

IN THE HIGH COURT OF SOUTH AFRICA

GAUTENG DIVISION, PRETORIA

CASE NUMBER: 29/2021

In the matter between:

FIRSTRAND BANK LIMIED

Execution Creditor

And

MOHLALA : GLADYS ANNAH
(Identity number : 800724 0339 082)

Judgment Debtor

NOTICE OF SALE IN EXECUTION - AUCTION

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale without reserve will be held at **614 James Crescent, Halfway House, Halfway House, Midrand**, and the Plaintiff has arranged for the immovable property to be sold by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand**, on **30 April 2024** at **11:00** of the under-mentioned property on the conditions which will lie for inspection at the offices of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand** prior to the sale:

CERTAIN

A Unit consisting of:

- (a) Section No. 37 as shown and more fully described on Sectional Plan no SS50/2008 in the scheme known as CARLSWALD MANOR in respect of the land and building or buildings situate at NOORDWYK EXTENSION 80 TOWNSHIP: LOCAL

AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan is 119 (ONE HUNDRED AND NINETEEN) 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 ST60127/2016 and subject to such conditions as set out in the aforesaid deed.

Situate at Unit 36 326 EIGHT ROAD, NOORDWYK EXT 80 MIDRAND

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed:

THE PROPERTY IS ZONED: RESIDENTIAL

and consists of : An entrance hall, lounge, kitchen, 3 bedrooms, 2 bathrooms, 1 shower, 2 WC, and a double garage.

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS:

1. The Purchaser shall pay Auctioneer's commission as follows:-
 - 1.1 6% on the first R100 000.00;
 - 1.2 3.5% on R100,001.00 to R400,000.00; and
 - 1.3 1.5% on the balance of the proceeds of the sale,

subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.

- 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale.

- 3 The rules of auction are available 24 hours prior to the Auction at the offices of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand** prior to the sale. The office of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra)** will conduct the sale

Registration As Buyer Is A Pre-Requisite Subject To Conditions, *Inter Alia*:

- (a) Directive of the Consumer Protection Act 68 of 2008

(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)

- (b) Fica-Legislation – Proof of identity and address particulars
- (c) Payment of a registration fee
- (d) Registration conditions

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. Go to <https://www.shha.online/> to register and participate online of the aforementioned property of the Judgment Debtor. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand**.

Dated at Sandton on this 1st March 2024

VAN HULSTEYNS ATTORNEYS

Attorneys for the Execution Creditor

Suite 25, 3rd Floor, Katherine and West Building

Corner Katherine and West

Sandown

Sandton

Tel: (011) 523-5300

Fax: (011) 523-5326

E-mail: foreclosures@vhlaw.co.za

Ref: Mrs Barbara Seimenis/SV/MAT21454

c/o LEE ATTORNEYS

51 Elandslaagte Street

Hazelwood

Tel: (012) 346 – 7040

Ref: L Lee



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

3 A MOHLALA
8th road
37 carlsaald manor
MIDRAND
1685

Date	2024/02/06
Statement for	February 2024
Physical Address	326 EIGHTH ROAD
Stand No./Portion	37 CARLSWALD MANOR
Township	NOORDWYK EXT.80

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
	1	2023/07/01	A1	Market Value R 1,029,000.00	REGION A WARD 112

Invoice Number : 88005816358	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554416155 (PIN Code:286547)

Previous Account Balance	49,309.52
Job Total	49,309.52
Interest on Arrears	51.29
Current Charges (Excl. VAT)	824.05
VAT @ 15%	43.50

Total Due	50,228.36
Due Date	2024/02/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
46,688.50	1,139.93	1,481.09	918.84	0.00	50,228.36

Paying your account in full and on time ensures the City continues delivering services to residents. Visit www.Joburg.org.za for more on payment methods.

