

**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 "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 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*

Suite 25, 3<sup>rd</sup> Floor

Katherine and West Building

Corner Katherine and West Streets

Sandown

Sandton

TEL: (011) 523-5300

FAX: 086 624 5558

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.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

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

#### 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 (%)	-		

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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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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

**KAMALASSEN GOVENDER**  
**UNIT:65 PHOENIX REGENT ESTATE**  
**9 RIVERSIDE ROAD**  
**NOORDWYK EXT 97**  
**1687**

<b>Date</b>	<b>2025/10/06</b>
<b>Statement for</b>	<b>October 2025</b>
<b>Physical Address</b>	<b>9 RIVERSIDE ROAD</b>
<b>Stand No./Portion</b>	<b>65 PHOENIX REGENT ESTATE</b>
<b>Township</b>	<b>NOORDWYK EXT.97</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
76 m2		2023/07/01	A1	Market Value R 879,000.00	REGION A WARD 112

Invoice Number : 214000396439 Group : Next Reading Date :  
Client VAT Number : Deposit Paid : R 0.00

Account Number 551759570 (PIN Code:226725)

Previous Account Balance

Sub Total

Interest on Arrears

Current Charges (Excl. VAT)

VAT @ 15%

35,811.46  
35,811.46  
50.97  
770.53  
46.50

**Total Due** 36,679.46

**Due Date** 2025/10/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
33,609.18	1,101.32	1,100.96	868.00	0.00	36,679.46

**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 KAMALASSEN GOVENDER  
Acc. No. : 551759570 - 9 RIVERSIDE ROAD , NOORDWYK EXT.97

**EasyPay** >>>>> 91115 5517595707

**SAPO** 0146 551759570

## 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 551759570

>>>>> 516008800111159 55175957004

Account Number: 0017000			
<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 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>
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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.



**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> Bank Name: STANDARD BANK Account Number: 201342103 Branch Code: 051001				<b>Total Due</b> <b>R 155 654.51</b>

Reference: KGO001-U65  
 Account Holder: PHOENIX REGENT ESTATE 1  
 Account Type: CURRENT  
 Branch Name: SANDTON