

AUCTION

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

CASE NR: 2024/098235

In the matter between :

NEDBANK LIMITED
(Registration Number: 1951/000009/06)

Applicant

And

EMMANUEL KUNENE
ID Number: 871211 6160 080

1st Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

2nd Respondent

MAFADI MANAGEMENT obo 92 ON NEW BODY CORPORATE

3rd Respondent

NOTICE OF SALE IN EXECUTION

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **1st Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R1 050 000.00** to the highest bidder, will be held by the **SHERIFF HALFWAY HOUSE-ALEXANDRA AT 614 JAMES CRESCENT, HALFWAY HOUSE** on **28 April 2026** at **11:00AM** of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: **A Unit consisting of:**

SECTION NO.120 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS189/2020 IN THE SCHEME KNOWN AS 92 ON NEW IN RESPECT OF LAND AND BUILDING OR BUILDINGS SITUATED AT ERAND GARDENS EXTENSION 130 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 82 (EIGHTY TWO) SQUARE METERS IN EXTENT; AND

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 AT DEED OF TRANSFER NUMBER: ST000027242/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

Situated: **UNIT 120, 92 ON NEW, NEW ROAD, ERAND GARDENS EXT 130, MIDRAND.**

Zoned: **RESIDENTIAL**

The property consists of UNIT CONSISTING OF **2 BEDROOMS, KITCHEN, 2 BATHROOMS, DINNING ROOM AND 1 CARPORT**. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of **R40 000.00 plus** vat and a minimum of **R3000.00 plus** vat.
2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of **1%** of the purchase price per month.
4. The rules of auction are available 24 hours prior to the auction at the offices of the **SHERIFF HALFWAY HOUSE-ALEXANDRA AT 614 JAMES CRESCENT, HALFWAY HOUSE**. The office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA** will conduct the sale.
5. 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.

Registration as 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 - proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of **R50 000.00** is payable by EFT that must reflect in the Sheriff's account prior to the commencement of the auction in order to obtain a buyer's card.
- (d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

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

Dated at **Johannesburg on this the 26th day of February 2026**.

SIGNED:



Nisa Chan

MOLEFE DLEPU INC.

Attorney for Applicant

Reference: **MS N CHAN/QN/MAT13369**



SS 92 ON NEW 189, U:120 (PRETORIA)

Deeds Office Property Scheme

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	Deeds Office Property Scheme
Search Description	SS 92 ON NEW 189, U:120 (PRETORIA)
Reference	GRANNY
Date	10/04/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS 92 ON NEW
Scheme Number / Year	189/2020
Unit Number	120
Situated At	ERAND GARDENS EXT 130 852,0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	82.0000
LPI Code	-
Street Address	UNKNOWN

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
KUNENE EMMANUEL	8712116160088	R1 359 000,00	01/09/2020

OWNER INFORMATION

Owner 1 of 1

Owner Name	KUNENE EMMANUEL
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST27242/2021
Purchase Date	01/09/2020
Registration Date	22/04/2021
Purchase Price	R1359000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20210517 14:47:58

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
I-3683/2025AT	20251118 10:22:59	98235/2024	R0,00
SB18303/2021	20210517 14:49:44	NEDBANK LTD	R1 229 137,00
SK12078/2019S	20250220 13:54:40	-	R0,00

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
B40635/2019	20210517 16:51:19	-	R0,00
ST189-120/2020	20210517 14:48:58	HELDERZICHT DEVELOPMENT PTY LTD	R0,00

REPORT INFORMATION

Date of Information	10/04/2026 14:16	
Print Date	10/04/2026 14:16	
Generated By	GRANNY MOHLALA	
Reference	GRANNY	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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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

KUNENE E
149 PRIVATE BAG X JHB
149 LEEUWPORT
BOKSBURG
0120

Date	2026/03/05
Statement for	March 2026
Physical Address	43 LOOPER STREET
Stand No./Portion	120 92 ON NEW
Township	ERAND GARDENS EXT.130

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
82 m2	1	2023/07/01	A1	Market Value R 1,353,000.00	REGION A WARD 112

Invoice Number : 124006436906	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556995035

Previous Account Balance	35,622.43
Sub Total	35,622.43
Interest on Arrears	59.09
Current Charges (Excl. VAT)	1,164.55
VAT @ 15%	49.05

Total Due	36,895.12
Due Date	2026/03/20

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
32,583.25	1,525.53	1,513.65	1,272.69	0.00	36,895.12

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying yo ur 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 : 2026/03/05 EMMANUEL KUNENE
Acc. No. : 556995035 - 43 LOOPER STREET , ERAND GARDENS EXT.130

EasyPay >>>>> 91115 5569950354
SAPO 0146 556995035

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 556995035

>>>>> 516008800111159 55699503507

E Kunene

Unit 120 92 on New Body Corporate,
92 New Road,
Carlswald,
1684

Unit No 120

Reference: E KU001-U120

Tel: 27749225337

Email: kunene7model@gmail.com

STATEMENT

DATE
2026-04-01

Date	Source	Description	Debit	Credit	Cumulative
2026-02-01		Balance b/f	142685.16	0	142 685.16
2026-02-01	Invoice	<u>INV12948</u>	4480.49	0	147 165.65
2026-02-28	Journal Batch 108	MAF267/KUN1 - 92 ON NEW BODY CORPORATE // E KUNENE - UNIT 120	3752.45	0	150 918.10
2026-03-01	Invoice	<u>INV13450</u>	4480.49	0	155 398.59
2026-04-01	Invoice	<u>INV13846</u>	4480.49	0	159 879.08

120+ days	90+ days	60+ days	30+ days	Current
137 682.17	5 002.99	8 232.94	4 480.49	4 480.49
BANKING DETAILS				Total Due
Bank Name: FIRST NATIONAL BANK Account Number: 63080679211 Branch Code: 250655				R 159 879.08
Reference: E KU001-U120 Account Holder: 92 ON NEW Account Type: CURRENT Branch Name: WOODMEAD RETAIL PARK				