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 : 2024/02/06 G A MOHLALA
Acc. No. : 554416155 - 326 EIGHTH ROAD , NOORDWYK EXT.80

EasyPay >>>> 91115 5544161556
SAPO 0146 554416155

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 554416155

>>>> 516008800111159 55441615508

Account Number 554416155			
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City of Johannesburg		Amount	Sub Total
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 1,029,000.00 X R 0.0087910 / 12 (Billing Period 2024/02) Less rates on first R300 000.00 of market value VAT: 0 %		753.83 - 219.78 0.00	534.05
PIKITUP Refuse			
	VAT No. 4790191292		
Refuse Charge VAT: 15.00% (Total Amount: 290.00)		290.00 43.50	333.50

Current Charges (Incl. VAT)	867.55
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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.

**STATEMENT for A0090037001 37 CARLSWALD MANOR BODY
CORPORATE**

E-mail: kerom@trafalgar.co.za

Tel: 0123265963

Fax:

For the period March 2024 to February 2023

C A Mohlala
 Carlswald Manor 37
 Noordwyk Ext 80
 Midrand
 1682

Printed on 4-Mar-24

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/03/2024	Special Levy	0.00	312.35	0.00	168,743.67
01/03/2024	Reserve Fund Levy	0.00	349.83	0.00	168,431.32
01/03/2024	Trafex	0.00	73.00	0.00	168,081.49
01/03/2024	Administrative Levy	0.00	2,277.62	0.00	168,008.49
01/03/2024	Interest On Odue Bal [jan 2024]	0.00	2,009.81	0.00	165,730.87
01/03/2024	Csos Levy - 03/2024 [a009*37 - 2350.62]	0.00	37.01	0.00	163,721.06
08/02/2024	Opening Of Debt Collection File	3.15	24.15	0.00	163,684.05
01/02/2024	Reserve Fund Levy	0.00	349.83	0.00	163,659.90
01/02/2024	Administrative Levy	0.00	2,277.62	0.00	163,310.07
01/02/2024	Reserve Fund Levy	0.00	0.00	-312.35	161,032.45
01/02/2024	Administrative Levy	0.00	0.00	-2,343.96	161,344.80
01/02/2024	Special Levy	0.00	312.35	0.00	163,688.76
01/02/2024	Reserve Fund Levy	0.00	312.35	0.00	163,376.41
01/02/2024	Trafex	0.00	73.00	0.00	163,064.06
01/02/2024	Administrative Levy	0.00	2,343.96	0.00	162,991.06
01/02/2024	Interest On Odue Bal [dec 2023]	0.00	1,960.14	0.00	160,647.10
01/02/2024	Csos Levy - 02/2024 [a009*37 - 2416.96]	0.00	38.34	0.00	158,686.96
25/01/2024	Electronic Debt Collection Communication On 25/01/2024	3.15	24.15	0.00	158,648.62
24/01/2024	Csos Levy - 02/2023 [a009*37]	0.00	36.63	0.00	158,624.47
24/01/2024	Csos Levy - 02/2023 [a009*37]	0.00	0.00	-38.34	158,587.84
08/01/2024	Opening Of Debt Collection File	3.15	24.15	0.00	158,626.18
01/01/2024	Reserve Fund Levy	0.00	187.41	0.00	158,602.03
01/01/2024	Trafex	0.00	53.45	0.00	158,414.62
01/01/2024	Administrative Levy	0.00	2,211.28	0.00	158,361.17
01/01/2024	Interest On Odue Bal [nov 2023]	0.00	1,843.42	0.00	156,149.89
01/01/2024	Csos Levy - 01/2024 [a009*37 - 2264.73]	0.00	35.29	0.00	154,306.47
08/12/2023	Opening Of Debt Collection File	3.15	24.15	0.00	154,271.18
01/12/2023	Reserve Fund Levy	0.00	187.41	0.00	154,247.03
01/12/2023	Trafex	0.00	53.45	0.00	154,059.62
01/12/2023	Administrative Levy	0.00	2,211.28	0.00	154,006.17
01/12/2023	Interest On Odue Bal [oct 2023]	0.00	1,851.03	0.00	151,794.89
01/12/2023	Csos Levy - 12/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	149,943.86
27/11/2023	Handover Letter	3.15	24.15	0.00	149,908.57
27/11/2023	Handover Letter - Hoa	3.15	24.15	0.00	149,884.42
08/11/2023	Opening Of Debt Collection File	3.15	24.15	0.00	149,860.27
01/11/2023	Reserve Fund Levy	0.00	187.41	0.00	149,836.12
01/11/2023	Trafex	0.00	53.45	0.00	149,648.71
01/11/2023	Administrative Levy	0.00	2,211.28	0.00	149,595.26

