

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

CASE NUMBER: **2024/115308**

In the matter between:

ABSA BANK LIMITED

Plaintiff

and

TYALA, LUTHANDO

Defendant

NOTICE OF SALE IN EXECUTION (“AUCTION”)

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated **19 MAY 2025**, a sale will be held at the office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** on **9 DECEMBER 2025** at **11H00** of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**, subject to a reserve price of **R900 000.00**.

**ERF 413 KYALAMI HILLS EXTENSION 10 TOWNSHIP, REGISTRATION
DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 243 (TWO
HUNDRED AND FORTY-THREE) SQUARE METRES,**

HELD BY DEED OF TRANSFER NO. T110878/2007

Situated at: **Unit 105 (Cnr of 2nd & Orchid Lanes), Kyalami
Boulevard Estate, Robin Ave, Kyalami Hills Ext. 10.**

Magisterial Court District (Johannesburg)

(NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS)

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

RESIDENTIAL PROPERTY CONSISTING OF:

IMPROVEMENTS: Lounge, Dining Room, Kitchen, 2 Bedrooms, 2 Bathrooms, 2 Shower, 2 Toilet, 1 Garage and a garden area

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS"

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T.
2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of 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 Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale.
3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**. The office of the Sheriff – **HALFWAY HOUSE-ALEXANDRA** will conduct the Sale.
4. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at **11H00** on **TUESDAY, 9 DECEMBER 2025**. 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 the shha.online or at **614 JAMES CRESCENT,
HALFWAY HOUSE, MIDRAND,**

**REGISTRATION AS A 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 of **R50,000.00** – in Cash / EFT
- 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** at **614 JAMES CRESCENT, HALFWAY HOUSE.**

DATED at **JOHANNESBURG** on this the ____ day of **OCTOBER 2025.**

PLAINTIFF'S ATTORNEYS
TIM DU TOIT & CO INC
33 The Valley Road
cnr Jan Smuts Avenue
Westcliff
JOHANNESBURG
TEL: 011 274 9800
EMAIL: cobus@timdutoit.co.za
Ref: JN9608/T586/N. Erasmus/CO



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	2025/09/23 11:50	Erf Number	413
Reference	-	Portion Number	-
Report Print Date	2025/09/23 11:50	Deeds Office	Pretoria
Township	KYALAMI HILLS EXT 10	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T110878/2007
Township	KYALAMI HILLS EXT 10	Local Authority	CITY OF JOHANNESBURG
Erf Number	413	Province	GAUTENG
Portion Number	0	Extent	243.0000SQM
Registration Division	JR	LPI Code	TOJR05500000041300000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.99979 / 28.092432
Suburb / Town**	KYALAMI HILLS		

OWNER INFORMATION (1)

TYALA LUTHANDO		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T110878/2007
ID Number		Microfilm / Scanned Date	-
Name	TYALA LUTHANDO	Purchase Price (R)	330 000
Multiple Owners**	NO	Purchase Date	2007/02/06
Multiple Properties**	NO	Registration Date	2007/08/02
Share (%)	-		

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B128289/2007	ABSA BANK LTD	802 000	-
2	B52816/2008	ABSA BANK LTD	105 000	-
3	I-2910/2025AT	115308/2024	-	-

DISCLAIMER

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COPY OF TAX INVOICE

TYALA L
105 KYALAMI BOULEVARD ROB
KYALAMI HILLS
1684

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: 4790191292
VAT NO: CITY POWER: 4710191182

Date	2025/08/15
Statement for	August 2025
Physical Address	105U 2 ND LANE
Stand No./Portion	00000413 - 00000 - 00
Township	KYALAMI HILLS EXT.10

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
243 m2	1	2023/07/01	A1	Market Value R 1,400,000.00	Region A Ward 132

Invoice Number: 22006668662

Next Reading Date: 2025/09/01

Client VAT Number:

Deposit: R 1,117.65

Account Number: 900944080

PIN CODE: xxxxxx

Previous Account Balance

97,947.08

Sub Total

97,947.08

Interest on Arrears

201.40

Current Charges (Excl. VAT)

6,381.26

VAT @ 15%

825.94

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	105,355.68
72,472.82	3,701.09	21,773.17	7,408.60	0.00	105,355.68	Due Date	2025/09/01

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



EasyPay 91115 9009440802



Postal Office 0146 900944080



516008800111159 90094408000

Date: 2025/08/15 TYALA L
Acc. No.: 900944080 105U 2 ND LANE

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 900944080

Total Due	105,355.68
Due Date	2025/09/01



Account Number: 900944080

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,400,000.00 X R 0.0095447 / 12 (Billing Period 2025/08) Less rates on first R300 000.00 of market value VAT: 0 %		1,113.55 - 238.62 0.00	874.93

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
(Reading period = 2025/06/30 to 2025/07/31 = 32 days) Meter: 14350379229; Register: ; Multiply factor: ; Start reading: 8,980.000; End reading: 9,846.956; Difference: 866.956; Consumption: 866.956; Units: kWh; Type: Estimated Readings. Daily average consumption 27.092 kWh Charges for 866.956 kWh are based on a sliding scale for a 32 day period Step 1 16.427 kWh @ R 2.2728 (Billing Period 2025/08) Step 2 10.665 kWh @ R 2.6084 Step 1 509.240 kWh @ R 2.6444 (Billing Period 2025/08) Step 2 330.625 kWh @ R 3.0348 Extended Social Package Grant Service charge Network charge Network Surcharge kWh Network Surcharge kWh Network Surcharge kWh Network Surcharge kWh VAT: 15.00%		65.16 2,350.01 0.00 278.98 903.69 0.67 19.85 542.75	4,161.11

