

**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: **2023-132976**

**NEDBANK LIMITED**

Execution Creditor

and

**RAJA SEKHAR CHEEKATI**

Execution Debtor

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This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 4 December 2024 and varied on 30 October 2025 in terms of which the below property will be sold in execution by the Sheriff **HALFWAY HOUSE - ALEXANDRA** on **27 JANUARY 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a court reserve of **R422 800.00**.

A unit consisting of:

- (a) **SECTION NO. 66** as shown and more fully described on Sectional Plan No. **SS700/2000**, in the scheme known as **ETON CLOSE** in respect of the land and building or buildings situated at **VORNA VALLEY EXTENSION 52 TOWNSHIP; LOCAL AUTHORITY CITY OF JOHANNESBURG**, of which section the floor area, according to the said sectional plan, is **89 (EIGHTY NINE) 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 ST2374/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.**

("The mortgaged unit")

Which is certain and is zoned as a residential property inclusive of the following: A ground floor unit comprising of lounge, dining room, 2 bedrooms, kitchen, 1 bathroom, 1 shower, 1 toilet and a carport - **WHICH CANNOT BE GUARANTEED**

The property is situated at: **66 ETON CLOSE, 241 LE ROUX AVENUE, VORNA VALLEY, HALFWAY HOUSE** in the magisterial district of **JOHANNESBURG NORTH**.

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 **HALFWAY HOUSE – ALEXANDRA** at **3<sup>RD</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>TH</sup> 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 **3<sup>RD</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>TH</sup> STREET, SANDOWN** during normal office hours from Monday to Friday.

Dated at **JOHANNESBURG** on this the 21<sup>st</sup> day of **NOVEMBER 2025**.



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**LOWNDES DLAMINI ATTORNEYS**

Attorneys for Execution Creditor

First Floor

Wierda Road East

Wierda Valley

Sandton

Tel. (011) 292-5777

E-MAIL: [nthabiseng@lowndes.co.za](mailto:nthabiseng@lowndes.co.za)

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**REF: N GAMBUSHE/fp/MAT34226**



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#### SEARCH CRITERIA

Search Date	2025/12/01 14:16	Scheme Number	700
Reference	-	Scheme Type	UNIT
Report Print Date	2025/12/01 14:19	Unit Number	66
Scheme Name	SS ETON CLOSE	Search Source	Deeds Office
Deeds Office	Pretoria		

#### PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS ETON CLOSE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	700	Province	GAUTENG
Situated at	VORNA VALLEY EXT 52 1987,0	Extent	89.0000
Scheme Year	2000	LPI Code	TOIR09520000198700000
Unit Number	66	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.996643 / 28.105553
Suburb / Town**	VORNA VALLEY		

#### OWNER INFORMATION (1)

CHEEKATI RAJA SEKHAR		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST2374/2020
ID Number		Microfilm / Scanned Date	-
Name	CHEEKATI RAJA SEKHAR	Purchase Price (R)	810 000
Multiple Owners**	NO	Purchase Date	2019/10/25
Multiple Properties**	NO	Registration Date	2020/01/22
Share (%)	-		

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**ENDORSEMENTS (3)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-57/2025AT	132976/2023	-	-
2	SB1724/2020	NEDBANK LTD	729 000	-
3	VA923/2015	PADAYACHEE THAVAGI	-	-

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a world class African city

Fax : (011) 358 3408/9

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

RS CHEEKATI  
66 ETTON CLOSE  
VORNA VALLEY EXT 52  
1686

Date	2025/11/06
Statement for	November 2025
Physical Address	241 LE ROUX AVENUE
Stand No./Portion	66 ETON CLOSE
Township	VORNA VALLEY EXT.52

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
89 m2	1	2023/07/01	A1	Market Value R 935,000.00	Region A Ward 132

Invoice Number : 64006512475 Group : Next Reading Date :  
Client VAT Number : Deposit Paid : R 0.00

Account Number 556299165 (PIN Code:263949)

Previous Account Balance

25,983.49

Sub Total

25,983.49

Interest on Arrears

49.99

Current Charges (Excl. VAT)

815.08

VAT @ 15%

46.50

Total Due

26,895.06

Due Date

2025/11/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
23,686.19	1,145.76	1,151.54	911.57	0.00	26,895.06

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 "C 3 1 Oct 2026. For more info, visit [www.joburg.org.za](http://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](mailto: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 RS CHEEKATI  
Acc. No. : 556299165 - 241 LE ROUX AVENUE , VORNA VALLEY EXT.52

EasyPay >>>>> 91115 5562991652

SAPO 0146 556299165

## 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 556299165

>>>>> 516008800111159 55629916502



<b>City of Johannesburg</b> Property Rates <b>VAT No. 4760117194</b>		<b>Amount</b>	<b>Sub Total</b>
<b>Category of Property: Property Rates Residential</b> R 935,000.00 X R 0.0095447 / 12 ( Billing Period 2025/11 ) Less rates on first R300 000.00 of market value VAT: 0 %		743.70 - 238.62 0.00	<b>505.08</b>
<b>PIKITUP</b> Refuse <b>VAT No. 4790191292</b>			
Refuse Residential ( Billing Period 2025/11 ) VAT: 15.00% ( Total Amount: 310.00 )		310.00 46.50	<b>356.50</b>

<b>Current Charges (Incl. VAT)</b>	<b>861.58</b>
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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.



