

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

CASE NUMBER: 2025/024039

In the matter between

**BODY CORPORATE OF IL PIACERE
SECTIONAL TITLE SCHEME, NO. 461/2008**

Execution Creditor

and

**ATLEGALUX (PTY) LTD
(Reg Number: 2018/314790/07)**

Execution Debtor

NOTICE OF SALE

BE PLEASED TO TAKE NOTICE THAT this is a Sale in Execution of Immovable Property, pursuant to an order obtained in the above Honourable Court dated the 1st of September 2025, in terms of which the following property will be sold in execution at **the offices of the Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway House, Midrand** on the **24th day of February 2026 at 11h00** or so soon thereafter, to the highest bidder **without reserve**:

CERTAIN PROPERTY:

1. FLAT NO. U011 (UNIT NUMBER 11) AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS461/2008 IN THE IL PIACERE SECTIONAL TITLE SCHEME IN RESPECT OF WHICH THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 126 SQUARE METRES IN EXTENT; and
2. 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 DEED OF TRANSFER NUMBER ST1623/2019

PHYSICAL ADDRESS:

FLAT NUMBER U011 (UNIT 11) IL PIACERE, 49 NEW ROAD, MIDRAND

THE PROPERTY IS ZONED:

SECTIONAL TITLE

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SECTIONAL TITLE UNIT

4 x offices

1 X KITCHEN

1 X BATHROOM

1 X TOILET

WALLS - BRICK

ROOF - CORRUGATED IRON

FLOOR - TILES

GEYSER - ELECTRIC

(The nature, extent, condition and existence of the improvements are not guaranteed.)

1. 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.
2. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission or R22 850 and a minimum of R3000.00; and
3. The Purchaser shall pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on 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 or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (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.
4. **BE PLEASED TO TAKE NOTICE THAT** Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at **the offices of the Sheriff, Halfway House - Alexandra, 614 James Crescent, Halfway House, Midrand**

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, **Halfway House - Alexandra** 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.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the **Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway House, Midrand** during normal office hours Monday to Friday.

DATED AT **JOHANNESBURG** ON THIS THE **1ST** DAY OF **DECEMBER 2025**

Sgd JC APFEL

JOSHUA APFEL ATTORNEYS

Execution Creditor's Attorneys
79 Hamlin Street
Highlands North Ext
Tel: 066 180-7999
Email: joshua@jaattorneys.biz



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

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

SEARCH CRITERIA

Search Date	2026/01/16 07:01	Scheme Number	461
Reference	-	Scheme Type	UNIT
Report Print Date	2026/01/16 07:01	Unit Number	11
Scheme Name	IL PIACERE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS IL PIACERE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	461	Province	GAUTENG
Situated at	HALFWAY HOUSE EXT 13:687;0	Extent	126.0000
Scheme Year	2008	LPI Code	TOIR02920000068700000
Unit Number	11	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.990718 / 28.138027
Suburb / Town**	-		

OWNER INFORMATION (1)

ATLEGALUX PTY LTD			Owner 1 of 1
Company Type**	COMPANY	Document	ST1623/2019
Registration Number	201831479007	Microfilm / Scanned Date	-
Name	ATLEGALUX PTY LTD	Purchase Price (R)	1 575 000
Multiple Owners**	NO	Purchase Date	2018/11/16
Multiple Properties**	NO	Registration Date	2019/01/21
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3785/2025AT	24039/2025	-	-
2	I-4104/2017LG	-	-	-
3	PFILED - VB164 SB10611/2018	-	-	-
4	PFILED - VB64 B181550/2007	-	-	-

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Tax Invoice & Statement

**SARFARAAZ MOLLEKAR ATLEGALUX
PTY LTD**

Unit: U011, IL PIACERE BODY CORPORATE
49 NEW ROAD
MIDRAND
1682

Entity

IL PIACERE

Entity VAT No.

4550257085

Entity Registration No.

--

Property

IL PIACERE BODY CORPORATE

Unit No.

U011

Recipient VAT No.

--

Recipient Registration No.

