

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

**NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46(7) (b)
(SALE BY AUCTION)**

In the matter between:-

Case No: **2025-074394**

NEDBANK LIMITED

Execution Creditor

and

PIONEER SKILLS DEVELOPMENT INSTITUTE CC
SHAI: TSHIFHIWA GIFT

First Execution Debtor
Second Execution Debtor

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 22 July 2025 in terms of which the below property of the first execution debtor will be sold in execution by the Sheriff **HALFWAY HOUSE - ALEXANDRA** on **9 DECEMBER 2025** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a court reserve of **R703 659.00**.

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1. A unit consisting of:

- (a) **Section No. 7** as shown and more fully described on Sectional Plan Number **SS597/2008**, in the scheme known as **GRANDE MIRADA** in respect of the land and building or buildings situated at **ERAND GARDENS EXTENSION 57** township, Local Authority: **CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**, of which section the floor area, according to the said sectional plan, is **85 (EIGHTY FIVE)** square metres in extent; and

- (b) 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 **ST40295/2019** and subject to such conditions as set out in the aforesaid deed

2. An exclusive use area described as **PARKING BAY PB4** measuring **16 (SIXTEEN)** square metres being as such part of the common property, comprising the land and the scheme known as **GRANDE MIRADA** in respect of the land and building or buildings situated at **ERAND GARDENS EXTENSION 57**, Local Authority: **CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**, as shown and more fully described on **Sectional Plan No. SS597/2008** held by **NOTARIAL DEED OF CESSION SK. 7192/2019** and subject to such conditions as set out in the aforesaid deed of cession

("the mortgaged unit")

Which is certain and is zoned as a business property. A ground floor unit located in a small office development that is part of a mixed use complex. The unit comprises of wooden floors, 4 offices, 1 reception area and a waiting area in a commercial area – **ALL OF WHICH CANNOT BE GUARANTEED**

The property is situated at: **UNIT 7 (also known as C007B) GRANDE MIRADA, 5 NEW ROAD OFFICE PARK, ERAND GARDENS, MIDRAND** in the magisterial district of **JOHANNESBURG**.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to

a maximum commission of R40 000.00 in total and a minimum of R3 000.00, 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 or Building Society 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 rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff **HALWAY HOUSE – ALEXANDRA at 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN.**

Registration as a buyer is a pre-requisite subject to conditions including, *inter alia*:

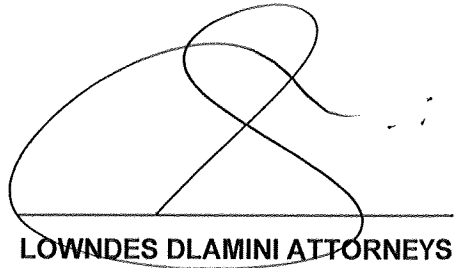
1. Directive of the Consumer Protection Act 68 of 2008.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable) by way of EFT or a bank guarantee cheque (no cash).
4. Registration conditions.

The sale will be augmented with a timed online sale commencing on 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 reviewed 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 aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff **ALEXANDRA – HALFWAY HOUSE at 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN** during normal office hours from Monday to Friday.

Dated at **JOHANNESBURG** on this the 17th day of **OCTOBER 2025.**

PH 1134 DX 31 SANDTON SQUARE



LOWNDES DLAMINI ATTORNEYS

Attorneys for Execution Creditor

First Floor

Wierda Road East

Wierda Valley

Sandton

Tel. (011) 292-5777

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franie@lowndes.co.za

REF: N GAMBUSHE/fp/MAT36975



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

SEARCH CRITERIA

Search Date	2025/11/06 06:16	Scheme Number	597
Reference	-	Scheme Type	UNIT
Report Print Date	2025/11/06 06:16	Unit Number	7
Scheme Name	SS GRANDE MIRADA	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS GRANDE MIRADA	Local Authority	CITY OF JOHANNESBURG
Scheme Number	597	Province	GAUTENG
Situated at	ERAND GARDENS EXT 57;484;0	Extent	85.0000
Scheme Year	2008	LPI Code	TOJR00790000048400000
Unit Number	7	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.975486 / 28.109109
Suburb / Town**	ERAND AH		

OWNER INFORMATION (1)

PIONEERS SKILLS DEVELOPMENT INSTITUTE CC		Owner 1 of 1	
Company Type**		Document	ST40295/2019
Registration Number		Microfilm / Scanned Date	-
Name		Purchase Price (R)	1 020 000
Multiple Owners**	NO	Purchase Date	2019/01/23
Multiple Properties**	NO	Registration Date	2019/06/28
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3061/2025AT	74394/2025	-	-
2	I-4823/2009LG	-	-	-

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a world class African city

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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

PIONEERS SKILLS DEVELOPMENT
INSTITUTE CC
942 NEW ROAD
ERAND GARDENS EXT.57
1684

Date	2025/10/06
Statement for	October 2025
Physical Address	942 NEW ROAD
Stand No./Portion	7 GRANDE MIRADA
Township	ERAND GARDENS EXT.57

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
85 m2	1	2023/07/01	A1	Market Value R 1,000,000.00	REGION A WARD 112

