

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

CASE NO: 64061/2020

In the matter between:

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

EXECUTION CREDITOR

and

**SKELAN NARAIN
(IDENTITY NUMBER: 840408 5085 08 8)**

EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

In pursuance of a judgment and warrant granted on **9 June 2021** in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on **9 December 2025** at **11:00** by the **Sheriff of the High Court, Halfway House - Alexandra** at **614 James Crescent, Halfway House** to the highest bidder subject to a reserve price of R900 000.00:

CERTAIN: PORTION 72 OF ERF 724 KEW TOWNSHIP

SITUATED: 80 FIRST AVENUE, KEW, JOHANNESBURG, 2090

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG

MEASURING: 1628 (ONE THOUSAND SIX HUNDRED AND TWENTY EIGHT)
SQUARE METRES

Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining

to the property where access to the property was, for whatever reason, limited or impossible.

The improvements on the property consist of the following:

DWELLING CONSISTS OF: RESIDENTIAL

4 X BEDROOMS

3 X BATHROOMS

1 X LOUNGE

1 X DINING ROOM

1X KITCHEN

1 X SCULLERY

1 X STUDY

1 X TOILET

2 X GARAGES

1 X ENTERTAINMENT ROOM

HELD by the DEFENDANT, **Skelan Narain (IDENTITY NUMBER: 840408 5085 08 8)**, under his name under Deed of Transfer No. **T77870/2019**.

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.

Registration fee R50 000.00.

All terms and conditions may be inspected at the offices of the **Sheriff of the High Court, Halfway House** at **614 James Crescent, Halfway House** or **online at shha.online**.

SIGNED at PRETORIA this 10th day of October 2025.



**BURNADETTE FICK
ATTORNEY FOR PLAINTIFF
LGR INCORPORATED**

FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK
27 GRAHAM ROAD
SILVER LAKES
PRETORIA
PO BOX 2766
PRETORIA
0001

TEL: (012) 817 4843

FAX: 086 697 7980

E-MAIL: verasmus@lgr.co.za

REF. BF/WE/IC000132



KEW 724 (PRETORIA)

Deeds Office Property Erf

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

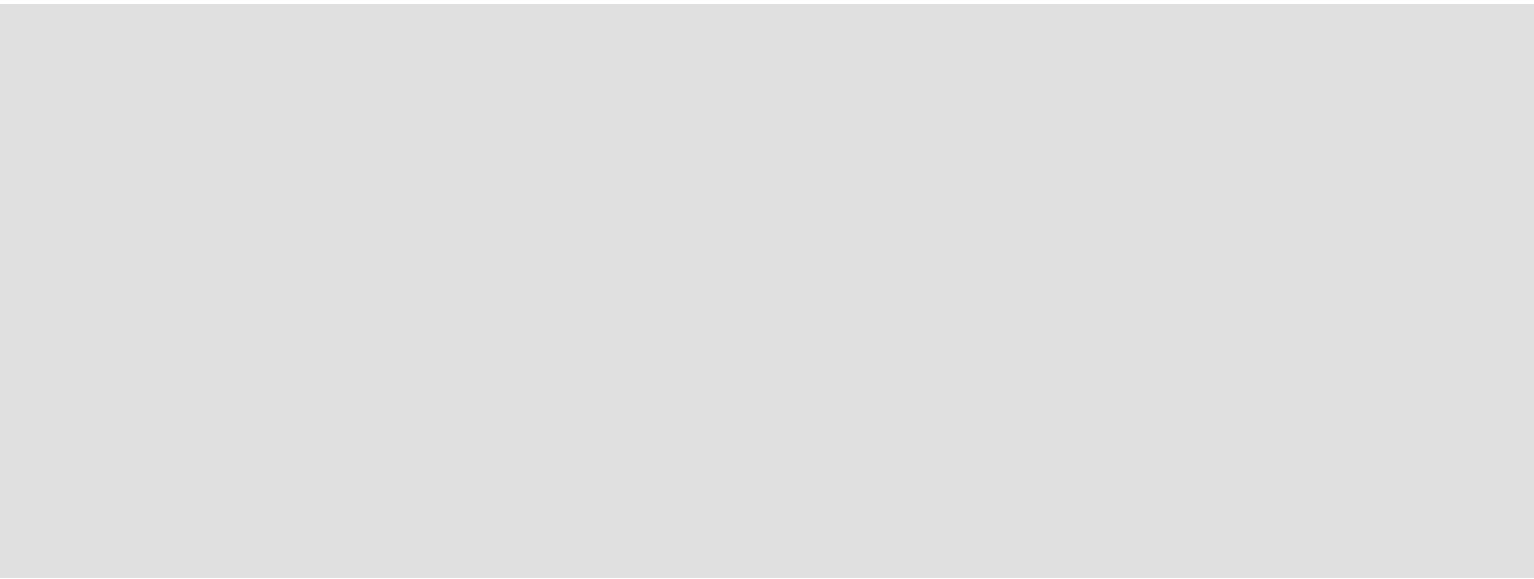
Search Type	Deeds Office Property Erf
Search Description	KEW 724 (PRETORIA)
Reference	IC000132
Date	08/10/2025

ERF INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	KEW
Erf Number	724
Portion Number	72
Remainder	NO
Previous Description	-
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	T47252/1964
Size	1628.0000 SQM
LPI Code	T0IR03610000072400072
Street Address	-

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
B49496/2019	20191205 12:17:55	S B GUARANTEE CO (RF) PTY LTD	R2 250 000,00
I-1878/2021AT	20251008 10:33:14	64061/2020	R0,00



REPORT INFORMATION		
Date of Information	08/10/2025 11:00	
Print Date	08/10/2025 11:00	
Generated By	WANIQUE ERASMUS	
Reference	IC000132	
Report Type	DEEDS OFFICE PROPERTY ERF	

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a world class African city

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PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

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

SKELAN NARAIN
9 VUURPYL LANE
LENASIA SOUTH EXT.2
1829

Date	2025/10/03
Statement for	October 2025
Physical Address	80 FIRST AVENUE
Stand No./Portion	00000724 - 00072 - 00
Township	KEW

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1628 m2	1	2023/07/01	E1	Market Value R 2,500,000.00	Region E WARD 74

Invoice Number : 46006577102	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 72.26

Account Number 556216514	(PIN Code:263525)
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Previous Account Balance	1,008,493.67
Sub Total	1,008,493.67
Interest on Arrears	1,357.76
Current Charges (Excl. VAT)	33,518.48
VAT @ 15%	4,765.30

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	1,048,135.21
938,705.01	39,962.25	29,826.41	39,641.54	0.00	1,048,135.21	Due Date	2025/10/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) 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 : 2025/10/03 SKELAN NARAIN
Acc. No. : 556216514 - 80 FIRST AVENUE, , KEW

EasyPay	>>>>> 91115 5562165141
SAPO	0146 556216514

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 556216514

>>>>> 516008800111159 55621651401

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.