IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, JOHANNESBURG

NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46(7) (b)
(SALE BY AUCTION)

Case number: **2025-041005**

In the matter between: -

NEDBANK LIMITED **Execution Creditor**

and

MARIPADUGA: RAHUL REDDY **Execution Debtor**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 19 June 2025 in terms of which the below property will be sold in execution by the Sheriff **HALFWAY HOUSE - ALEXANDRA** on **28 APRIL 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a reserve **R650 000.00**

A Unit ("the mortgaged unit") consisting of:

(a) Section No.**13** as shown and more fully described on Sectional Plan No.**SS515/2007** ("the sectional plan") in the scheme known as **MIDRAND GARDENS** in respect of the land and building or buildings situated at **HALFWAY GARDENS EXTENSION 77, LOCAL AUTHORITY: CITY OF JOHANNESBURG** of which section the floor area, according to the said sectional plan, is **94 (NINETY FOUR)** SQUARE METRES in extent ("the mortgaged section"); 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 ("the common property").

HELD BY DEED OF TRANSFER NO.ST42909/16 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Which is certain and is zoned as a residential property inclusive of the following: A single-story free-standing unit comprising of Tile Roof, Tile Floors, lounge, dining room, Kitchen, 2 bedrooms, 1 bathroom with 1 shower and 1 toilet - **WHICH CANNOT BE GUARANTEED**

The property is situated at: **UNIT 14 MIDRAND GARDENS, KAUFFMAN STREET, MIDRAND** which is also the domicilium address of the Execution debtor. In the magisterial District of **JOHANNESBURG**.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff **HALWAY HOUSE – ALEXANDRA** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN**.

Registration as a buyer is a pre-requisite subject to conditions including, *inter alia*:

1. Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/DownloandFileAction?id=99961)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable) by way of EFT or a bank guarantee cheque (no cash).

4. Registration conditions.

The sale will be augmented with a timed online sale commencing on 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 reviewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 3rd Floor, Sandton City Office Towers, 5th Street, Sandown.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff **ALEXANDRA – HALFWAY HOUSE** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN** during normal office hours from Monday to Friday.

Dated at **JOHANNESBURG** on this the **3RD** day of **MARCH 2026.**

LOWNDES DLAMINI ATTORNEYS
Attorneys for Execution Creditor
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Wierda Road East
Wierda Valley
Sandton
Tel. (011) 292-5777
E-MAIL: nthabiseng@lowndes.co.za
zandile@lowndes.co.za
REF: N GAMBUSHE/zm/MAT36382

Deeds Office Property

SS MIDRAND GARDENS, 515/2007, 13, PRETORIA

Lexis® WinDeed

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	2026/04/13 09:07	Scheme Number	515
Reference	MAT36382	Scheme Type	UNIT
Report Print Date	2026/04/13 09:08	Unit Number	13
Scheme Name	SS MIDRAND GARDENS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION			
Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS MIDRAND GARDENS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	515	Province	GAUTENG
Situated at	HALFWAY GARDENS EXT 77;1379;0	Extent	94.0000
Scheme Year	2007	LPI Code	T0JR01000000137900000
Unit Number	13	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.994872 / 28.111991
Suburb / Town**	HALFWAY GARDENS		

OWNER INFORMATION (1)			
MARIPADUGA RAHUL REDDY			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST42909/2016
ID Number		Microfilm / Scanned Date	-
Name	MARIPADUGA RAHUL REDDY	Purchase Price (R)	875 000
Multiple Owners**	NO	Purchase Date	2016/03/03
Multiple Properties**	NO	Registration Date	2016/06/07
Share (%)	-		

DISCLAIMER
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ENDORSEMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3055/2025AT	41005/2025	-	-
2	SB23991/2016	NEDBANK LTD	875 000	-

HISTORIC DOCUMENTS (5)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B184896/2005	-	-	-
2	SB47439/2008	-	-	-
3	ST515-13/2007	THREE DIAMONDS TRADING 184 PTY LTD	CRST	-
4	ST45035/2008	DAKE SUJATHA	529 900	-
5	ST45035/2008	DAKE CHANDRA SEKHAR	529 900	-

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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

RAHUL REDDY MARIPADUGA
PO Box 7359
MIDRAND
1685

Date	2026/02/05
Statement for	February 2026
Physical Address	383 VAN HEERDEN AVENUE
Stand No./Portion	13 MIDRAND GARDENS
Township	HALFWAY GARDENS EXT.77