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Reading period = 2025/06/12 to 2025/07/16 = 35 days) Meter: 23122099; Register: 1; Multiply factor: 1; Start reading: 195.000; End reading: 206.000; Difference: 11.000; Consumption: 11.000; Units: KL; Type: Actual Readings. Daily average consumption 0.314 KL Charges for 11.000 KL are based on a sliding scale for a 35 day period Step 1 3.745 KL @ R 0.0000 (Billing Period 2025/08) Step 2 2.226 KL @ R 26.200 Step 1 3.154 KL @ R 0.0000 (Billing Period 2025/08) Step 2 1.875 KL @ R 29.840 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 243 m2 (Billing Period 2025/08) VAT: 15.00%		58.33 55.94 0.00 65.08 358.42 80.66	618.43

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential VAT: 15.00%		327.00 49.05	376.05

City of Johannesburg Sundry	VAT 4760117194	Sub - Total	Total Amount
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Manual Discon Fee - Elec DR	1,023.20	
VAT: 15.00%	153.48	1,176.68

Current Charges (Including VAT)	7,207.20
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Where can a payment be made?

Any CoJ Office; any Post Office; any 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.



KYALAMI BOULEVARD Home Owners

Association

Reg No: 2006/019855/08

Email.: info@aivproperties.co.za

Contact No.: 087 150 0708

ADDRESS

Postnet Suite 419

Private Bag X75

Brynston

2146

L TYALA

0105 KYALAMI BOULEVARD HOA,
KYALAMI BOULEVARD ESTATE,
ROBIN AVENUE,
MIDRAND

Unit No 105

Reference: LTY001-U105

Tel: 27814090471

Email: ltyala@gmail.com

STATEMENT

DATE
2025-10-10

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	50397.71	0	50 397.71
2025-03-01	Invoice	INV16399	1218.05	0	51 615.76
2025-03-07	Invoice	INV16510	250.00	0	51 865.76
2025-03-14	Journal Batch 220	Interest on arrears balance of R 50 397.71 as at 2025-02-28 (15.50% p.a.).	650.97	0	52 516.73
2025-03-18	Invoice	INV16581	150.00	0	52 666.73
2025-03-20	Invoice	INV16556	5814.10	0	58 480.83
2025-04-01	Invoice	INV16691	1218.05	0	59 698.88
2025-04-08	Invoice	INV16801	250.00	0	59 948.88
2025-04-22	Invoice	INV16812	3367.00	0	63 315.88
2025-05-01	Invoice	INV16932	1218.05	0	64 533.93

120+ days	90+ days	60+ days	30+ days	Current
67 663.94	6 023.49	4 319.85	5 962.64	1 218.05
BANKING DETAILS Bank Name: ABSA Account Number: 4096411659 Branch Code: 632005 Reference: LTY001-U105 Account Holder: KYALAMI BOULEVARD Account Type: CURRENT Branch Name: ABSA				Total Due R 85 187.97

2025-05-26	Journal Batch 225	Interest on arrears balance of R 63 315.88 as at 2025-04-30 (15.50% p.a.).	817.83	0	65 351.76
2025-06-01	Invoice	INV17157	1218.05	0	66 569.81
2025-06-20	Journal Batch 226	Interest on arrears balance of R 65 351.76 as at 2025-05-31 (15.50% p.a.).	844.13	0	67 413.94
2025-06-25	Invoice	INV17313	250.00	0	67 663.94
2025-07-01	Invoice	INV17449	1218.05	0	68 881.99
2025-07-09	Journal Batch 227	Interest on arrears balance of R 67 663.94 as at 2025-06-30 (15.50% p.a.).	873.99	0	69 755.98
2025-07-25	Invoice	INV17580	3931.45	0	73 687.43
2025-08-01	Invoice	INV17701	1218.05	0	74 905.48
2025-08-22	Invoice	INV17824	2150.00	0	77 055.48
2025-08-25	Journal Batch 229	Interest on arrears balance of R 73 687.43 as at 2025-07-31 (15.50% p.a.).	951.80	0	78 007.28
2025-09-01	Invoice	INV17934	1218.05	0	79 225.33
2025-09-12	Journal Batch 231	Interest on arrears balance of R 78 007.28 as at 2025-08-31 (15.50% p.a.).	1007.59	0	80 232.92
2025-09-22	Invoice	INV18045	3737.00	0	83 969.92
2025-10-01	Invoice	INV18154	1218.05	0	85 187.97

120+ days	90+ days	60+ days	30+ days	Current
67 663.94	6 023.49	4 319.85	5 962.64	1 218.05
BANKING DETAILS Bank Name: ABSA Account Number: 4096411659 Branch Code: 632005 Reference: LTY001-U105 Account Holder: KYALAMI BOULEVARD Account Type: CURRENT Branch Name: ABSA				Total Due R 85 187.97