

**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 **9 DECEMBER 2025** 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*:

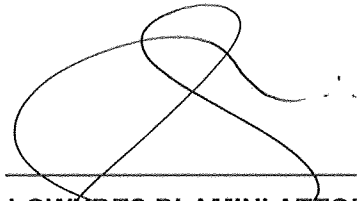
1. Directive of the Consumer Protection Act 68 of 2008.
(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable) by way of EFT or a bank guarantee cheque (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 **20TH** day of **OCTOBER 2025**.



LOWNDES DLAMINI ATTORNEYS

Attorneys for Execution Creditor

First Floor

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



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

SEARCH CRITERIA

Search Date	2025/10/02 09:34	Scheme Number	515
Reference	MAT36382	Scheme Type	UNIT
Report Print Date	2025/10/02 09:34	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	TOJR01000000137900000
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	-

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a world class African city

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

RAHUL REDDY MARIPADUGA
PO Box 7359
MIDRAND
1685

Date	2025/10/06
Statement for	October 2025
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 : 82006413494	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554182605	(PIN Code:286466)
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Previous Account Balance	4,899.91
Less: Incoming Payment (Last Payment Made 2025/09/09)	- 1,000.00
Sub Total	3,899.91
Interest on Arrears	27.85
Current Charges (Excl. VAT)	823.03
VAT @ 15%	46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	4,797.29
1,639.09	1,127.14	1,133.68	897.38	0.00	4,797.29	Due Date	2025/10/21

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 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 2025/10) 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 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 want your 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 03/11/25

AMOUNT DUE 2,660.01

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
01/01/25	BROUGHT FORWARD		326.49C		-326.49
01/01/25	1000001 Administrative Levy	INA14217	2,124.40D	01/01/25	1,797.91
01/01/25	1000002 CSOS Levy	INA14217	32.49D	01/01/25	1,830.40
01/01/25	1000003 Reserve Fund Levy	INA14217	220.00D	01/01/25	2,050.40
01/01/25	1000004 29/11 Water Open:2827Close:2842Consum:15	INA14217	319.88D	01/01/25	2,370.28
01/02/25	1000001 Administrative Levy	INA14289	2,124.40D	01/02/25	4,494.68
01/02/25	1000002 CSOS Levy	INA14289	32.49D	01/02/25	4,527.17
01/02/25	1000003 Reserve Fund Levy	INA14289	220.00D	01/02/25	4,747.17
01/02/25	1000004 31/12 Water Open:2842Close:2844Consum:02	INA14289	42.08D	01/02/25	4,789.25
03/02/25	MG14 MARIPADUGA	03020427	2,000.00C		2,789.25
01/03/25	1000001 Administrative Levy	INA14354	2,124.40D	01/03/25	4,913.65
01/03/25	1000002 CSOS Levy	INA14354	32.49D	01/03/25	4,946.14
01/03/25	1000003 Reserve Fund Levy	INA14354	220.00D	01/03/25	5,166.14
01/03/25	1000004 31/01 Water Open:2844Close:2851Consum:07	INA14354	72.23D	01/03/25	5,238.37
03/03/25	MG14 MARIPADUGA	03030415	2,000.00C		3,238.37
01/04/25	MG14 MARIPADUGA	01040547	2,000.00C		1,238.37
01/04/25	1000001 Administrative Levy	INA14423	2,124.40D	01/04/25	3,362.77
01/04/25	1000002 CSOS Levy	INA14423	32.49D	01/04/25	3,395.26
01/04/25	1000003 Reserve Fund Levy	INA14423	220.00D	01/04/25	3,615.26
01/04/25	1000004 28/02 Water Open:2851Close:2865Consum:14	INA14423	288.43D	01/04/25	3,903.69
04/04/25	MG14 MARIPADUGA	04040154	4,000.00C		-96.31
01/05/25	1000001 Administrative Levy	INA14503	2,124.40D	01/05/25	2,028.09
01/05/25	1000002 CSOS Levy	INA14503	32.49D	01/05/25	2,060.58
01/05/25	1000003 Reserve Fund Levy	INA14503	220.00D	01/05/25	2,280.58
01/05/25	1000004 31/03 Water Open:2865Close:2881Consum:16	INA14503	364.02D	01/05/25	2,644.60
03/05/25	MG14 MARIPADUGA	03050458	2,000.00C		644.60
05/05/25	MG14 MARIPADUGA	05050208	700.00C		-55.40
01/06/25	1000001 Administrative Levy	INA14572	2,124.40D	01/06/25	2,069.00
01/06/25	1000002 CSOS Levy	INA14572	32.49D	01/06/25	2,101.49
01/06/25	1000003 Reserve Fund Levy	INA14572	220.00D	01/06/25	2,321.49
01/06/25	1000004 30/04 Water Open:2881Close:2895Consum:14	INA14572	288.43D	01/06/25	2,609.92