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
94 m2	1	2023/07/01	A1	Market Value R 945,000.00	Region A Ward 132

Invoice Number : 124006406865 Group : Next Reading Date :
Client VAT Number : Deposit Paid : R 0.00

Account Number 554182605 **(PIN Code:286466)**

Previous Account Balance	7,524.93
Less: Incoming Payment (Last Payment Made 2026/01/21)	- 2,000.00
Sub Total	5,524.93
Interest on Arrears	35.76
Current Charges (Excl. VAT)	823.03
VAT @ 15%	46.50
Total Due	**6,430.22**
Due Date	**2026/02/20**

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
3,223.84	1,143.84	1,157.25	905.29	0.00	6,430.22

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your mu nicipal 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 : 2026/02/05 RAHUL REDDY MARIPADUGA
Acc. No. : 554182605 - 383 VAN HEERDEN AVENUE , HALFWAY GARDENS EXT.77

EasyPay >>>>> 91115 5541826052

SAPO 0146 554182605

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 554182605

>>>>> 516008800111159 55418260506

Account Number 554182605

City of Johannesburg Property Rates VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 945,000.00 X R 0.0095447 / 12 (Billing Period 2026/02) Less rates on first R300 000.00 of market value VAT: 0 %	751.65 - 238.62 0.00	**513.03**
PIKITUP Refuse VAT No. 4790191292		
Refuse Residential (Billing Period 2026/02) VAT: 15.00% (Total Amount: 310.00)	310.00 46.50	**356.50**

Current Charges (Incl. VAT) 869.53

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 wantyour services terminated and submitted to any CoJ Municipal Regional Office.

Midrand Gardens Body Corporate

1 KAUFMAN ROAD
HALFWAY GARDENS
MIDRAND - 1686
SS 515/2007
srikanth@smart.web.za
Reg. No.
VAT. No.

STATEMENT

To: 014 / MARIPADUGA RAHUL REDDY-Section 13

Unit-14, Midrand Gardens
Kaufman Street
Midrand
1686

Attention: **RAHUL**
011 294 8949

STATEMENT DATE	04/03/26
AMOUNT DUE	**347.20CR**
ACCOUNT NUMBER	MG14

Midrand Gardens Body Corporate
Bank Name: FNB
Account Number: 621 952 345 06
Branch Name: Clearwater&251141
Ref: Unit Number + Surname

Date	Description	Reference	Amount	Due Date	Balance
01/01/26	BROUGHT FORWARD		528.64D		528.64
01/01/26	1000001 Administrative Levy	INA15082	2,124.40D	01/01/26	2,653.04
01/01/26	1000002 CSOS Levy	INA15082	32.49D	01/01/26	2,685.53
01/01/26	1000003 Reserve Fund Levy	INA15082	242.00D	01/01/26	2,927.53
01/01/26	1000004 28/11 Water Open:2996Close:3005Consum:09	INA15082	177.81D	01/01/26	3,105.34
05/01/26	MG14 MARIPADUGA	05010353	3,000.00C		105.34
20/01/26	MG14 MARIPADUGA	20010102	2,400.00C		-2,294.66
01/02/26	1000001 Administrative Levy	INA15159	2,124.40D	01/02/26	-170.26
01/02/26	1000002 CSOS Levy	INA15159	32.49D	01/02/26	-137.77
01/02/26	1000003 Reserve Fund Levy	INA15159	242.00D	01/02/26	104.23
01/02/26	1000004 31/12 Water Open:3005Close:3006Consum:01	INA15159	74.84D	01/02/26	179.07
04/02/26	MG14 MARIPADUGA	04020284	1,000.00C		-820.93
01/03/26	1000001 Administrative Levy	INA15231	2,124.40D	01/03/26	1,303.47
01/03/26	1000002 CSOS Levy	INA15231	32.49D	01/03/26	1,335.96
01/03/26	1000003 Reserve Fund Levy	INA15231	242.00D	01/03/26	1,577.96
01/03/26	1000004 30/01 Water Open:3006Close:3007Consum:01	INA15231	74.84D	01/03/26	1,652.80
02/03/26	MG14 MARIPADUGA	02030429	2,000.00C		-347.20

120+ Days	90 Days	60 Days	30 Days	Current
0.00	0.00	0.00	0.00	347.20CR

PAYABLE ON OR BEFORE THE 1ST
OF THE MONTH

Amount Due	**347.20CR**
Amount Paid	**8,400.00**
Overdue	