levy	20.52	772.52
2024/01/01	Exclusive Use Areas	29.00	801.52
2024/01/01	Administrative Levy	1 526.00	2 327.52
2024/01/01	Reserve Fund Levy	566.00	2 893.52
2024/01/03	Payment Through Bank - Thank You	-2 893.52	0.00
2024/02/01	Click-On Recovery: December 2023	542.85	542.85
2024/02/01	Community Schemes Levy	20.52	563.37
2024/02/01	Exclusive Use Areas	29.00	592.37
2024/02/01	Administrative Levy	1 526.00	2 118.37
2024/02/01	Reserve Fund Levy	566.00	2 684.37
2024/02/06	Payment Through Bank - Thank You	-2 684.37	0.00
2024/03/01	Click-On Recovery: January 2024	1 055.15	1 055.15
2024/03/01	Community Schemes Levy	20.52	1 075.67
2024/03/01	Exclusive Use Areas	29.00	1 104.67
2024/03/01	Administrative Levy	1 526.00	2 630.67
2024/03/01	Reserve Fund Levy	566.00	3 196.67
2024/03/04	Payment Through Bank - Thank You	-3 196.67	0.00
2024/04/01	Click-On Recovery: February 2024	1 273.70	1 273.70
2024/04/01	Community Schemes Levy	20.52	1 294.22
2024/04/01	Exclusive Use Areas	29.00	1 323.22
2024/04/01	Administrative Levy	1 526.00	2 849.22
2024/04/01	Reserve Fund Levy	566.00	3 415.22
2024/04/02	Payment Through Bank - Thank You	-3 415.22	0.00
2024/05/01	Click-On Recovery: March 2024	697.95	697.95
2024/05/01	Community Schemes Levy	20.52	718.47
2024/05/01	Exclusive Use Areas	29.00	747.47
2024/05/01	Administrative Levy	1 526.00	2 273.47
2024/05/01	Reserve Fund Levy	566.00	2 839.47
2024/05/10	Payment Through Bank - Thank You	-2 839.47	0.00
2024/06/01	Click-On Recovery: April 2024	752.00	752.00
2024/06/01	Community Schemes Levy	20.52	772.52

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services**

PROVISIONAL STATEMENT

CHINABATHINA N
37 TOKARA
310 THIRD ROAD
HALFWAY GARDENS X76
MIDRAND
1682

ACCOUNT NO: BTKR00037D
DATE: 28 January 2025
E-MAIL : naveen20ch@gmail.com
SCHEME NAME: TOKARA 37

Debit Order: No

Date	Description	Amount	Cumulative
2024/06/01	Exclusive Use Areas	29.00	801.52
2024/06/01	Administrative Levy	1 526.00	2 327.52
2024/06/01	Reserve Fund Levy	566.00	2 893.52
2024/06/03	Payment Through Bank - Thank You	-2 893.52	0.00
2024/07/01	Click-On Recovery: May 2024	902.40	902.40
2024/07/01	Community Schemes Levy	20.52	922.92
2024/07/01	Exclusive Use Areas	29.00	951.92
2024/07/01	Administrative Levy	1 526.00	2 477.92
2024/07/01	Reserve Fund Levy	566.00	3 043.92
2024/07/02	Payment Through Bank - Thank You	-3 043.92	0.00
2024/07/30	Payment Through Bank - Thank You	-3 146.85	-3 146.85
2024/08/01	Click-On Recovery: June 2024	862.45	-2 284.40
2024/08/01	Community Schemes Levy	22.40	-2 262.00
2024/08/01	Exclusive Use Areas	29.00	-2 233.00
2024/08/01	Administrative Levy	1 620.00	-613.00
2024/08/01	Reserve Fund Levy	613.00	0.00
2024/08/28	Payment Through Bank - Thank You	-2 799.05	-2 799.05
2024/09/01	Click-On Recovery: July 2024	514.65	-2 284.40
2024/09/01	Community Schemes Levy	22.40	-2 262.00
2024/09/01	Exclusive Use Areas	29.00	-2 233.00
2024/09/01	Administrative Levy	1 620.00	-613.00
2024/09/01	Reserve Fund Levy	613.00	0.00
2024/10/01	Click-On Recovery: August 2024	401.85	401.85
2024/10/01	Community Schemes Levy	22.40	424.25
2024/10/01	Exclusive Use Areas	29.00	453.25
2024/10/01	Administrative Levy	1 620.00	2 073.25
2024/10/01	Reserve Fund Levy	613.00	2 686.25
2024/10/14	Payment Through Bank - Thank You	-2 686.25	0.00
2024/11/01	Backdated Levy	-301.00	-301.00
2024/11/01	Backdated Reserve Fund Levy	-266.00	-567.00
2024/11/01	Click-On Recovery: September 2024	117.50	-449.50
2024/11/01	Community Schemes Levy	20.40	-429.10
2024/11/01	Exclusive Use Areas	29.00	-400.10
2024/11/01	Administrative Levy	1 520.00	1 119.90
2024/11/01	Reserve Fund Levy	524.00	1 643.90
2024/11/04	Payment Through Bank - Thank You	-1 643.90	0.00
2024/12/01	Click-On Recovery: October 2024	220.90	220.90
2024/12/01	Community Schemes Levy	20.40	241.30
2024/12/01	Exclusive Use Areas	29.00	270.30
2024/12/01	Administrative Levy	1 520.00	1 790.30

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services**

PROVISIONAL STATEMENT

CHINABATHINA N
37 TOKARA
310 THIRD ROAD
HALFWAY GARDENS X76
MIDRAND
1682

ACCOUNT NO: BTKR00037D
DATE: 28 January 2025
E-MAIL : naveen20ch@gmail.com
SCHEME NAME: TOKARA 37

Debit Order: No

Date	Description	Amount	Cumulative
2024/12/01	Reserve Fund Levy	524.00	2 314.30
2024/12/05	Payment Through Bank - Thank You	-2 314.30	0.00
2025/01/01	Community Schemes Levy	20.40	20.40
2025/01/01	Exclusive Use Areas	29.00	49.40
2025/01/01	Administrative Levy	1 520.00	1 569.40
2025/01/01	Reserve Fund Levy	524.00	2 093.40
2025/01/15	Debt Collection Admin Fee	24.15	2 117.55
2025/02/01	Community Schemes Levy	20.40	2 137.95
2025/02/01	Exclusive Use Areas	29.00	2 166.95
2025/02/01	Administrative Levy	1 520.00	3 686.95
2025/02/01	Reserve Fund Levy	524.00	4 210.95
	Interest not yet charged as at 28/01/2025		15.19
	Debt Collection Commission not yet charged as at 28/01/2025		207.30
	Total to settle the account as at 28/01/2025		4 433.44

The balance reflected on this statement does not constitute clearance figures

PAYMENT REFERENCE: BTKR00037D

Bank Name First National Bank
Account Name Pretor Group (Pty) Ltd
Account Number 514 242 794 08
Branch Code 251445

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services**

Directors GO von Broembsen BA (LLB) (Managing), DO Weir Bcomm (Hons) CA (SA) (Financial), BN Cowie Bcomm.
Reg No 1960/000260/07 **Vat No** 4920102888 **Registered Debt Collector** Reg No 0037104/09 **Registered with the PPRA**
Tel: +27 (0) 12 001 9000 • **Fax:** +27 (0) 86 502 9999 • River Falls Office Park, 262 Rose Avenue, Doringkloof, 0157 • Private Bag X115, Centurion, 0046
Email: pretor@pretor.co.za • www.pretor.co.za