

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

CASE NUMBER: 2022-010359

In the matter between:

ABSA BANK LIMITED

FIRST PLAINTIFF

**ABSA HOME LOANS GUARANTEE
COMPANY (RF) PTY LTD**

SECOND PLAINTIFF

and

**KHABAKO PROPERTY DEVELOPMENT
(PTY) LTD**

FIRST DEFENDANT

MHLANGA, MICHAEL THEMBINKOSI

SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION (AUCTION)

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on **25 FEBRUARY 2025** and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of **HALFWAY HOUSE - ALEXANDRA** on **27 JANUARY 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE**, to the highest bidder, subject to a reserve price of R1 148 000.00:

CERTAIN:

SECTION NO. 47 as shown and more fully described on Sectional Plan no. SS591/2021 in the scheme known as MUNYAKA in respect of the land and building or buildings situate at JUKSKEI VIEW EXTENSION 144 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 113 (one

hundred and thirteen) square metres 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: By Certificate of Registered Sectional Title ST591/2021 (47) (UNIT);

SITUATE AT: UNIT 47 MUNYAKA, MAXWELL DRIVE, WATERFALL CITY, MIDRAND;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS:

The following information is furnished but not guaranteed:

The property situated at UNIT 47 MUNYAKA, MAXWELL DRIVE, WATERFALL CITY, MIDRAND consists of: Lounge, Dining Room, Kitchen, 2 x Bedrooms, 2 x Bathrooms, 2 x Showers, 2 x Toilets and Swimming Pool (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), 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 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 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.

The property can be taken possession of upon fulfilment of the conditions stipulated in the Conditions of Sale, including payment of the deposit and furnishing of the guarantee. Occupational rental may be payable from such date of possession.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON.

The SHERIFF HALFWAY HOUSE – ALEXANDRA and/or his deputy will conduct the sale. Registration as a 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 i.r.o. proof of identity and address particulars.**
- C) Payment of a Registration Fee of R50 000.00 in cash.**
- D) Registration conditions of the Consumer Protection Act 68 of 2008.**

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON, during normal office hours Monday to Friday, Tel: 087 330 1074, or at the offices of the attorneys acting for the Execution Creditors/Plaintiffs: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT41047).

SIGNED at JOHANNESBURG on this the 21st day of NOVEMBER 2025.

SMIT SEWGOOLAM INC.
12 AVONWOLD ROAD
CNR JAN SMUTS AVENUE
PRIVATE BAG 836
SAXONWOLD
JOHANNESBURG
TEL: 011 646 0006
JOHANNESBURG
REF: JE/JA/MAT41047



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2025/12/01 14:12	Scheme Number	591
Reference	-	Scheme Type	UNIT
Report Print Date	2025/12/01 14:13	Unit Number	47
Scheme Name	SS MUNYAKA	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS MUNYAKA	Local Authority	CITY OF JOHANNESBURG
Scheme Number	591	Province	GAUTENG
Situated at	JUKSKEI VIEW EXT 144 4539,0	Extent	113.0000
Scheme Year	2021	LPI Code	TOIR09580000453900000
Unit Number	47	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)

WATERFALL MUNYAKA W U Q F PTY LTD		Owner 1 of 1	
Company Type**	COMPANY	Document	ST591-47/2021
Registration Number	202048864607	Microfilm / Scanned Date	-
Name	WATERFALL MUNYAKA W U Q F PTY LTD	Purchase Price (R)	CRST
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2021/02/25
Share (%)	-		

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ENDORSEMENTS (5)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3085/2025AT	10359/2022	-	-
2	SB6993/2021	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	1 299 900	-
3	SK681/2021S	-	-	-
4	SK774/2021L	KHABAKO PROP DEVELOPMENT PTY LTD	-	-
5	PFILED - DT175 SK681/2021S	-	-	-

