

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION PRETORIA

Case Number: **51060/2019**

In the matter between:

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED
(REGISTRATION NUMBER: 2006/021576/07)

PLAINTIFF

and

SHAKIL TAMBAY
(IDENTITY NUMBER: 681228 5717 080)

DEFENDANT

NOTICE OF SALE IN EXECUTION

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of **R3 100 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **29TH** of **OCTOBER 2024** at **11:00** of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE** during office hours.

• T: (012) 361 5640 / (012) 361 2746 / 086 122 2720 • Info@vezidebeer.co.za
Company Registration Number: 2006/020117/21 • VAT Registration Number: 4460235999

PRETORIA OFFICE
319 Alpine Way, Lynnwood, Pretoria,
PO Box 13461, Hatfield 0028
Docex 28, Hatfield

CAPE TOWN OFFICE
Equity House, Third Floor
107 St. Georges Mall
Cape Town
Docex 8 - Cape Town

JOHANNESBURG OFFICE
70 11th Street
Parkmore
Sandton



CERTAIN:

**PORTION 8 OF ERF 87 BUCCLEUCH TOWNSHIP
REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG
MEASURING 1,0745 (ONE COMMA ZERO SEVEN FOUR FIVE) HECTARES
HELD BY DEED OF TRANSFER NO T33046/2016
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

ALSO KNOWN AS: 10 JO-ANNE LANE, BUCCLEUCH.

The following information is furnished regarding improvements on the property although **nothing in this respect is guaranteed:**

LOUNGE, KITCHEN, DINING ROOM, STUDY, 5 BEDROOMS, 3 BATHROOMS, 2 OFFICES, 5 CARPORTS, STAFF QUARTERS, STORE ROOM, GENERATOR ROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the **SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**, 24 (twenty four) hours prior to the auction.

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 auction is available 24 (twenty four) hours before the auction at the office of the **SHERIFF HALFWAY HOUSE**.
3. Registration as a buyer is a pre-requisite subject to the 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 in respect of proof of identity and address particulars;
 - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;
 - (d) Registration conditions;
 - (e) The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. 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 PRETORIA ON 2 SEPTEMBER 2024

PLAINTIFF'S ATTORNEYS
VEZI DE BEER INCORPORATED
319 Alpine Road
Lynnwood
P O BOX 13461
HATFIELD 0028
Tel: (012) 361-5640
REF: R ISMAIL/EM/MAT57817
E-mail: Louisa@vezidebeer.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

TAMBAY S
10 JO-ANNE LANE
BUCCLEUCH
2090

Date	2024/09/04
Statement for	September 2024
Physical Address	10 JO-ANNE LANE
Stand No./Portion	00000087 - 00008 - 00
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
10745 m2	1	2023/07/01	E1	Market Value R 2,958,000.00	Region E WARD 32

Invoice Number : 196005089491	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 600.00

Account Number 554371761	(PIN Code:289816)
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Previous Account Balance	410,721.89
Sub Total	410,721.89
Interest on Arrears	229.61
Current Charges (Excl. VAT)	4,078.43
VAT @ 15%	308.58

Total Due	415,338.51
Due Date	2024/09/30

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
401,175.87	4,748.88	4,797.14	4,616.62	0.00	415,338.51

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 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 : 2024/09/04 SHAKIL TAMBAY Acc. No. : 554371761 - 10 JO-ANNE LANE, , BUCCLEUCH
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EasyPay >>>>> 91115 5543717614
SAPO 0146 554371761

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 554371761

>>>>> 516008800111159 55437176105

Account Number 554371761

Johannesburg Water	VAT No. 4270191077	Amount	Sub Total
Water & Sanitation			
(Reading period = 2024/07/13 to 2024/08/12 = 31 days) Meter: SN212070776; Register: 1; Multiply factor: 1; Start reading: 599.000; End reading: 614.000; Difference: 15.000; Consumption: 15.000; Units: KL; Type: Actual Readings. Daily average consumption 0.484 KL Charges for 15.000 KL are based on a sliding scale for a 31 day period Step 1 6.111 KL @ R 0.0000 (Billing Period 2024/09) Step 2 4.074 KL @ R 26.200 Step 3 4.815 KL @ R 27.350 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 10745 m2 (Billing Period 2024/09) VAT: 15.00% (Total Amount: 1,610.25)			
		0.00 106.74 131.69 0.00 36.59 1,335.23 241.53	1,851.78
City Power	VAT No. 4710191182		
Electricity			
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg	VAT No. 4760117194		
Property Rates			
Category of Property: Property Rates Residential R 2,958,000.00 X R 0.0091250 / 12 (Billing Period 2024/09) Less rates on first R300 000.00 of market value VAT: 0 %			
		2,249.31 - 228.13 0.00	2,021.18
PIKITUP	VAT No. 4790191292		
Refuse			
Refuse Residential VAT: 15.00% (Total Amount: 447.00)		447.00 67.05	514.05

Current Charges (Incl. VAT)

4,387.01

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.