

REF: MAT453223

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, PRETORIA

CASE NUMBER: 2023-034442

In the matter between:

ABSA BANK LIMITED

Judgment Creditor

And

FARAYI CHRISTIAN CHADAMBUKA

1st Judgment Debtor

MEMORY CHADAMBUKA

2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION/ AUCTION

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff HALFWAY HOUSE (ALEXANDRA) to the highest bidder **SUBJECT TO A RESERVE PRICE OF R950 000.00** and will be held at 614 JAMES CRESCENT HALFWAY HOUSE on 31 MARCH 2026 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 614 JAMES CRESCENT , HALFWAY HOUSE, prior to the sale.

A UNIT CONSISTING OF:

- (a) SECTION NO. 22 as shown and more fully described on Sectional Plan No. SS275/2005 in the scheme known as CRANBROOK in respect of the land and building or buildings situate at KYALAMI HILLS EXTENSION 9 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG , of which section the floor area, according to the said sectional plan, is 159 (ONE HUNDRED AND FIFTY NINE) 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 under Deed of Transfer No. ST94983/2007

situated at UNIT 22 CRANBROOK ,8 CANART STREET, KYALAMI HILLS EXT 9.

Situated in the Magisterial District of HALFWAY HOUSE (ALEXANDRA).

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

MAIN BUILDING:	LOUNGE, KITCHEN, SCULLERY, PANTRY, 3 BEDROOMS, 2 BATHROOMS, 1 SEPARATE TOILET.
OUTSIDE BUILDINGS:	DOUBLE GARAGE
SUNDRIES:	NONE.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

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 sha.online. All terms and conditions available on sha.online or at 614 James Crescent, Halfway House, Midrand

DATED at PRETORIA on 10 DECEMBER 2025

HAMMOND POLE MAJOLA INC.
Attorneys of Judgment Creditor
c/o NVG Attorneys
Menlo Law Chambers
No. 49 11th Street
Menlo Park
Pretoria
Ref: MAT453223\AP \ VT
Tel: (011) 874-1800

Deeds Office Property

SS CRANBROOK, 275/2005, 22, 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	2025/11/21 08:50	Scheme Number	275
Reference	MAT453223	Scheme Type	UNIT
Report Print Date	2025/11/21 08:50	Unit Number	22
Scheme Name	SS CRANBROOK	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS CRANBROOK	Local Authority	CITY OF JOHANNESBURG
Scheme Number	275	Province	GAUTENG
Situated at	KYALAMI HILLS EXT 9;226;0	Extent	159.0000
Scheme Year	2005	LPI Code	TOJR05500000022600000
Unit Number	22	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.996802 / 28.098839
Suburb / Town**	VORNA VALLEY		

OWNER INFORMATION (2)

CHADAMBUKA FARAYI CHRISTIAN		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	ST94983/2007
ID Number		Microfilm / Scanned Date	-
Name	CHADAMBUKA FARAYI CHRISTIAN	Purchase Price (R)	1 160 000
Multiple Owners**	NO	Purchase Date	2007/03/12
Multiple Properties**	NO	Registration Date	2007/07/18
Share (%)	50		

DISCLAIMER

This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. Lexis Convey will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the Lexis Convey End User Licence Agreement (EULA). LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

OWNER INFORMATION (2)

CHADAMBUKA MEMORY		Owner 2 of 2	
Person Type**	PRIVATE PERSON	Document	ST94983/2007
ID Number		Microfilm / Scanned Date	-
Name	CHADAMBUKA MEMORY	Purchase Price (R)	1 160 000
Multiple Owners**	NO	Purchase Date	2007/03/12
Multiple Properties**	NO	Registration Date	2007/07/18
Share (%)	50		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3046/2025AT	34442/2023	-	-
2	SB117791/2007	ABSA BANK LTD	500 000	-

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» world class African city

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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

CHADAMBUKA M & FC
22 CRANBROOK CANART STREET
KYALAMI HILLS EXT 9
1684

Date	2025/10/06
Statement for	October 2025
Physical Address	6 CANARY STREET
Stand No./Portion	22 CRANBROOK
Township	KYALAMI HILLS EXT.9

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
159 m2	1	2023/07/01	A1	Market Value R 1,558,000.00	Region A Ward 132

Invoice Number : 208000402043	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 901026558	(PIN Code:980127)
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Previous Account Balance	139,236.76
Sub Total	139,236.76
Interest on Arrears	82.60
Current Charges (Excl. VAT)	1,456.61
VAT @ 15%	68.40

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
135,562.23	1,837.60	1,836.93	1,607.61	0.00	140,844.37

Total Due	140,844.37
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 MEMORY & FARAYI CHRISTIAN CHADAMBUKA
Acc. No. : 901026558 - 6 CANARY STREET , KYALAMI HILLS EXT.9

EasyPay >>>> 91115 9010265586

SAPO 0146 901026558

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 901026558

>>>> 516008800111159 90102655800

Account Number 901026558

City of Johannesburg

Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 1,558,000.00 X R 0.0095447 / 12 (Billing Period 2025/10) Less rates on first R300 000.00 of market value VAT: 0 %		1,239.23 - 238.62 0.00	1,000.61
PIKITUP	VAT No. 4790191292		
Refuse			
Refuse Residential VAT: 15.00% (Total Amount: 456.00)		456.00 68.40	524.40

Current Charges (Incl. VAT)

1,525.01

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.



PO Box 782813
Sandton 2146

Registration No: 1989/003678/07
Vat Registration No: 4390110577

Account Queries Tel: 011 2145200
Community Schemes Manager Tel: 011 2145200

STATEMENT / TAX INVOICE

Date: Invoice No: **Nov 2025 304L0022006 202511** **Property:** 22 Cranbrook Body Corporate **Account Number/Payment Ref** **304L0022006**
Amount Due **R48,717.13**

Chadambuka F C & M	Staff Contacts:	Name:	Email:	Property address:
	Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Kgomotso Leshage Sthabile Myeni Nicole Mulder Beanca Prinsloo Jillian Hendricks	kgomotsol@trafalgar.co.za sthabilem@trafalgar.co.za nicolem@trafalgar.co.za beancap@trafalgar.co.za jillianh@trafalgar.co.za	Cranbrook Body Corporate Canart Street Kyalami Hills Ext 9, Midrand 1686
Receipts captured to: 24 Oct 2025				

Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	44,471.34		44,471.34
01 Nov 2025	Csos Levies for 202511	33.09		33.09
01 Nov 2025	Interest for 202511	298.43		298.43
15 Oct 2025	Legal Fees - Legal Fees, Inv T467-11, Beyers Att	426.94		426.94
31 Oct 2025	Acknowledgement of debt (sec 57 or 58) - 202510 Chadambuka F C & M	157.00	23.55	180.55
01 Nov 2025	Other Necessary Charges: Arrears Account Review - 202511 Chadambuka F C & M	21.00	3.15	24.15
01 Nov 2025	Levy - Reserve Fund - 202511 22	325.69		325.69
01 Nov 2025	Domestic Effluent - 202511 22	802.39		802.39
01 Nov 2025	Levy - Administration Fund - 202511 22	2,154.55		2,154.55
TOTAL DUE		R48,690.43	R26.70	R48,717.13

Messages	Banking Details
<p>Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password Your email instruction will be archived for record purposes concerning the password change</p> <p>Payment options: Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf Trafalgar Monthly E-Magazine: https://www.trafalgar.co.za/debitorderform.pdf https://www.estate-living.co.za/trafalgar/</p>	<p>Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: 304L0022006</p> <p>Change of address: As required by law, please send us your new address within 14 days of any change of address.</p>

