

**IN THE MAGISTRATE'S COURT FOR THE SUB-DISTRICT OF RANDBURG  
HELD AT RANDBURG**

**CASE NO: 17765/2024**

In the matter between:

**INTERNATIONAL BUSINESS GATEWAY PROPERTY  
OWNERS ASSOCIATION**

**EXECUTION CREDITOR**

and

**EASTERN CAPITAL HOLDINGS (PTY) LTD  
(Reg No. 2014/161505/07)**

**EXECUTION DEBTOR**



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**NOTICE OF SALE IN EXECUTION**

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**KINDLY TAKE NOTICE THAT** in pursuance of a Judgment granted by the above Honorable Court in the above matter on the 06<sup>th</sup> November 2025 and in execution of the Writ of Execution of immovable property, the following immovable properties will be sold by the Sheriff for the district of **SHERIFF HALFWAY HOUSE - ALEXANDRA** on the **28<sup>th</sup> April 2026 at 11h00** at **THE SHERIFF HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE** with a reserve price of **R4 600 000.00**. 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. 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

**CERTAIN:**

**An ERF consisting of –**

- a. **ERF no. 53 as shown and more fully described on Title Deed No. T58340/2019, in the Township known as MIDRIDGE PARK EXT 17 in respect of the land and buildings situated at MIDRIDGE PARK EXT 17; LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 3054 (Three Thousand and Fifty-Four) SQUARE METERS in extent;**
- b. **ERF no. 52 as shown and more fully described on Title Deed No. T58340/2019, in the Township known as MIDRIDGE PARK EXT 16 in respect of the land and buildings situated at MIDRIDGE PARK EXT 16; LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 7762 (Seven Thousand Seven Hundred and Sixty-Two) SQUARE METERS in extent;**

**Held by DEED OF TRANSFER NUMBER T58340/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORSAID DEED.**

**ZONING:** Commercial (not guaranteed)

The properties are situated at **Erf 52 Midridge Park Ext 16 and 53, Midridge Park Ext 17**

The aforementioned properties will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the office of the said Sheriff for the district of **HALFWAY HOUSE - ALEXANDRA** situated at **614 JAMES CRESCENT, HALFWAY HOUSE (shha.online)** or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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.info.gov.za/view/DownloadFileAction?id=9961>)
- b) FICA – legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of 10% (Ten per centum) of the purchase price in cash.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at Rosebank on this the 24<sup>th</sup> day of February 2026.



**CHRISTELIS ARTEMIDES**

Applicant's / Execution Creditor's Attorneys

2<sup>nd</sup> Floor, 20 Baker Street

Rosebank, Johannesburg

P O Box 26543, Saxonwold, 2132

Docex 330 Johannesburg

**Tel:** (011) 550-4000

**E-mail:** [nicky@chrisart.co.za](mailto:nicky@chrisart.co.za)

**Ref:** N. Tommei/rr/11251



# ERF 53, MIDRIDGE PARK EXT 17, P:0 (PRETORIA)

Database Property Erf

2 Waterford Mews, Century City, Cape Town, 7441  
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30  
Website: <https://www.searchworks.co.za>

## SEARCH INFORMATION

### Summary

Search Type	DATABASE PROPERTY ERF
Search Description	ERF 53, MIDRIDGE PARK EXT 17, P:0 (PRETORIA)
Reference	I1251
Date	21/07/2025

## ERF INFORMATION

### Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	MIDRIDGE PARK EXT 17
Erf Number	53
Portion Number	0
Remainder	YES
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	T66784/2009
Size (Registered)	3054 m <sup>2</sup>
Size (Cadastral)	3054
Registration Date	13/09/2019
Last Sale Date	15/03/2019
Last Sale Price	R11 500 000,00
LPI Code	TOJR03890000005300000
Street Address	UNKNOWN

## ENDORSEMENT(S)

Bond Number	Institution	Reg. Date	Amount
CONSOLIDATE FROM	TOWN MIDRIDGE PARK EXT 17,ERF 43,PRTN 0	-	R0,00
CONSOLIDATE FROM	TOWN MIDRIDGE PARK EXT 17,ERF 44,PRTN 0	-	R0,00
I-8242/2013C	-	22/10/2013	R0,00
I-8245/2013C	-	22/10/2013	R0,00
K4069/2013S	-	12/07/2013	R0,00
K4070/2013S	-	12/07/2013	R0,00
K4071/2013S	-	12/07/2013	R0,00

## OWNER INFORMATION

### Owner 1 of 1

Owner Name	EASTERN CAPITAL HOLDINGS PTY LTD
Owner Type	COMPANY
ID / Reg. Number	201416150507

**OWNER INFORMATION**

Title Deed	T58340/2019
Share	0

**REPORT INFORMATION**

Date of Information	21/07/2025 12:06
Print Date	21/07/2025 12:14
Generated By	LAUREN USER
Reference	I1251
Report Type	DATABASE PROPERTY ERF



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**International Business Gateway Home Owners Association**  
 Reg No: 2000/008765/08  
 Vat No: 4890196746  
 Email.: zanele@actual.co.za; accounts@actual.co.za  
 Contact No.: 011 568 7133