Invoice Number : 64006486695	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555946148	(PIN Code:279245)
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Previous Account Balance	20,858.77
Less: Incoming Payment (Last Payment Made 2025/09/04)	- 5,000.00
Sub Total	15,858.77
Interest on Arrears	102.46
Current Charges (Excl. VAT)	2,245.50
VAT @ 15%	38.55

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	18,245.28
11,107.47	2,377.04	2,374.26	2,386.51	0.00	18,245.28	Due Date	2025/10/31

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 : 2025/10/06 PIONEERS SKILLS DEVELOPMENT INSTITUTE C
Acc. No. : 555946148 - 942 NEW ROAD , ERAND GARDENS EXT.57

EasyPay	>>>>> 91115 5559461487
SAPO	0146 555946148

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 555946148

>>>>> 516008800111159 55594614801

Account Number 555946148			
City of Johannesburg			
Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Business R 1,000,000.00 X R 0.0238620 / 12 (Billing Period 2025/10) VAT: 0 %		1,988.50 0.00	1,988.50
PIKITUP			
Refuse	VAT No. 4790191292		
City cleaning levy VAT: 15.00% (Total Amount: 257.00)		257.00 38.55	295.55

Current Charges (Incl. VAT)	2,284.05
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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.

**Grande Mirada Body Corporate**

Reg No: SS597/2008

Email.: jacky@watchprop.co.za (Levies) /

jhbadmin2@watchprop.co.za (PA)

Contact No.: 021 914 6660

ADDRESS

P O Box 5243

Tygervalley

7536

Portfolio Manager:

Rebekah Poonsamy

Residential Bank Acc:

628-7627-9714

Commercial Bank Acc:

628-7627-9722

Pioneers Skills Development Institue Cc

P O BOX 2881,

HALFWAY HOUSE,

1685

Unit No C007

Reference: PIO001-UC007

Tel: 27823087929

Email: gift@psdinstitute.co.za

STATEMENT

DATE

2025-10-31

Date	Source	Description	Debit	Credit	Cumulative
2025-08-01		Balance b/f	54508.07	0	54 508.07
2025-08-01	Invoice INV01162 (Line 1)	Commercial Admin Levies	2122.82	0	56 630.89
2025-08-01	Invoice INV01162 (Line 2)	CSOS Levies	32.46	0	56 663.35
2025-08-01	Invoice INV01162 (Line 3)	Levy Maintenance Fund	688.99	0	57 352.34
2025-08-01	Invoice INV01162 (Line 4)	Sewerage Recovery	251.93	0	57 604.27
2025-08-01	Invoice INV01162 (Line 5)	Water Recovery as per COJ Exp (2025-05-14 to 2025-06-12)	75.28	0	57 679.55
2025-08-07	Journal Batch 151	Interest on arrears balance of R 54 508.07 as at 2025-07-31 (24.00% p.a.).	1090.16	0	58 769.71
2025-09-01	Invoice INV01205 (Line 1)	Commercial Admin Levies	2122.82	0	60 892.53
2025-09-01	Invoice INV01205 (Line 2)	CSOS Levies	32.46	0	60 924.99
2025-09-01	Invoice INV01205 (Line 3)	Levy Maintenance Fund	688.99	0	61 613.98
2025-09-01	Invoice INV01205 (Line 4)	Water Recovery as per COJ Exp (2025-06-13 to 2025-07-26)	102.26	0	61 716.24
2025-09-01	Invoice INV01205 (Line 5)	Sewerage Recovery	431.81	0	62 148.05

120+ days	90+ days	60+ days	30+ days	Current
45 133.04	4 375.03	4 261.64	4 553.73	4 326.59
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 0000000000 Branch Code: 250655 Reference: PIO001-UC007 Account Holder: GRANDE MIRADA Account Type: SAVINGS Branch Name: ADDRELEY STREET				Total Due R 62 650.03

2025-09-03	FIRST NATIONAL BANK: 62876279722	PIO001UC007 - "Payment - Thank you"	0	5000.00	57 148.05
2025-09-07	Journal Batch 156	Interest on arrears balance of R 58 769.71 as at 2025-08-31 (24.00% p.a.).	1175.39	0	58 323.44
2025-10-01	Invoice INV01248 (Line 1)	Commercial Admin Levies	2122.82	0	60 446.26
2025-10-01	Invoice INV01248 (Line 2)	CSOS Levies	32.46	0	60 478.72
2025-10-01	Invoice INV01248 (Line 3)	Levy Maintenance Fund	688.99	0	61 167.71
2025-10-01	Invoice INV01248 (Line 4)	Sewerage Recovery (2025-07-27 to 2025-08-16)	228.21	0	61 395.92
2025-10-01	Invoice INV01248 (Line 5)	Water Recovery as per COJ Exp (2025-07-27 to 2025-08-16)	87.64	0	61 483.56
2025-10-07	Journal Batch 157	Interest on arrears balance of R 58 323.44 as at 2025-09-30 (24.00% p.a.).	1166.47	0	62 650.03

120+ days	90+ days	60+ days	30+ days	Current
45 133.04	4 375.03	4 261.64	4 553.73	4 326.59
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 0000000000 Branch Code: 250655 Reference: PIO001-UC007 Account Holder: GRANDE MIRADA Account Type: SAVINGS Branch Name: ADDRELEY STREET				Total Due R 62 650.03