Property Managers and Financial Services

Trafalgar Property Management (Pty) Ltd. Reg. 1989/003678/07. Directors: AW Schaefer, DW Schaefer, S Carr, J Chetty, S Ebrahim, *B Migogo (*Non-Executive Director)

 Johannesburg: (011) 214 5200. Pretoria: (012) 326 5963. Cape Town: (021) 410 5500. Durban: (031) 301 7017.
 East London: (043) 726 6066. Port Elizabeth: (041) 365 6840. Knysna: (044) 382 6230.

**STATEMENT for A0090037001 37 CARLSWALD MANOR BODY
CORPORATE**

E-mail: kerom@trafalgar.co.za

Tel: 0123265963

Fax:

For the period March 2024 to February 2023

C A Mohlala
 Carlswald Manor 37
 Noordwyk Ext 80
 Midrand
 1682

Printed on 4-Mar-24

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/11/2023	Interest On Odue Bal [sep 2023]	0.00	1,739.15	0.00	147,383.98
01/11/2023	Csos Levy - 11/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	145,644.83
25/10/2023	Handover Letter	3.15	24.15	0.00	145,609.54
25/10/2023	Handover Letter - Hoa	3.15	24.15	0.00	145,585.39
08/10/2023	Opening Of Debt Collection File	3.15	24.15	0.00	145,561.24
01/10/2023	Reserve Fund Levy	0.00	187.41	0.00	145,537.09
01/10/2023	Trafex	0.00	53.45	0.00	145,349.68
01/10/2023	Administrative Levy	0.00	2,211.28	0.00	145,296.23
01/10/2023	Interest On Odue Bal [aug 2023]	0.00	1,743.99	0.00	143,084.95
01/10/2023	Csos Levy - 10/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	141,340.96
28/09/2023	Handover Letter	3.15	24.15	0.00	141,305.67
08/09/2023	Opening Of Debt Collection File	3.15	24.15	0.00	141,281.52
01/09/2023	Reserve Fund Levy	0.00	187.41	0.00	141,257.37
01/09/2023	Trafex	0.00	53.45	0.00	141,069.96
01/09/2023	Administrative Levy	0.00	2,211.28	0.00	141,016.51
01/09/2023	Interest On Odue Bal [jul 2023]	0.00	1,683.09	0.00	138,805.23
01/09/2023	Csos Levy - 09/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	137,122.14
28/08/2023	Handover Letter	3.15	24.15	0.00	137,086.85
08/08/2023	Opening Of Debt Collection File	3.15	24.15	0.00	137,062.70
01/08/2023	Reserve Fund Levy	0.00	187.41	0.00	137,038.55
01/08/2023	Trafex	0.00	53.45	0.00	136,851.14
01/08/2023	Administrative Levy	0.00	2,211.28	0.00	136,797.69
01/08/2023	Interest On Odue Bal [jun 2023]	0.00	1,542.82	0.00	134,586.41
01/08/2023	Csos Levy - 08/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	133,043.59
24/07/2023	Handover Letter	3.15	24.15	0.00	133,008.30
10/07/2023	Children Nuisance	0.00	750.00	0.00	132,984.15
08/07/2023	Opening Of Debt Collection File	3.15	24.15	0.00	132,234.15
01/07/2023	Reserve Fund Levy	0.00	187.41	0.00	132,210.00
01/07/2023	Trafex	0.00	53.45	0.00	132,022.59
01/07/2023	Administrative Levy	0.00	2,211.28	0.00	131,969.14
01/07/2023	Interest On Odue Bal [may 2023]	0.00	1,570.45	0.00	129,757.86
01/07/2023	Csos Levy - 07/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	128,187.41
08/06/2023	Opening Of Debt Collection File	3.15	24.15	0.00	128,152.12
06/06/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv: 12362	0.00	800.00	0.00	128,127.97
06/06/2023	Letter Of Demand	3.15	24.15	0.00	127,327.97
16/05/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv: 12327	0.00	482.50	0.00	127,303.82
04/05/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv:	0.00	1,632.94	0.00	126,821.32