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COPY OF TAX INVOICE

WATERFALL MUNYAKA PROPERTY LIMITED
76 MIA DRIVE MUNYAKA LIFESTYLE
WATERFALL
1685

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194
VAT NO: JOHANNESBURG WATER: 4270191077

VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER: 4710191182

Date	2025/11/05
Statement for	November 2025
Physical Address	4 MUNYAKA BOULEVARD
Stand No./Portion	47 MUNYAKA
Township	JUKSKEI VIEW EXT.144

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
113 m2	1	2023/07/01	E1	Market Value R 2,015,000.00	Region E WARD 32

Invoice Number: 76006462630

Next Reading Date: 2025/11/20

Client VAT Number:

Deposit: R 0.00

Account Number: 556919700

PIN CODE: xxxxxx

Previous Account Balance

84,992.61

Sub Total

84,992.61

Interest on Arrears

103.54

Current Charges (Excl. VAT)

1,820.10

VAT @ 15%

68.40

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	86,984.65
80,555.92	2,216.20	2,220.49	1,992.04	0.00	86,984.65	Due Date	2025/11/20

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 to 31 Oct 2026. For more info, visit www.joburg.org.za.

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



EasyPay 91115 5569197006



Postal Office 0146 556919700



516008800111159 55691970006

Date: 2025/11/05

WATERFALL MUNYAKA
PROPERTY LIMITED

Acc. No.: 556919700

4 MUNYAKA BOULEVARD



City of Johannesburg Banking details:

Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.
Client Account No/Deposit Reference 556919700

Total Due	86,984.65
Due Date	2025/11/20



Account Number: 556919700

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 2,015,000.00 X R 0.0095447 / 12 (Billing Period 2025/11) Less rates on first R300 000.00 of market value VAT: 0 %		1,602.72 - 238.62 0.00	1,364.10

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2025/11) VAT: 15.00%		456.00 68.40	524.40

Current Charges (Including VAT)

1,888.50

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the 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 services?

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.

Khabako Property Developments

Munyaka,
Unit 47,
Mia Drive,
Waterfall City,
Midrand,
1685

Unit No 47

Reference: MIC001-U47

Tel: 722271220

Email: mike@landelane.co.za

STATEMENT

DATE

2025-11-12

Date	Source	Description	Debit	Credit	Cumulative
2025-07-01		Balance b/f	144984.32	0	144 984.32
2025-07-01	Invoice	INV60629	3399.48	0	148 383.80
2025-07-25	Journal Batch 817	Interest on arrears balance of R 144 984.32 as at 2025-06-30 (12.75% p.a.).	1540.46	0	149 924.26
2025-08-01	Invoice	INV62347	3661.30	0	153 585.56
2025-08-25	Journal Batch 826	Interest on arrears balance of R 149 924.26 as at 2025-07-31 (12.75% p.a.).	1592.95	0	155 178.51
2025-09-01	Invoice	INV63990	3530.39	0	158 708.90
2025-09-25	Journal Batch 834	Interest on arrears balance of R 155 178.51 as at 2025-08-31 (12.50% p.a.).	1616.44	0	160 325.34
2025-10-01	Invoice	INV65865	3530.39	0	163 855.73
2025-10-01	Invoice	INV67188	616.69	0	164 472.42
2025-10-01	Invoice	INV67197	3678.85	0	168 151.27
2025-10-24	Journal Batch 842	Interest on arrears balance of R 160 325.34 as at 2025-09-30 (12.50% p.a.).	1670.06	0	169 821.33
2025-11-01	Invoice	INV67694	3530.39	0	173 351.72

120+ days	90+ days	60+ days	30+ days	Current
149 924.26	5 254.25	5 146.83	9 495.99	3 530.39
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 310 020 727 - LEVIES Branch Code: 051001 Reference: MIC001-U47 Account Holder: MUNYAKA RESIDENTS ASSOCIATION Account Type: CURRENT Branch Name: MALL OF AFRICA				Total Due R 173 351.72