

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

CASE NO: **2022/023923**

In the matter between:

**PETERSEN, IZAK SMOLLY N.O (ID NO: 730303 5317 08 1)**

**In his capacity as trustee of DIPULA PROPERTY INVESTMENT TRUST  
(IT NO: 7743/2006)**

First Execution Creditor

**ASMAL, RIDWAAN N.O (ID NO: 720621 5138 08 8)**

**In his capacity as trustee of DIPULA PROPERTY INVESTMENT TRUST  
(IT NO: 7743/2006)**

Second Execution Creditor

**AZIZOLLAHOFF, BRIAN HILTON N.O (ID NO: 601215 5048 18 3)**

**In his capacity as trustee of DIPULA PROPERTY INVESTMENT TRUST  
(IT NO: 7743/2006)**

Third Execution Creditor

**JUNKOON, JUJDEESHIN N.O (ID NO: 630806 5162 08 4)**

**In his capacity as trustee of DIPULA PROPERTY INVESTMENT TRUST  
(IT NO: 7743/2006)**

Fourth Execution Creditor

and

**MIDRAND COSMETICS (PTY) LTD t/a MIDRAND COSMETICS**

**(REG NO: 2014/106612/07)**

First Execution Debtor

**AHMAD IFTIKHAR**

**(ID NO: 741015 6201 18 2)**

Second Execution Debtor

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**

Third Execution Debtor

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**NOTICE OF SALE IN EXECUTION**

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A sale in execution will be held, with a reserve price, by the **Sheriff Halfway House – Alexandra** on **TUESDAY, 03 DECEMBER 2024 AT 11H00** of the following property:

- (a) Section No. 226 as shown and more fully described on Sectional Plan No. SS1145/2005 in the scheme known as Silverstream South in respect of the land and building or buildings situate at Halfway Gardens Extension 125 Township, Local Authority City of Johannesburg, of which section the floor area according to the said sectional plan is 124 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 sectional title plan,  
  
held by Deed of Transfer No. ST4309/2020;
- (c) Together with exclusive use area described as Parking U226 measuring 12 square metres, being part of the common property, comprising the land and scheme known as Silverstream South in respect of the land and buildings situate at Halfway Gardens Extension 125 Township, Local Authority City of Johannesburg, as shown and more fully described on sectional plan SS1145/2005 held by notarial deed of cession number SK3229/2020S,

**STREET ADDRESS:** Unit 226, Silverstream Estate South  
Corner of Berger Road and Le Roux Avenue  
Midrand, Gauteng

**PLACE OF SALE:** Sheriff of the High Court: Halfway House – Alexandra  
614 James Crescent, Halfway House, Midrand, Gauteng

**IMPROVEMENTS:** Single Storey, attached property  
Walls: Block; Roof: Tiles; Floors: Tiles  
Lounge; Dining Room; Kitchen; 3 Bedrooms; 2 Bathrooms; 2 Showers;  
2 Toilets; 1 Carport and Garden

**CONDITIONS OF SALE:**

1. The Conditions of Sale will lie for inspection at the offices of **Sheriff Halfway House – Alexandra, 614 James Crescent, Halfway House, Midrand, Gauteng**, where they may be inspected during normal office hours.

2. 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 are available on shha.online or at 614 James Crescent, Halfway House, Midrand, Gauteng.
3. The registration fee for the buyers will be R50,000.00.

DATED AT FAIRLAND, JOHANNESBURG ON THIS THE 10<sup>TH</sup> DAY OF OCTOBER 2024

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**ROOSEBOOM ATTORNEYS INC.**  
**PLAINTIFFS' ATTORNEYS**  
151 WILLSON STREET  
NORTHCLIFF EXT. 22  
JOHANNESBURG, GAUTENG  
DOCEX 9, FLORA CLINIC  
TEL: 011 678 2280  
EMAIL: chris@rooslaw.co.za  
REF: M8678 / D5919 / lo