--

Deposit

0.00

Bank Guarantee

0.00

Statement Date: **12/12/2025** Tax Invoice No: **2331958/202601/1** For the Month: **January 2026**

Date	Allocation	Remarks	Exclusive	Tax	Inclusive
		Balance B/f			540,293.59
09/12/2025	SMS NOTIFICATION	SMS (SMS ID:202856)	3.45	0.00	3.45
01/01/2026	LEGAL FEES	INV-9971	4,811.03	721.65	5,532.68
01/01/2026	LEGAL FEES	INV-9986	2,772.50	415.88	3,188.38
01/01/2026	WATER & SEWER RECOVERIES	1.75 units. Date: 31/11/2025. (Last Reading on 1/11/2025) Ref: MOTLEKAR11	337.75	50.66	388.41
01/01/2026	COJ - SUNDRY RECOVERIES	1 units. Date: 30/11/2025. (Last Reading on 1/11/2025) Ref: MOTLEKAR11	32.77	4.92	37.69
01/01/2026	ELECTRICITY - RECOVERIES	525.86 units. Reading: 92036.129. Date: 30/11/2025. (Last Reading: 92036.129 on 1/11/2025) Ref: MOTLEKAR11	3,551.57	532.74	4,084.31
01/01/2026	PENALTY INT-R/ROLL ARREAR		6,423.76	963.56	7,387.32
01/01/2026	LEVY		2,132.10	319.82	2,451.92
01/01/2026	CSOS LEVIES		32.64	0.00	32.64

See Next Page

Queries

011-481-3400

Account Name	Bank	Branch No.	Branch Name	Account No.	Payment Reference
Compeg Services (Pty) LTD TRUST	First National Bank	251705		50450038218	2331958



Tax Invoice & Statement

**SARFARAAZ MOLLEKAR ATLEGALUX
PTY LTD**

Unit: U011, IL PIACERE BODY CORPORATE
49 NEW ROAD
MIDRAND
1682

Entity

IL PIACERE

Entity VAT No.

4550257085

Entity Registration No.

--

Property

IL PIACERE BODY CORPORATE

Unit No.

U011

Recipient VAT No.

--

Recipient Registration No.

--

Deposit

0.00

Bank Guarantee

0.00

Statement Date: **12/12/2025** Tax Invoice No: **2331958/202601/1** For the Month: **January 2026**

Date	Allocation	Remarks	Exclusive	Tax	Inclusive
01/01/2026	CAPITAL RESERVE FUND LEVY		476.28	71.44	547.72

Arrears/Prepaid			540,293.59
Current Month Charges	20,573.85	3,080.67	23,654.52
Amount Due			563,948.11

Queries	120 Days +	90 Days	60 Days	30 Days	Current
011-481-3400	479,129.76	22,662.72	20,393.85	18,110.71	23,651.07

Account Name	Bank	Branch No.	Branch Name	Account No.	Payment Reference
Compeg Services (Pty) LTD TRUST	First National Bank	251705		50450038218	2331958



a world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9

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

ATLEGALUX (PTY) LTD
PO Box 77570
ELDORAIGNE
0171

Date	2026/01/07
Statement for	January 2026
Physical Address	51 **
Stand No./Portion	11 IL PIACERE
Township	HALFWAY HOUSE EXT.13

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
126 m2		2023/07/01	A1	Market Value R 808,000.00	Region A WARD 92

Invoice Number : 28006744385	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555884955	(PIN Code:273497)
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Previous Account Balance	117,168.39
Sub Total	117,168.39
Interest on Arrears	97.32
Current Charges (Excl. VAT)	1,863.71
VAT @ 15%	38.55
Total Due	119,167.97
Due Date	2026/01/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
113,194.93	1,992.56	1,980.90	1,999.58	0.00	119,167.97

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

Date : 2026/01/07 ATLEGALUX (PTY) LTD
Acc. No. : 555884955 - 51 **, HALFWAY HOUSE EXT.13

EasyPay	>>>> 91115 5558849559
SAPO	0146 555884955

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 555884955

>>>> 516008800111159 55588495502