Property Managers and Financial Services

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**STATEMENT for A0090037001 37 CARLSWALD MANOR BODY
CORPORATE**

E-mail: kerom@trafalgar.co.za

Tel: 0123265963

Fax:

For the period March 2024 to February 2023

C A Mohlala
 Carlswald Manor 37
 Noordwyk Ext 80
 Midrand
 1682

Printed on 4-Mar-24

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
	12310				
01/06/2023	Reserve Fund Levy	0.00	187.41	0.00	125,188.38
01/06/2023	Trafex	0.00	53.45	0.00	125,000.97
01/06/2023	Administrative Levy	0.00	2,211.28	0.00	124,947.52
01/06/2023	Interest On Odue Bal [apr 2023]	0.00	1,411.69	0.00	122,736.24
01/06/2023	Csos Levy - 06/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	121,324.55
25/05/2023	Handover Letter	3.15	24.15	0.00	121,289.26
08/05/2023	Opening Of Debt Collection File	3.15	24.15	0.00	121,265.11
16/05/2023	Std Bank 16/05/2023	0.00	0.00	-4,197.06	121,240.96
16/05/2023	Std Bank 16/05/2023	0.00	0.00	-1,161.50	125,438.02
16/05/2023	Std Bank 16/05/2023	0.00	0.00	-313.95	126,599.52
16/05/2023	Std Bank 16/05/2023	0.00	0.00	-48.30	126,913.47
01/05/2023	Reserve Fund Levy	0.00	187.41	0.00	126,961.77
01/05/2023	Trafex	0.00	53.45	0.00	126,774.36
01/05/2023	Administrative Levy	0.00	2,211.28	0.00	126,720.91
01/05/2023	Interest On Odue Bal [mar 2023]	0.00	1,383.13	0.00	124,509.63
01/05/2023	Csos Levy - 05/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	123,126.50
25/04/2023	Handover Letter	3.15	24.15	0.00	123,091.21
08/04/2023	Opening Of Debt Collection File	3.15	24.15	0.00	123,067.06
20/03/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv: 12057	0.00	7,063.73	0.00	123,042.91
01/04/2023	Reserve Fund Levy	0.00	187.41	0.00	115,979.18
01/04/2023	Trafex	0.00	53.45	0.00	115,791.77
01/04/2023	Administrative Levy	0.00	2,211.28	0.00	115,738.32
01/04/2023	Interest On Odue Bal [feb 2023]	0.00	1,206.19	0.00	113,527.04
01/04/2023	Csos Levy - 04/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	112,320.85
27/03/2023	Handover Letter	3.15	24.15	0.00	112,285.56
08/03/2023	Opening Of Debt Collection File	3.15	24.15	0.00	112,261.41
16/02/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv: 11974	0.00	2,241.68	0.00	112,237.26
01/03/2023	Reserve Fund Levy	0.00	187.41	0.00	109,995.58
01/03/2023	Trafex	0.00	53.45	0.00	109,808.17
01/03/2023	Administrative Levy	0.00	2,211.28	0.00	109,754.72
01/03/2023	Interest On Odue Bal [jan 2023]	0.00	1,257.47	0.00	107,543.44
01/03/2023	Csos Levy - 03/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	106,285.97
08/02/2023	Opening Of Debt Collection File	3.15	24.15	0.00	106,250.68
01/02/2023	Reserve Fund Levy	0.00	187.41	0.00	106,226.53
01/02/2023	Trafex	0.00	53.45	0.00	106,039.12