**ADDRESS**  
 International Business Gateway  
 c/o Actual Property Management  
 P O Box 5738  
 Rivonia  
 2128

**EASTERN CAPITAL HOLDINGS**  
 2014/161505/07,  
 INTERNATIONAL BUSINESS GATEWAY HOA

Section 52  
 Reference: EAS001-E52  
 Tel: 27732069325  
 Email: easterncapitalholding@gmail.com

# STATEMENT

DATE
2026-04-10

Date	Source	Description	Debit	Credit	Cumulative
2026-02-01		Balance b/f	1048302.62	0	1 048 302.62
2026-02-01	Invoice	<a href="#">INV00375</a>	4158.72	0	1 052 461.34
2026-02-01	Invoice	<a href="#">INV00397</a>	104702.31	0	1 157 163.65
2026-02-09	Journal Batch 45	Interest on arrears balance of R 1 157 163.65 as at 2026-02-09 (10.25% p.a.).	9884.11	0	1 167 047.76
2026-03-01	Invoice	<a href="#">INV00407</a>	3591.41	0	1 170 639.17
2026-03-01	Invoice	<a href="#">INV00427</a>	26663.31	0	1 197 302.48
2026-03-09	Journal Batch 50	Interest on arrears balance of R 1 197 302.48 as at 2026-03-09 (10.25% p.a.).	10226.96	0	1 207 529.44
2026-03-09	FIRST NATIONAL BANK: 63074693029	FNB OB PMT EAS001-E52.EAS001-E52 - Payment Thank You	0	2227.21	1 205 302.23
2026-03-09	FIRST NATIONAL BANK: 63074693029	FNB OB PMT EAS001-E52.EAS001-E52 - Payment Thank You	0	5893.71	1 199 408.52
2026-03-09	FIRST NATIONAL BANK: 63074693029	FNB OB PMT EAS001-E52.EAS001-E52 - Payment Thank You	0	18542.39	1 180 866.13
2026-04-01	Invoice	<a href="#">INV00438</a>	5688.80	0	1 186 554.93
2026-04-01	Invoice	<a href="#">INV00458</a>	26663.31	0	1 213 218.24

120+ days	90+ days	60+ days	30+ days	Current
978 771.33	42 867.98	118 745.14	40 481.68	32 352.11
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: FIRST NATIONAL BANK Account Number: 63074693029 Branch Code: 250655 Reference: EAS001-E52 Account Holder: INTERNATIONAL BUSINESS GATEWAY Account Type: CURRENT Branch Name: CLEARWATER MALL				<b>R 1 213 218.24</b>



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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

**EASTERN CAPITAL HOLDINGS PTY LTD**  
**33 KILIMA**  
**WILLAWAY**  
**1686**

Date	2026/04/08
Statement for	April 2026
Physical Address	52 MIDRIDGE PARK EXT.16 TS
Stand No./Portion	00000052 - 00000 - 00
Township	MIDRIDGE PARK EXT.16

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
7762 m2		2023/07/01	A1	Market Value R 5,884,000.00	REGION A WARD 112

Invoice Number : 154006279033	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556087379	(PIN Code:260435)
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Previous Account Balance	1,436,532.29
Sub Total	1,436,532.29
Interest on Arrears	1,056.26
Current Charges (Excl. VAT)	20,222.86
VAT @ 15%	225.29

<b>Total Due</b>	<b>1,458,036.70</b>
<b>Due Date</b>	<b>2026/04/23</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
1,393,898.27	21,334.08	21,299.94	21,504.41	0.00	1,458,036.70

**Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. 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 : 2026/04/08 EASTERN CAPITAL HOLDINGS PTY LTD  
Acc. No. : 556087379 - 52 MIDRIDGE PARK EXT.16 TS, , MIDRIDGE PARK EXT.16

**EasyPay >>>> 91115 5560873795**

**SAPO 0146 556087379**

**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 556087379

>>>> 516008800111159 55608737906





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

**EASTERN CAPITAL HOLDINGS PTY LTD**  
**33 KILIMA**  
**WILLAWAY**  
**1686**

<b>Date</b>	<b>2026/04/08</b>
<b>Statement for</b>	<b>April 2026</b>
<b>Physical Address</b>	<b>5 ATLANTS AVENUE</b>
<b>Stand No./Portion</b>	<b>00000053 - 00000 - RE</b>
<b>Township</b>	<b>MIDRIDGE PARK EXT.17</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
3054 m2		2023/07/01	A1	Market Value R 2,795,000.00	REGION A WARD 112

Invoice Number : 154006279034	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

<b>Account Number 556087386</b>	<b>(PIN Code:260437)</b>
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Previous Account Balance	722,672.91
Sub Total	722,672.91
Interest on Arrears	532.01
Current Charges (Excl. VAT)	10,185.69
VAT @ 15%	193.94

<b>Total Due</b>	<b>733,584.55</b>
<b>Due Date</b>	<b>2026/04/23</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
701,038.43	10,825.85	10,808.63	10,911.64	0.00	733,584.55

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**Remittance Advice :**  
This stub must accompany payment,  
please do not detach if paying at the post office

Date : 2026/04/08 EASTERN CAPITAL HOLDINGS PTY LTD  
Acc. No. : 556087386 - 5 ATLANTS AVENUE, , MIDRIDGE PARK EXT.17

**EasyPay >>>> 91115 5560873860**

**SAPO 0146 556087386**

**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 556087386

>>>> 516008800111159 55608738600

