

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

CASE NUMBER: 15648/2023

In the matter between:-

NEDBANK LIMITED
(Registration No: 1951/000009/06)

PLAINTIFF

AND

HAYFORD TRADERS 9 PROPRIETARY LIMITED
(Registration No. 2002/019713/07)

1st DEFENDANT

KHOTSO TEBOHO AJAX BAHOLO
(Identity No: 681126 5449 086)

2ND DEFENDANT

BAHOLO PROPERTY HOLDINGS CC
(Registration No: 2006/009236/23)

3RD DEFENDANT

NOTICE OF SALE IN EXECUTION – IMMOVABLE PROPERTY

In pursuance of a judgment dated 5 May 2023 and an attachment, the following immovable property will be sold at the Sheriff's Office, **614 James Crescent, Halfway House** by public auction on **30 APRIL 2024** at **11:00** and the Conditions of Sale will be available for inspection at: **614 James Crescent, Halfway House.**

ERF 219 HALFWAY HOUSE EXTENSION 12 TOWNSHIP

REGISTRATION DIVISION I.R

THE PROVINCE OF GAUTENG

MEASURING 1018 (ONE THOUSAND AND EIGHTEEN) SQUARE

METRES

HELD BY DEED OF TRANSFER NUMBER T42787/2002

WHICH BEARS THE PHYSICAL ADDRESS:

527 NUPEN TREET

HALFWAY HOUSE

**DOUBLE STOREY, FREESTANDING, APARTMENT BLOCK WITH 22
UNITS AND A SECURITY OFFICE.**

ZONING: RESIDENTIAL AREA.

BOUNDARY: BRICK & CONCRETE.

ROOF: HARVEY TILE.

FLOORS: TILES.

The Conditions of Sale may be inspected at the Sheriff's Office, **614 JAMES
CRESCENT, HALFWAY HOUSE.**

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The property will be sold subject to no reserve price. 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

1. **TERMS:** The purchaser shall immediately on demand pay the sheriff's commission calculated as follows;

1.1 6% on the first R100 000.00, and

- 1.2 3.5% on R100 001.00 to R400 000, and
- 1.3 1.5% on the balance of the proceeds of the sale,

DATED AT ROODEPOORT ON THIS 4th DAY OF MARCH 2024.

VICTOR AND PARTNERS INC

Plaintiff's Attorneys

Unit 10, 2nd Floor

Highcliff Office Park

Cnr Wilhelmina Ave & Christiaan De Wet Rd

Constantia Kloof

Roodepoort

Tel: (011) 831-0000

Email: melissa@victorandpartners.co.za

REF: ML/TDP/MAT17255

C/O ROXANNE BARNARD ATTORNEYS

6TH FLOOR, SCHREINER CHAMBERS

94 PRITCHARD STREET

JOHANNESBURG



a world class African city

Computer generated

COPY OF TAX INVOICE

HAYFORD TRADERS 9 (PTY) LTD
OOSTNET SUITE 483
. PRIVATE BAG X 29
2052

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: 4780191292
VAT NO. CITY POWER: 4710191182

Date	2024/02/06
Statement For	February 2024
Physical Address	527 NUPEN CRESCENT
Stand No./Portion	00000219 - 00000 - 00
Township	HALFWAY HOUSE EXT.12

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1018 m2	1	2023/07/01	A1	Market Value R5,500,000.00	REGION A WARD 110

Invoice Number: 52005939316	Next Reading Date: 2024/02/21
Client VAT Number: 9999999999	Deposit: R 1,000.00

Account Number: 900532150 **PIN CODE: 903641**

Previous Account Balance	731,485.41
Sub Total	731,485.41
Interest on Arrears	576.43
Current Charges (Excl. VAT)	12,203.39
VAT @ 15%	319.52

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
705,399.14	12,849.86	13,236.41	13,099.34	0.00	744,584.75	744,584.75
						Due Date
						2024/02/21

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: 2024/02/06	HAYFORD TRADERS 9 (PTY) LTD
Acc. No.: 900532150	527 NUPEN CRESCENT

EasyPay 91115 9005321501

Postal Office 0146 900532150

Standard Bank 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 900532150



516008800111159 90053215007

Total Due	744,584.75
Due Date	2024/02/21



Account Number: 900532150

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Business R 5,500,000.00 X R 0.0219780 / 12 (Billing Period 2024/02) VAT: 0 %		10,073.25 0.00	10,073.25

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Period = 2024/01/10 to 2024/02/06 = 28 days) Water charge @ R 450.27 Sewer monthly charge based on Stand size 1018 m2 (Billing Period 2024/02) VAT: 15.00%		450.27 860.45 196.61	1,507.33

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
City cleaning levy VAT: 15.00%		521.00 78.15	599.15

City of Johannesburg Sundry	VAT 4760117194	Sub - Total	Total Amount
Surcharge on business services, excluding property rates Pretermination Notices DR VAT: 15.00%		10.42 288.00 44.76	343.18

Current Charges (Including VAT)

12,522.91

Where can a payment be made?

Any CoJ Office, and Post Office; and 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.