Property Managers and Financial Services

Trafalgar Property Management (Pty) Ltd. Reg. 1989/003678/07. Directors: AW Schaefer, DW Schaefer, S Carr, J Chetty, S Ebrahim, *B Migogo (*Non-Executive Director)

**STATEMENT for A0090037001 37 CARLSWALD MANOR BODY
CORPORATE**

E-mail: kerom@trafalgar.co.za

Tel: 0123265963

Fax:

For the period March 2024 to February 2023

 C A Mohlala
 Carlswald Manor 37
 Noordwyk Ext 80
 Midrand
 1682

Printed on 4-Mar-24

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/02/2023	Administrative Levy	0.00	2,211.28	0.00	105,985.67
01/02/2023	Interest On Odue Bal [dec 2022]	0.00	1,211.41	0.00	103,774.39
01/02/2023	Csos Levy - 02/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	102,562.98
08/01/2023	Opening Of Debt Collection File	3.15	24.15	0.00	102,527.69
09/12/2022	Legal Fees - Rorich Wolmarans & Luderitz Inv: 11782	0.00	2,420.00	0.00	102,503.54
	Balance B/F				100,083.54

Summary of above Transactions

	VAT R.	R.
Balance B/F		100,083.54
Debtor Initiation Charges	44.10	338.10
Recoveries - Legal Fees	0.00	14,640.85
Recoveries - Insurance:geyser	0.00	787.40
Fines/penalties	0.00	750.00
Special Levies	0.00	624.70
Normal Levies	0.00	31,090.60
Interest Received - Member Interest	0.00	22,413.79
Admin Fee - Demand Letters	37.80	289.80
Recoveries - Csos Levy	0.00	497.12
Receipts	0.00	-5,720.81
Reserve Acc - Levies Charged	0.00	2,948.58
Balance C/F		168,743.67



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

G A MOHLALA
 8th road
 37 carlsaald manor
 MIDRAND
 1685

Date	2024/02/06
Statement for	February 2024
Physical Address	326 EIGHTH ROAD
Stand No./Portion	37 CARLSWALD MANOR
Township	NOORDWYK EXT.80

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
	1	2023/07/01	A1	Market Value R 1,029,000.00	REGION A WARD 112

Invoice Number : 88005816358	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554416155	(PIN Code:286547)
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Previous Account Balance	49,309.52
Sub Total	49,309.52
Interest on Arrears	51.29
Current Charges (Excl. VAT)	824.05
VAT @ 15%	43.50

Total Due	50,228.36
Due Date	2024/02/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
46,688.50	1,139.93	1,481.09	918.84	0.00	50,228.36

Paying your account in full and on time ensures the City continues delivering services to residents. Visit www.Joburg.org.za for more on payment methods.
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 : 2024/02/06 G A MOHLALA
 Acc. No. : 554416155 - 326 EIGHTH ROAD , NOORDWYK EXT.80

EasyPay >>>>> 91115 5544161556

SAPO 0146 554416155

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 554416155

>>>>> 516008800111159 55441615508

**STATEMENT for A0090037001 37 CARLSWALD MANOR BODY
CORPORATE**

E-mail: kerom@trafalgar.co.za

Tel: 0123265963

Fax:

