

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

CASE NO: 2023-012191

In the matter between:

NEDBANK LIMITED
(REGISTRATION NUMBER: 1951/000009/06)

PLAINTIFF

AND

MRS MAGDALINE CHANDA
THE EXECUTRIX ON BEHALF OF ESTATE LATE
VICTOR MUMBA
(IDENTITY NO: 6506300628088)

FIRST DEFENDANT

MRS MAGDALINE CHANDA
(PASSPORT ZN196513)

SECOND DEFENDANT

THE MASTER OF THE JOHANNESBURG HIGH COURT
(Johannesburg – Administration of Deceased
Estates Department)

THIRD DEFENDANT

NOTICE OF SALE IN EXECUTION

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the **15TH OCTOBER 2025** in terms of which the following property will be sold in execution on **24TH FEBRUARY 2026**, at **11:00 am** at, **SHERIFF HALFWAY HOUSE ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE** amount of **R 920 000.00**

Full Conditions of Sale can be inspected at the **SHERIFF HALFWAY HOUSE ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE** the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

The Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements.

CERTAIN:

ERF 11 COUNTRY VIEW TOWNSHIP,
REGISTRATION DIVISION J.R., THE PROVINCE
OF GAUTENG, MEASURING 770 (SEVEN
HUNDRED AND SEVENTY) SQUARE METERS
HELD BY DEED OF TRANSFER NUMBER
T0000166212018 SUBJECT TO THE
CONDITIONS THEREIN CONTAINED AS SET

OUT IN THE AFORESAID DEED under Mortgage
Bond No. **B000008440/2018** in favour of the
Plaintiff.

SITUATED AT: **21 STRELITZIA AVENUE, COUNTRY VIEW
MIDRAND,1687**

REGISTRATION DIVISION: **J.R. CITY OF JOHANNESBURG**

MEASURING: **770 (SEVEN HUNDRED AND SEVENTY) SQUARE
METRES HELD BY DEED OF TRANSFER.**

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER:
T0000166212018.

The following information is forwarded regarding the improvements on the property,
although nothing can be guaranteed in this regard:

IMPROVEMENTS: MAIN BUILDING

THE PROPERTY IS ZONED: **RESIDENTIAL**

- 4 BEDROOMS
- 3 BATHROOMS
- 1 STUDY
- 1 DINING ROOM
- 1 LOUNGE
- 1 KITCHEN
- 1 FAMILY ROOM
- 1 SEPARATE W/C

OUTBUILDINGS: FLATLET

- 1 BEDROOM
- 1 BATHROOM
- 1 LOUNGE

OTHER:

STOREY: SINGLE FREESTANDING

WALLS: FACE BRICK

ROOF: TILE

POOL: YES

CARPORT: YES

PAVING: YES

DATED AT BENONI ON THIS 19TH DAY OF NOVEMBER 2025.



Attorneys of Plaintiff(s),
BHAM & DAHYA ATTORNEYS
NO 6 LAKESIDE PLACE
KLEINFONTEIN OFFICE PARK
BENONI

TEL: (010) 498 5287

FAX: (011) 421 3185

REF: NED/0204

C/O IDA ISMAIL & DAHYA ATTORNEYS

30 BEYERS NAUDE, SERVICE ROAD

FRANKLIN ROOSEVELT

JOHANNESBURG

2195



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	2026/01/09 07:54	Erf Number	11
Reference	-	Portion Number	-
Report Print Date	2026/01/09 07:54	Deeds Office	Pretoria
Township	COUNTRY VIEW	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T31877/1990
Township	COUNTRY VIEW	Local Authority	CITY OF JOHANNESBURG
Erf Number	11	Province	GAUTENG
Portion Number	0	Extent	770.0000SQM
Registration Division	JR	LPI Code	T0JR0040000001100000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.941213 / 28.123233
Suburb / Town**	COUNTRY VIEW		

OWNER INFORMATION (2)

MUMBA VICTOR			Owner 1 of 2
Person Type**	PRIVATE PERSON	Document	T16621/2018
ID Number		Microfilm / Scanned Date	-
Name	MUMBA VICTOR	Purchase Price (R)	1 650 000
Multiple Owners**	NO	Purchase Date	2017/10/29
Multiple Properties**	NO	Registration Date	2018/03/09
Share (%)	50		
CHANDA MAGDALINE			Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	T16621/2018
ID Number		Microfilm / Scanned Date	-
Name	CHANDA MAGDALINE	Purchase Price (R)	1 650 000
Multiple Owners**	NO	Purchase Date	2017/10/29
Multiple Properties**	NO	Registration Date	2018/03/09
Share (%)	50		

DISCLAIMER

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B8446/2018	NEDBANK LTD	1 650 000	-
2	I-1878/2023AT	12191/2023	-	-
3	VA9408/2006	CHETTY DEVARAJ	-	-

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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

& MUMBA M & V
21 STRELITZIA AVENUE
COUNTRY VIEW
1687

Date	2025/11/06
Statement for	November 2025
Physical Address	21 STRELITZIA AVENUE
Stand No./Portion	00000011 - 00000 - 00
Township	COUNTRY VIEW

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
770 m2	1	2023/07/01	A1	Market Value R 1,768,000.00	REGION A WARD 112

Invoice Number : 232000405705	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 3,861.07

Account Number 555210100	(PIN Code:273540)
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Previous Account Balance	126,610.82
Sub Total	126,610.82
Interest on Arrears	113.74
Current Charges (Excl. VAT)	2,386.45
VAT @ 15%	182.82

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
120,661.70	3,069.08	2,880.04	2,683.01	0.00	129,293.83

Total Due	129,293.83
Due Date	2025/11/17

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 : 2025/11/06 CHANDA & MUMBA
 Acc. No. : 555210100 - 21 STRELITZIA AVENUE, , COUNTRY VIEW

EasyPay	>>>>> 91115 5552101007
SAPO	0146 555210100

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 555210100

>>>>> 516008800111159 55521010007