120+ Days	90 Days	60 Days	30 Days	Current
0.00	0.00	0.00	0.00	2,660.01

PAYABLE ON OR BEFORE THE 1ST
OF THE MONTH

Amount Due 2,660.01

Amount Paid

Overdue



Midrand Gardens Body Corporate

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MIDRAND - 1686
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Unit-14, Midrand Gardens
Kaufman Street
Midrand
1686

Attention: RAHUL
011 294 8949

STATEMENT DATE 03/11/25

AMOUNT DUE 2,660.01

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
02/06/25	MG14 MARIPADUGA	02060267	2,700.00C		-90.08
01/07/25	MG14 MARIPADUGA	01070594	2,700.00C		-2,790.08
01/07/25	1000001 Administrative Levy	INA14653	2,124.40D	01/07/25	-665.68
01/07/25	1000002 CSOS Levy	INA14653	32.49D	01/07/25	-633.19
01/07/25	1000003 Reserve Fund Levy	INA14653	220.00D	01/07/25	-413.19
01/07/25	1000004 30/05 Water Open:2895Close:2910Consum:15	INA14653	319.88D	01/07/25	-93.31
01/08/25	MG14 MARIPADUGA	01080555	2,700.00C		-2,793.31
01/08/25	1000001 Administrative Levy	INA14721	2,124.40D	01/08/25	-668.91
01/08/25	1000002 CSOS Levy	INA14721	32.49D	01/08/25	-636.42
01/08/25	1000003 Reserve Fund Levy	INA14721	220.00D	01/08/25	-416.42
01/08/25	1000004 30/06 Water Open:2910Close:2925Consum:15	INA14721	319.88D	01/08/25	-96.54
01/09/25	MG14 MARIPADUGA	01090460	3,000.00C		-3,096.54
01/09/25	1000001 Administrative Levy	INA14797	2,124.40D	01/09/25	-972.14
01/09/25	1000002 CSOS Levy	INA14797	32.49D	01/09/25	-939.65
01/09/25	1000003 Reserve Fund Levy	INA14797	220.00D	01/09/25	-719.65
01/09/25	1000004 31/07 Water Open:2925Close:2943Consum:18	INA14797	541.96D	01/09/25	-177.69
01/10/25	MG14 MARIPADUGA	01100430	3,000.00C		-3,177.69
01/10/25	1000001 Administrative Levy	INA14862	2,124.40D	01/10/25	-1,053.29
01/10/25	1000002 CSOS Levy	INA14862	32.49D	01/10/25	-1,020.80
01/10/25	1000003 Reserve Fund Levy	INA14862	220.00D	01/10/25	-800.80
01/10/25	1000004 29/08 Water Open:2943Close:2960Consum:17	INA14862	491.74D	01/10/25	-309.06
01/11/25	1000001 Administrative Levy	INA14932	2,124.40D	01/11/25	1,815.34
01/11/25	1000002 CSOS Levy	INA14932	32.49D	01/11/25	1,847.83
01/11/25	1000003 Reserve Fund Levy	INA14932	220.00D	01/11/25	2,067.83
01/11/25	1000004 30/09 Water Open:2960Close:2979Consum:19	INA14932	592.18D	01/11/25	2,660.01

120+ Days	90 Days	60 Days	30 Days	Current
0.00	0.00	0.00	0.00	2,660.01

PAYABLE ON OR BEFORE THE 1ST
OF THE MONTH

Amount Due 2,660.01

Amount Paid 26,800.00

Overdue