For the period March 2024 to February 2023

**C A Mohlala
Carlswald Manor 37
Noordwyk Ext 80
Midrand
1682**

Printed on 4-Mar-24

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/03/2024	Special Levy	0.00	312.35	0.00	168,743.67
01/03/2024	Reserve Fund Levy	0.00	349.83	0.00	168,431.32
01/03/2024	Trafex	0.00	73.00	0.00	168,081.49
01/03/2024	Administrative Levy	0.00	2,277.62	0.00	168,008.49
01/03/2024	Interest On Odue Bal [jan 2024]	0.00	2,009.81	0.00	165,730.87
01/03/2024	Csos Levy - 03/2024 [a009*37 - 2350.62]	0.00	37.01	0.00	163,721.06
08/02/2024	Opening Of Debt Collection File	3.15	24.15	0.00	163,684.05
01/02/2024	Reserve Fund Levy	0.00	349.83	0.00	163,659.90
01/02/2024	Administrative Levy	0.00	2,277.62	0.00	163,310.07
01/02/2024	Reserve Fund Levy	0.00	0.00	-312.35	161,032.45
01/02/2024	Administrative Levy	0.00	0.00	-2,343.96	161,344.80
01/02/2024	Special Levy	0.00	312.35	0.00	163,688.76
01/02/2024	Reserve Fund Levy	0.00	312.35	0.00	163,376.41
01/02/2024	Trafex	0.00	73.00	0.00	163,064.06
01/02/2024	Administrative Levy	0.00	2,343.96	0.00	162,991.06
01/02/2024	Interest On Odue Bal [dec 2023]	0.00	1,960.14	0.00	160,647.10
01/02/2024	Csos Levy - 02/2024 [a009*37 - 2416.96]	0.00	38.34	0.00	158,686.96
25/01/2024	Electronic Debt Collection Communication On 25/01/2024	3.15	24.15	0.00	158,648.62
24/01/2024	Csos Levy - 02/2023 [a009*37]	0.00	36.63	0.00	158,624.47
24/01/2024	Csos Levy - 02/2023 [a009*37]	0.00	0.00	-38.34	158,587.84
08/01/2024	Opening Of Debt Collection File	3.15	24.15	0.00	158,626.18
01/01/2024	Reserve Fund Levy	0.00	187.41	0.00	158,602.03
01/01/2024	Trafex	0.00	53.45	0.00	158,414.62
01/01/2024	Administrative Levy	0.00	2,211.28	0.00	158,361.17
01/01/2024	Interest On Odue Bal [nov 2023]	0.00	1,843.42	0.00	156,149.89
01/01/2024	Csos Levy - 01/2024 [a009*37 - 2264.73]	0.00	35.29	0.00	154,306.47
08/12/2023	Opening Of Debt Collection File	3.15	24.15	0.00	154,271.18
01/12/2023	Reserve Fund Levy	0.00	187.41	0.00	154,247.03
01/12/2023	Trafex	0.00	53.45	0.00	154,059.62
01/12/2023	Administrative Levy	0.00	2,211.28	0.00	154,006.17
01/12/2023	Interest On Odue Bal [oct 2023]	0.00	1,851.03	0.00	151,794.89
01/12/2023	Csos Levy - 12/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	149,943.86
27/11/2023	Handover Letter	3.15	24.15	0.00	149,908.57
27/11/2023	Handover Letter - Hoa	3.15	24.15	0.00	149,884.42
08/11/2023	Opening Of Debt Collection File	3.15	24.15	0.00	149,860.27
01/11/2023	Reserve Fund Levy	0.00	187.41	0.00	149,836.12
01/11/2023	Trafex	0.00	53.45	0.00	149,648.71
01/11/2023	Administrative Levy	0.00	2,211.28	0.00	149,595.26

Property Managers and Financial Services

Trafalgar Property Management (Pty) Ltd. Reg. 1989/003678/07. Directors: AW Schaefer, DW Schaefer, S Carr, J Chetty, S Ebrahim, *B Migogo (*Non-Executive Director)

 Johannesburg: (011) 214 5200. Pretoria: (012) 326 5963. Cape Town: (021) 410 5500. Durban: (031) 301 7017.
 East London: (043) 726 6066. Port Elizabeth: (041) 365 6840. Knysna: (044) 382 6230.

