

Docex 55 Randburg

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

Case No: 2024-088268

In the matter between:

FIRSTRAND BANK LIMITED

Judgment Creditor

and

KONAR, SHIVANI

Judgment Debtor

NOTICE OF SALE IN EXECUTION / AUCTION

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Halfway House on 28 April 2026 at 11H00 at Sheriff's Office 614 James Crescent, Halfway House, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:

a unit consisting of Section 31 as shown and more fully described on Sectional Plan No SS966/1998 in the scheme known as Kathleen Close in respect of the land and building or buildings situated at Gresswold Township, City of Johannesburg of which section the floor area, according to the said sectional plan, is 82 square metres in extent and 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 ST3129/05 and an exclusive use area described as Parking Bay P27 measuring 9 square metres being as such part of the common property, comprising the land and the scheme known as Kathleen Close in respect of the land and building or buildings situated at Gresswold Township, City of Johannesburg as shown and more fully described on Sectional Plan SS966/1998 held by notarial deed of cession number

Measuring 82 (eighty two squares) square meters;

Held by the judgment debtor under Deed of Transfer ST3129/05 and SK0107/05;

Physical address: 307 Kathleen Close, 14 Hathaway Road, Gresswold, Johannesburg, Gauteng.

THE following information is furnished, though in this regard nothing is guaranteed:

IMPROVEMENTS: Lounge, kitchen, 2 bedrooms, 1 bathroom, 2 showers, 1 w/c, 1 carport.

TERMS: The sale is with reserve price of R385,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be SECURED by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

CONDITIONS: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 614 James Crescent, Halfway House, Gauteng. All bidders are required to register and pay R50,000.00 refundable registration fee and is payable prior to the commencement of the auction.

DATED at JOHANNESBURG on 23 February 2026.

CHARL CILLIERS INC ATTORNEYS

Judgment Creditor's Attorneys

Suite 11, 1ST Floor, Marula

Hurlingham Office Park

59 Woodlands Avenue

Hurlingham, Sandton

Tel: 011 325 4500/6/7

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general@charlcilliers.co.za

Ref: CC/bc/FF004963



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SEARCH CRITERIA

Search Date	2025/05/30 14:59	Document Number	st3129/2005
Reference	-	Search Source	Deeds Office
Report Print Date	2025/05/30 14:59		
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS KATHLEEN CLOSE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	966	Province	GAUTENG
Situated at	GRESSWOLD;161;0	Extent	82.0000
Scheme Year	1998	LPI Code	TOIRO2880000016100000
Unit Number	31	Registration Division	IR
Previous Description	-		

OWNER INFORMATION (1)

KONAR SHIVANI		Owner 1 of 1	
Person Type	PRIVATE PERSON	Document	ST3129/2005
ID Number		Microfilm / Scanned Date	-
Name	KONAR SHIVANI	Purchase Price (R)	275 000
Multiple Owners	NO	Purchase Date	2004/11/03
Multiple Properties	NO	Registration Date	2005/01/06
Share (%)	-		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1160/2025AT	88268/2024	-	-
2	SB8438/2018	FIRSTRAND BANK LTD	600 000	-

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HISTORIC DOCUMENTS (3)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SB3061/2005	-	-	-
2	SB46529/2013	-	-	-
3	ST966-31/1998	JUDITH INV HOLDING CO PTY LTD	CRST	-

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a world class African city

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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

KONAR KONAR
PO Box 1034
GRESSWOLD
2041

Date	2026/03/04
Statement for	March 2026
Physical Address	16 HATHAWAY ROAD
Stand No./Portion	31 KATHLEEN CLOSE
Township	GRESSWOLD

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
82 m2	1	2023/07/01	E1	Market Value R 643,000.00	Region E WARD 74

Invoice Number : 64006611428	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 207454089	(PIN Code:826707)
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Previous Account Balance	19,024.68
Sub Total	19,024.68
Interest on Arrears	30.66
Current Charges (Excl. VAT)	518.82
VAT @ 15%	36.90

Total Due	19,611.06
Due Date	2026/03/19

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
17,361.99	833.90	828.79	586.38	0.00	19,611.06

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) 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 : 2026/03/04 KONAR KONAR
Acc. No. : 207454089 - 16 HATHAWAY ROAD , GRESSWOLD

EasyPay >>>> 91115 2074540895

SAPO 0146 207454089

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 207454089

>>>> 516008800111159 20745408901

Account Number 207454089			
City of Johannesburg	VAT No. 4760117194	Amount	Sub Total
Property Rates			
Category of Property: Property Rates Residential R 643,000.00 X R 0.0095447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value VAT: 0 %		511.44 - 238.62 0.00	272.82
PIKITUP	VAT No. 4790191292		
Refuse			
Refuse Residential (Billing Period 2026/03) VAT: 15.00% (Total Amount: 246.00)		246.00 36.90	282.90
Current Charges (Incl. VAT)			555.72

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 ?

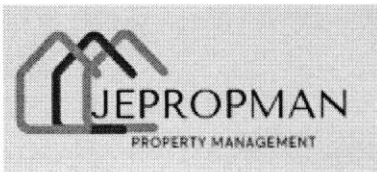
Payments must reach CoJ on or before the due date.

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.



Kathleen Close Body Corporate

SS966/1998
 16 Hathaway Road
 Gresswold
 2090

STATEMENT

To: S KONAR
 UNIT 307 KATHLEEN CLOSE
 16 HATHAWAY ROAD
 GRESSWOLD
 2090

STATEMENT DATE	28/02/26
AMOUNT DUE	74,497.17
ACCOUNT NUMBER	307

Please use your account number as a deposit reference

Date	Description	Reference	Amount	Due Date	Balance
01/01/26	BROUGHT FORWARD		66,850.77D		66,850.77
03/01/26	Paid, thank you!	JAN05	3,000.00C		63,850.77
10/01/26	Levy due 01 February 2026	20	2,356.08D		66,206.85
11/01/26	CSOS Levy	21	37.12D		66,243.97
12/01/26	Maintenance Levy	20A	165.52D		66,409.49
13/01/26	Security- Recoveries	40	120.00D		66,529.49
14/01/26	Sewerage	35A	802.39D		67,331.88
15/01/26	Water - Recoveries	35	125.00D		67,456.88
16/01/26	Electricity read 11/12/2025	30	764.59D		68,221.47
17/01/26	Common Property Electricity	30A	581.19D		68,802.66
18/01/26	Garage/Parking Recovery	20B	160.50D		68,963.16
10/02/26	Levy due 01 March 2026	20	2,356.08D		71,319.24
11/02/26	CSOS Levy	21	37.12D		71,356.36
12/02/26	Maintenance Levy	20A	165.52D		71,521.88
13/02/26	Security- Recoveries	40	120.00D		71,641.88
14/02/26	Sewerage	35A	802.39D		72,444.27
15/02/26	Water - Recoveries	35	125.00D		72,569.27
16/02/26	Electricity read 16/01/2026	30	1,164.44D		73,733.71
17/02/26	Common Property Electricity	30A	602.96D		74,336.67
18/02/26	Garage/Parking Recovery	20B	160.50D		74,497.17

120+ Days	90 Days	60 Days	30 Days	Current
53,968.04	4,961.59	4,921.14	5,112.39	5,534.01

First National Bank A/C No.63147440133 Branch code 250655	Amount Due 74,497.17 Amount Paid 3,000.00 Overdue 63,850.77
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