**AND TO: MIDRAND COSMETICS (PTY) LTD (REG NO: 2014/106612/07)**  
**FIRST RESPONDENT**

**REGISTERED ADDRESS & CHOSEN DOMICILIUM:**

**20 NORTH STREET**  
**HALFWAY HOUSE, MIDRAND, GAUTENG**

**AND TO: AHMAD IFTIKHAR (ID NO: 741015 6201 18 2)  
SECOND RESPONDENT**

**CHOSEN DOMICILIUM:**

**UNIT 226 SILVER STREAM ESTATE SOUTH  
CORNER OF BERDER ROAD AND LE ROUX AVENUE  
MIDRAND, GAUTENG**

**AND TO: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
THIRD RESPONDENT**

**158 CIVIC BOULEVARD  
BRAAMFONTEIN, JHB, GAUTENG**

**AND TO: NEDBANK LIMITED  
BONDHOLDER**

**NEDBANK GROUP LIMITED – HEAD OFFICE  
135 RIVONIA ROAD  
SANDOWN, GAUTENG**



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

**MIDRAND COSMETICS PTY LTD**  
**30 MORRIS CLOSE**  
**HALFWAY GARDENS EXT.125**  
**1686**

<b>Date</b>	<b>2024/11/07</b>
<b>Statement for</b>	<b>November 2024</b>
<b>Physical Address</b>	<b>30 MORRIS CLOSE</b>
<b>Stand No./Portion</b>	<b>226 SILVER STREAM SOUTH</b>
<b>Township</b>	<b>HALFWAY GARDENS EXT.125</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
124 m2	1	2023/07/01	A1	Market Value R 964,000.00	Region A Ward 132

Invoice Number : 142005868492	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

<b>Account Number 556575496</b>	<b>(PIN Code:263879)</b>
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Previous Account Balance	36,301.89
Sub Total	36,301.89
Interest on Arrears	58.46
Current Charges (Excl. VAT)	795.91
VAT @ 15%	43.65

<b>Total Due</b>	<b>37,199.91</b>
<b>Due Date</b>	<b>2024/11/22</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
34,067.05	1,117.52	1,117.32	898.02	0.00	37,199.91

**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 : 2024/11/07 MIDRAND COSMETICS PTY LTD  
 Acc. No. : 556575496 - 30 MORRIS CLOSE , HALFWAY GARDENS EXT.125

EasyPay >>>>> 91115 5565754966

SAPO 0146 556575496

**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 556575496

>>>>> 516008800111159 55657549604

**Account Number 556575496**

<b>City of Johannesburg</b> Property Rates	<b>VAT No. 4760117194</b>	<b>Amount</b>	<b>Sub Total</b>
<b>Category of Property: Property Rates Residential</b> R 964,000.00 X R 0.0091250 / 12 ( Billing Period 2024/11 ) Less rates on first R300 000.00 of market value VAT: 0 %		733.04 - 228.13 0.00	<b>504.91</b>
<b>PIKITUP</b> Refuse	<b>VAT No. 4790191292</b>		
Refuse Residential VAT: 15.00% ( Total Amount: 291.00 )		291.00 43.65	<b>334.65</b>

**Current Charges (Incl. VAT)**

**839.56**

**Where can payments be made ?**

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

**YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER**

**How can payments be made ?**

By debit order, cash, debit or credit card.

**KEEP ALL RECEIPTS FOR FUTURE REFERENCE**

**When can payments be made ?**

Payments must reach 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.**

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.

## PROVISIONAL STATEMENT

Page 1 of 3

MIDRAND COSMETICS(HO)  
20 NORTH STREET  
HALFWAY HOUSE  
MIDRAND  
1685

ACCOUNT NO: BSSS00226B  
DATE: 26 November 2024  
E-MAIL : iftikhar.ahmed387@yahoo.com  
SCHEME NAME: SILVERSTREAM SOUTH 226

Debit Order: No

Date	Description	Amount	Cumulative
	Balance Carried Over	5 004.76	
2023/11/01	Community Schemes Levy	32.06	5 036.82
2023/11/01	Administrative Levy	2 103.00	7 139.82
2023/11/01	Reserve Fund Levy	295.00	7 434.82
2023/11/06	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	7 458.97
2023/11/16	Debt Collection Admin Fee	24.15	7 483.12
2023/11/17	Interest On Arrears	85.24	7 568.36
2023/12/01	Community Schemes Levy	32.06	7 600.42
2023/12/01	Administrative Levy	2 103.00	9 703.42
2023/12/01	Reserve Fund Levy	295.00	9 998.42
2023/12/13	Debt Collection Admin Fee	24.15	10 022.57
2023/12/18	Interest On Arrears	124.49	10 147.06
2024/01/01	Community Schemes Levy	32.06	10 179.12
2024/01/01	Administrative Levy	2 103.00	12 282.12
2024/01/01	Reserve Fund Levy	295.00	12 577.12
2024/01/05	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	12 601.27
2024/01/05	1Xcalls Made@24.15 1Xcorres Sent@24.15	48.30	12 649.57
2024/01/18	Interest On Arrears	155.00	12 804.57
2024/01/19	1Xcalls Made@24.15 1Xcorres Sent@24.15	48.30	12 852.87
2024/01/19	Handover Notification Sent To 0848839338 @ 24.15	24.15	12 877.02
2024/01/22	Payment Through Bank - Thank You	-5 000.00	7 877.02
2024/01/22	Debt Collection Commission Fee	468.07	8 345.09
2024/02/01	Community Schemes Levy	32.06	8 377.15
2024/02/01	Administrative Levy	2 103.00	10 480.15
2024/02/01	Reserve Fund Levy	295.00	10 775.15
2024/02/17	Interest On Arrears	147.09	10 922.24
2024/03/01	Community Schemes Levy	32.06	10 954.30
2024/03/01	Administrative Levy	2 103.00	13 057.30
2024/03/01	Reserve Fund Levy	295.00	13 352.30
2024/03/19	Interest On Arrears	180.53	13 532.83
2024/04/01	Community Schemes Levy	32.06	13 564.89
2024/04/01	Administrative Levy	2 103.00	15 667.89
2024/04/01	Reserve Fund Levy	295.00	15 962.89