**Eton Close Body Corporate**

Reg No: SS586/1999

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

jhbadmin@watchprop.co.za (PA)

Contact No.: 021 914 6660

**ADDRESS**

P O Box 5243

Tygervally

7536

Portfolio Manager:

Charmaine Frederick

**Raja Sekhar Cheekati**

241 Le Roux Avenue,

Vorna Valley,

Midrand,

1686

Section 66

Reference: RAJ001-S66

Tel: 27738539117

Email: rajacheekati3@gmail.com

# STATEMENT

DATE

2025-12-01

Date	Source	Description	Debit	Credit	Cumulative
2025-10-01		Balance b/f	100448.59	0	100 448.59
2025-10-01	Invoice INV03262 (Line 1)	Electricity (2025-08-08 to 2025-09-05) - Previous: 47377, Current: 47880 - Usage: 503	1491.32	0	101 939.91
2025-10-01	Invoice INV03262 (Line 2)	Levies	1899.11	0	103 839.02
2025-10-01	Invoice INV03262 (Line 3)	CSOS Levies	27.98	0	103 867.00
2025-10-01	Invoice INV03262 (Line 4)	Elect. Common Property (2025-08-08 to 2025-09-05) - Usage: 38	113.85	0	103 980.85
2025-10-01	Invoice INV03262 (Line 5)	Water (2025-08-08 to 2025-09-05) - Usage: 14	353.12	0	104 333.97
2025-10-01	Invoice INV03262 (Line 6)	Sewerage Recovery	802.39	0	105 136.36
2025-10-07	FIRST NATIONAL BANK: 62760414450	Raj001-S66 - "Payment - Thank you"	0	50.00	105 086.36
2025-10-07	FIRST NATIONAL BANK: 62760414450	CAPITEC RAJ001-S66 - "Payment - Thank you"	0	10.00	105 076.36
2025-10-07	Journal Batch 290	Interest on arrears balance of R 100 448.59 as at 2025-09-30 (10.00% p.a.).	837.07	0	105 913.43
2025-10-08	FIRST NATIONAL BANK: 62760414450	FNB APP PAYMENT FROM RAJ001-S66 - "Payment - Thank you"	0	6500.00	99 413.43
2025-10-27	FIRST NATIONAL BANK: 62760414450	FNB APP PAYMENT FROM RAJ001-S66 - "Payment - Thank you"	0	10000.00	89 413.43
2025-11-01	Invoice INV03341 (Line 1)	Electricity (2025-09-05 to 2025-10-07) - Previous: 47880, Current: 48365 - Usage: 485	1436.48	0	90 849.91
2025-11-01	Invoice INV03341 (Line 2)	Levies	1899.11	0	92 749.02

120+ days	90+ days	60+ days	30+ days	Current
77 272.19	6 616.40	5 524.84	5 707.91	5 848.55
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: FIRST NATIONAL BANK Account Number: 62760414450 Branch Code: 250655				<b>R 100 969.89</b>
Reference: RAJ001-S66 Account Holder: ETON CLOSE Account Type: CURRENT Branch Name: ADDERLEY STREET				

2025-11-01	Invoice INV03341 (Line 3)	CSOS Levies	27.98	0	92 777.00
2025-11-01	Invoice INV03341 (Line 4)	Elect. Common Property (2025-09-05 to 2025-10-07) - Usage: 45	133.59	0	92 910.59
2025-11-01	Invoice INV03341 (Line 5)	Water (2025-09-05 to 2025-10-07) - Usage: 16	413.25	0	93 323.84
2025-11-01	Invoice INV03341 (Line 6)	Electricity Reconnection Fee	250.00	0	93 573.84
2025-11-01	Invoice INV03341 (Line 7)	Sewerage Recovery	802.39	0	94 376.23
2025-11-07	Journal Batch 298	Interest on arrears balance of R 89 413.43 as at 2025-10-31 (10.00% p.a.).	745.11	0	95 121.34
2025-12-01	Invoice INV03420 (Line 1)	Electricity (2025-10-07 to 2025-11-07) - Previous: 48365, Current: 48872 - Usage: 507	1505.19	0	96 626.53
2025-12-01	Invoice INV03420 (Line 2)	Levies	1899.11	0	98 525.64
2025-12-01	Invoice INV03420 (Line 3)	CSOS Levies	27.98	0	98 553.62
2025-12-01	Invoice INV03420 (Line 4)	Elect. Common Property (2025-10-07 to 2025-11-07) - Usage: 40	118.70	0	98 672.32
2025-12-01	Invoice INV03420 (Line 5)	Water Recovery (2025-10-07 to 2025-11-07) - Usage: 15	373.93	0	99 046.25
2025-12-01	Invoice INV03420 (Line 6)	Legal Fees: HP Attorneys (Inv no: 112954 / 2025-11-11)	1121.25	0	100 167.50
2025-12-01	Invoice INV03420 (Line 7)	Sewerage Recovery	802.39	0	100 969.89

120+ days	90+ days	60+ days	30+ days	Current
77 272.19	6 616.40	5 524.84	5 707.91	5 848.55
<b>BANKING DETAILS</b> Bank Name: FIRST NATIONAL BANK Account Number: 62760414450 Branch Code: 250655 Reference: RAJ001-S66 Account Holder: ETON CLOSE Account Type: CURRENT Branch Name: ADDERLEY STREET				<b>Total Due</b>
				<b>R 100 969.89</b>