**STATEMENT for A0090037001 37 CARLSWALD MANOR BODY
CORPORATE**

For the period March 2024 to February 2023

E-mail: kerom@trafalgar.co.za

Tel: 0123265963

Fax:

**C A Mohlala
Carlswald Manor 37
Noordwyk Ext 80
Midrand
1682**

Printed on 4-Mar-24

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/11/2023	Interest On Odue Bal [sep 2023]	0.00	1,739.15	0.00	147,383.98
01/11/2023	Csos Levy - 11/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	145,644.83
25/10/2023	Handover Letter	3.15	24.15	0.00	145,609.54
25/10/2023	Handover Letter - Hoa	3.15	24.15	0.00	145,585.39
08/10/2023	Opening Of Debt Collection File	3.15	24.15	0.00	145,561.24
01/10/2023	Reserve Fund Levy	0.00	187.41	0.00	145,537.09
01/10/2023	Trafex	0.00	53.45	0.00	145,349.68
01/10/2023	Administrative Levy	0.00	2,211.28	0.00	145,296.23
01/10/2023	Interest On Odue Bal [aug 2023]	0.00	1,743.99	0.00	143,084.95
01/10/2023	Csos Levy - 10/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	141,340.96
28/09/2023	Handover Letter	3.15	24.15	0.00	141,305.67
08/09/2023	Opening Of Debt Collection File	3.15	24.15	0.00	141,281.52
01/09/2023	Reserve Fund Levy	0.00	187.41	0.00	141,257.37
01/09/2023	Trafex	0.00	53.45	0.00	141,069.96
01/09/2023	Administrative Levy	0.00	2,211.28	0.00	141,016.51
01/09/2023	Interest On Odue Bal [jul 2023]	0.00	1,683.09	0.00	138,805.23
01/09/2023	Csos Levy - 09/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	137,122.14
28/08/2023	Handover Letter	3.15	24.15	0.00	137,086.85
08/08/2023	Opening Of Debt Collection File	3.15	24.15	0.00	137,062.70
01/08/2023	Reserve Fund Levy	0.00	187.41	0.00	137,038.55
01/08/2023	Trafex	0.00	53.45	0.00	136,851.14
01/08/2023	Administrative Levy	0.00	2,211.28	0.00	136,797.69
01/08/2023	Interest On Odue Bal [jun 2023]	0.00	1,542.82	0.00	134,586.41
01/08/2023	Csos Levy - 08/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	133,043.59
24/07/2023	Handover Letter	3.15	24.15	0.00	133,008.30
10/07/2023	Children Nuisance	0.00	750.00	0.00	132,984.15
08/07/2023	Opening Of Debt Collection File	3.15	24.15	0.00	132,234.15
01/07/2023	Reserve Fund Levy	0.00	187.41	0.00	132,210.00
01/07/2023	Trafex	0.00	53.45	0.00	132,022.59
01/07/2023	Administrative Levy	0.00	2,211.28	0.00	131,969.14
01/07/2023	Interest On Odue Bal [may 2023]	0.00	1,570.45	0.00	129,757.86
01/07/2023	Csos Levy - 07/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	128,187.41
08/06/2023	Opening Of Debt Collection File	3.15	24.15	0.00	128,152.12
06/06/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv: 12362	0.00	800.00	0.00	128,127.97
06/06/2023	Letter Of Demand	3.15	24.15	0.00	127,327.97
16/05/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv: 12327	0.00	482.50	0.00	127,303.82
04/05/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv:	0.00	1,632.94	0.00	126,821.32

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Fax:

For the period March 2024 to February 2023

**C A Mohlala
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Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
	12310				
01/06/2023	Reserve Fund Levy	0.00	187.41	0.00	125,188.38
01/06/2023	Trafex	0.00	53.45	0.00	125,000.97
01/06/2023	Administrative Levy	0.00	2,211.28	0.00	124,947.52
01/06/2023	Interest On Odue Bal [apr 2023]	0.00	1,411.69	0.00	122,736.24
01/06/2023	Csos Levy - 06/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	121,324.55
25/05/2023	Handover Letter	3.15	24.15	0.00	121,289.26
08/05/2023	Opening Of Debt Collection File	3.15	24.15	0.00	121,265.11
16/05/2023	Std Bank 16/05/2023	0.00	0.00	-4,197.06	121,240.96
16/05/2023	Std Bank 16/05/2023	0.00	0.00	-1,161.50	125,438.02
16/05/2023	Std Bank 16/05/2023	0.00	0.00	-313.95	126,599.52
16/05/2023	Std Bank 16/05/2023	0.00	0.00	-48.30	126,913.47
01/05/2023	Reserve Fund Levy	0.00	187.41	0.00	126,961.77
01/05/2023	Trafex	0.00	53.45	0.00	126,774.36
01/05/2023	Administrative Levy	0.00	2,211.28	0.00	126,720.91
01/05/2023	Interest On Odue Bal [mar 2023]	0.00	1,383.13	0.00	124,509.63
01/05/2023	Csos Levy - 05/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	123,126.50
25/04/2023	Handover Letter	3.15	24.15	0.00	123,091.21
08/04/2023	Opening Of Debt Collection File	3.15	24.15	0.00	123,067.06
20/03/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv: 12057	0.00	7,063.73	0.00	123,042.91
01/04/2023	Reserve Fund Levy	0.00	187.41	0.00	115,979.18
01/04/2023	Trafex	0.00	53.45	0.00	115,791.77
01/04/2023	Administrative Levy	0.00	2,211.28	0.00	115,738.32
01/04/2023	Interest On Odue Bal [feb 2023]	0.00	1,206.19	0.00	113,527.04
01/04/2023	Csos Levy - 04/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	112,320.85
27/03/2023	Handover Letter	3.15	24.15	0.00	112,285.56
08/03/2023	Opening Of Debt Collection File	3.15	24.15	0.00	112,261.41
16/02/2023	Legal Fees - Rorich Wolmarans & Luderitz Inv: 11974	0.00	2,241.68	0.00	112,237.26
01/03/2023	Reserve Fund Levy	0.00	187.41	0.00	109,995.58
01/03/2023	Trafex	0.00	53.45	0.00	109,808.17
01/03/2023	Administrative Levy	0.00	2,211.28	0.00	109,754.72
01/03/2023	Interest On Odue Bal [jan 2023]	0.00	1,257.47	0.00	107,543.44
01/03/2023	Csos Levy - 03/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	106,285.97
08/02/2023	Opening Of Debt Collection File	3.15	24.15	0.00	106,250.68
01/02/2023	Reserve Fund Levy	0.00	187.41	0.00	106,226.53
01/02/2023	Trafex	0.00	53.45	0.00	106,039.12

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Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/02/2023	Administrative Levy	0.00	2,211.28	0.00	105,985.67
01/02/2023	Interest On Odue Bal [dec 2022]	0.00	1,211.41	0.00	103,774.39
01/02/2023	Csos Levy - 02/2023 [a009*37 - 2264.73]	0.00	35.29	0.00	102,562.98
08/01/2023	Opening Of Debt Collection File	3.15	24.15	0.00	102,527.69
09/12/2022	Legal Fees - Rorich Wolmarans & Luderitz Inv: 11782	0.00	2,420.00	0.00	102,503.54
	Balance B/F				100,083.54
Summary of above Transactions		VAT R.	R.		
	Balance B/F		100,083.54		
	Debtor Initiation Charges	44.10	338.10		
	Recoveries - Legal Fees	0.00	14,640.85		
	Recoveries - Insurance:geyser	0.00	787.40		
	Fines/penalties	0.00	750.00		
	Special Levies	0.00	624.70		
	Normal Levies	0.00	31,090.60		
	Interest Received - Member Interest	0.00	22,413.79		
	Admin Fee - Demand Letters	37.80	289.80		
	Recoveries - Csos Levy	0.00	497.12		
	Receipts	0.00	-5,720.81		
	Reserve Acc - Levies Charged	0.00	2,948.58		
	Balance C/F		168,743.67		