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

# PROVISIONAL STATEMENT

MIDRAND COSMETICS(HO)  
 20 NORTH STREET  
 HALFWAY HOUSE  
 MIDRAND  
 1685

ACCOUNT NO: BSS00226B  
 DATE: 26 November 2024  
 E-MAIL : iftikhar.ahmed387@yahoo.com  
 SCHEME NAME: SILVERSTREAM SOUTH 226

Debit Order: No

Date	Description	Amount	Cumulative
2024/04/22	Interest On Arrears	247.41	16 210.30
2024/05/01	Community Schemes Levy	32.06	16 242.36
2024/05/01	Administrative Levy	2 103.00	18 345.36
2024/05/01	Reserve Fund Levy	295.00	18 640.36
2024/05/18	Interest On Arrears	205.66	18 846.02
2024/06/01	Community Schemes Levy	32.06	18 878.08
2024/06/01	Administrative Levy	2 103.00	20 981.08
2024/06/01	Reserve Fund Levy	295.00	21 276.08
2024/06/19	Debt Collection Admin Fee	24.15	21 300.23
2024/06/20	Interest On Arrears	316.08	21 616.31
2024/07/01	Community Schemes Levy	32.06	21 648.37
2024/07/01	Administrative Levy	2 103.00	23 751.37
2024/07/01	Reserve Fund Levy	295.00	24 046.37
2024/07/08	1Xcorres Sent@24.15	24.15	24 070.52
2024/07/24	Interest On Arrears	360.92	24 431.44
2024/07/26	1Xcalls Made@24.15 1Xcorres Sent@24.15	48.30	24 479.74
2024/07/26	Handover Notification Sent To 0848839338 @ 24.15	24.15	24 503.89
2024/08/01	Community Schemes Levy	34.92	24 538.81
2024/08/01	Administrative Levy	2 246.00	26 784.81
2024/08/01	Reserve Fund Levy	151.00	26 935.81
2024/08/17	Interest On Arrears	276.68	27 212.49
2024/09/01	Community Schemes Levy	34.92	27 247.41
2024/09/01	Administrative Levy	2 246.00	29 493.41
2024/09/01	Reserve Fund Levy	151.00	29 644.41
2024/09/11	1Xcalls Made@24.15 1Xcorres Sent@24.15	48.30	29 692.71
2024/09/11	Deed Search	264.50	29 957.21
2024/09/11	Handover Notification Sent To 0848839338 @ 24.15	24.15	29 981.36
2024/09/19	Interest On Arrears	449.52	30 430.88
2024/10/01	Community Schemes Levy	34.92	30 465.80
2024/10/01	Administrative Levy	2 246.00	32 711.80
2024/10/01	Reserve Fund Levy	151.00	32 862.80
2024/10/17	Interest On Arrears	418.63	33 281.43
2024/11/01	Community Schemes Levy	34.92	33 316.35
2024/11/01	Administrative Levy	2 246.00	35 562.35
2024/11/01	Reserve Fund Levy	151.00	35 713.35
2024/11/19	Interest On Arrears	529.99	36 243.34
2024/12/01	Community Schemes Levy	34.92	36 278.26
2024/12/01	Administrative Levy	2 246.00	38 524.26
2024/12/01	Reserve Fund Levy	151.00	38 675.26

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



# PROVISIONAL STATEMENT

MIDRAND COSMETICS(HO)  
20 NORTH STREET  
HALFWAY HOUSE  
MIDRAND  
1685

ACCOUNT NO: BSSS00226B  
DATE: 26 November 2024  
E-MAIL : iftikhar.ahmed387@yahoo.com  
SCHEME NAME: SILVERSTREAM SOUTH 226

Debit Order: No

Date	Description	Amount	Cumulative
	Interest not yet charged as at 26/11/2024		142.85
	Debt Collection Commission not yet charged as at 26/11/2024		509.00
	Total to settle the account as at 26/11/2024		<b>39 327.11</b>

The balance reflected on this statement does not constitute clearance figures

## PAYMENT REFERENCE: BSSS00226B

**Bank Name** First National Bank  
**Account Name** Silverstream South Body Corporate  
**Account Number** 630 442 139 64  
**Branch Code** 210554

**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