

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

**CASE NUMBER: 24228/22**

In the matter between:

**FIRSTRAND BANK LIMITED**

Plaintiff

And

**KAMALASSEN GOVENDER**

Defendant

**IDENTITY NUMBER: 830128 5094 086**

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**NOTICE OF SALE IN EXECUTION - AUCTION**

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IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, against above named Defendant/s, a sale with a court reserve of **R550,000.00** will be held by the **Sheriff Halfway House-Alexandra** and has arranged for the immovable property to be sold by the **Sheriff of the High Court Halfway House-Alexandra, 614 James Crescent, Halfway House** on **27 January 2026** at **11h00** of the under-mentioned property on the conditions which will lie for inspection at the offices of the **Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House**, prior to the sale:

**CERTAIN**

**A unit consisting of:**

**A Section no 65 as shown and more fully  
described on sectional plan no SS220/2012 in  
the scheme known as PHOENIX REGENT ESTATE**

in respect of the land and building or buildings  
situated at NOORDWYK EXTENSION 97  
TOWNSHIP - local authority: CITY OF  
JOHANNESBURG METROPOLITAN  
MUNICIPALITY of which section the floor area,  
according to the said sectional plan, is 76  
(SEVENTY SIX) 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 no ST36950/2012 and  
subject to such conditions as set out in the  
aforesaid deed.**

**Which bears the physical address:** A10-01, Block 10 Unit 1, Section 65, Phoenix Regent 1 Estate, Cnr Skurweberg and Platberg Street, Noordwyk, Midrand.

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

THE PROPERTY IS ZONED: RESIDENTIAL DWELLING CONSISTING OF: MAIN DWELLING: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 WC'S, 1 CARPORT, 1 COVERED PATIO.

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

**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 Halfway House-Alexandra,614 James Crescent, Halfway House.**
4. 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 aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA,614 JAMES CRESCENT, HALFWAY HOUSE**

**DATED AT SANDTON on this the 12<sup>th</sup> day of November 2025**



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**VAN HULSTEYNS**

*Applicant's Attorneys*  
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Katherine and West Building  
Corner Katherine and West Streets  
Sandown  
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E-mail: [Foreclosures@vhlaw.co.za](mailto:Foreclosures@vhlaw.co.za);  
[marcia@vhlaw.co.za](mailto:marcia@vhlaw.co.za)  
REF: C PILLAY/MAT21555  
**c/o LEE ATTORNEYS**  
51 Elandslaagte Street  
Hazelwood  
Tel: (012) 346 – 7040  
Ref: L Lee



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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## SEARCH CRITERIA

Search Date	2025/12/01 12:30	Scheme Number	220
Reference	-	Scheme Type	UNIT
Report Print Date	2025/12/01 12:30	Unit Number	65
Scheme Name	PHOENIX REGENT ESTATE	Search Source	Deeds Office
Deeds Office	Pretoria		

## PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS PHOENIX REGENT ESTATE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	220	Province	GAUTENG
Situated at	NOORDWYK EXT 97;2909;0	Extent	76.0000
Scheme Year	2012	LPI Code	TOJR01870000290900000
Unit Number	65	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.960521 / 28.126785
Suburb / Town**	ERAND AH		

## OWNER INFORMATION (1)

GOVENDER KAMALASSEN			
			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST36950/2012
ID Number		Microfilm / Scanned Date	-
Name	GOVENDER KAMALASSEN	Purchase Price (R)	698 000
Multiple Owners**	NO	Purchase Date	2011/07/21
Multiple Properties**	NO	Registration Date	2012/05/28
Share (%)	-		

## DISCLAIMER

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#### ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1246/2025AT	24228/2022	-	-
2	SB22046/2012	FIRSTRAND BANK LTD	693 000	-
3	SB57793/2014	FIRSTRAND BANK LTD	100 000	-
4	SK2479/2012S	-	-	-

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<b>City of Johannesburg</b>	<b>VAT No. 4760117194</b>	<b>Amount</b>	<b>Sub Total</b>
Property Rates  <b>Category of Property: Property Rates Residential</b> R 879,000.00 X R 0.0095447 / 12 ( Billing Period 2025/10 ) Less rates on first R300 000.00 of market value VAT: 0 %		699.15 - 238.62 0.00	<b>460.53</b>
<b>PIKITUP</b>  Refuse	<b>VAT No. 4790191292</b>		
Refuse Residential VAT: 15.00% ( Total Amount: 310.00 )		310.00 46.50	<b>356.50</b>
<b>Current Charges (Incl. VAT)</b>			<b>817.03</b>

**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.

**K Govender**

A10-01,  
Cnr Skurweberg & Plateberg,  
Noordwyk Ext 6,  
Midrand

Unit No 65

Reference: KGO001-U65

Tel: 741022408

Email: 2801gov@gmail.com

# STATEMENT

DATE
2025-11-01

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	114401.81	0	114 401.81
2025-03-01	Invoice	<a href="#">INV20407</a>	2605.39	0	117 007.20
2025-04-01	Invoice	<a href="#">INV20661</a>	3400.95	0	120 408.15
2025-04-01	Journal Batch 243	Interest on arrears balance of R 114 401.81 as at 2025-02-28 (12.00% p.a.).	1144.02	0	121 552.17
2025-05-01	Invoice	<a href="#">INV20899</a>	3400.95	0	124 953.12
2025-06-01	Invoice	<a href="#">INV21168</a>	3175.45	0	128 128.57
2025-07-01	Invoice	<a href="#">INV21435</a>	3175.45	0	131 304.02
2025-07-31	Journal Batch 249	Interest on arrears balance of R 131 304.02 as at 2025-07-01 (12.00% p.a.).	1313.04	0	132 617.06
2025-08-01	Invoice	<a href="#">INV21743</a>	3175.45	0	135 792.51
2025-08-31	Journal Batch 248	Interest on arrears balance of R 134 479.47 as at 2025-08-01 (12.00% p.a.).	1344.79	0	137 137.30
2025-09-01	Invoice	<a href="#">INV21975</a>	3175.45	0	140 312.75
2025-09-30	Journal Batch 250	Interest on arrears balance of R 140 312.75 as at 2025-09-08 (12.00% p.a.).	1403.13	0	141 715.88
2025-10-01	Invoice	<a href="#">INV22243</a>	3175.45	0	144 891.33
2025-10-05	Invoice	<a href="#">INV22377</a>	6078.04	0	150 969.37
2025-10-31	Journal Batch 251	Interest on arrears balance of R 150 969.37 as at 2025-10-08 (12.00% p.a.).	1509.69	0	152 479.06
2025-11-01	Invoice	<a href="#">INV22557</a>	3175.45	0	155 654.51

120+ days	90+ days	60+ days	30+ days	Current
132 617.06	4 520.24	4 578.58	10 763.18	3 175.45
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: STANDARD BANK Account Number: 201342103 Branch Code: 051001				<b>R 155 654.51</b>
Reference: KGO001-U65 Account Holder: PHOENIX REGENT ESTATE 1 Account Type: CURRENT Branch Name: SANDTON				