

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION
PRETORIA

Case Number: **2389/2024**

In the matter between:

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED
(REGISTRATION NUMBER: 2006/021576/07)

PLAINTIFF

and

VENKATA REDDY NALLAGUNDLA
(IDENTITY NUMBER: 820208 6396 185)

DEFENDANT

NOTICE OF SALE IN EXECUTION

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of **R800 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **31ST** of **MARCH 2026** at **11:00** of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE** during office hours.

• T: (012) 361 5640 / (012) 361 2746 / 086 122 2720 • Info@vezidebeer.co.za

Company Registration Number: 2006/020117/21 • VAT Registration Number: 4460235999

PRETORIA OFFICE

319 Alpine Way, Lynnwood, Pretoria,
PO Box 13461, Hatfield 0028
Docex 28, Hatfield

CAPE TOWN OFFICE

Equity House, Third Floor
107 St. Georges Mall
Cape Town
Docex 8 - Cape Town

JOHANNESBURG OFFICE

70 11th Street
Parkmore
Sandton

Directors: E. De Beer & M. Mohamed

Senior Associates: C. De Lange, Y. Alli, C. De Beer, C. Nel, N. Crous, L. Coetzee, R. Ismail, M. Botha, F. Mohamed Theba, C. Bignaut, A. Britz, T. Nketshisa, X. Du Preez,
G. Roelofse, M. Cilliers & R. Beneke

Associates: N. Omar

Professional Assistants : L. Smit, V. Tooray, K. Komane & M. Tshetu

CERTAIN:

1. A UNIT CONSISTING OF –

(A) SECTION NUMBER 60 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS146/1996, IN THE SCHEME KNOWN AS TULIP WOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT VORNA VALLEY EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 93 (NINETY THREE) SQUARE METRES IN EXTENT; 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

HELD BY DEED OF TRANSFER NUMBER ST67/2019

AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(2) AN EXCLUSIVE USE AREA DESCRIBED AS CARPORT NO P27 MEASURING 13 (THIRTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS TULIP WOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT VORNA VALLEY EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS146/1996 HELD BY NOTARIAL DEED OF CESSION NUMBER SK44/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

ALSO KNOWN AS: SECTION NO 60 TULIP WOOD, VORNA VALLEY, MIDRAND.

The following information is furnished regarding improvements on the property although **nothing in this respect is guaranteed:**

SINGLE STOREY, ATTACHED, 1ST FLOOR UNIT, BLOCK WALLS, TILE ROOF, TILE FLOORS, LOUNGE, DINING ROOM, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS, 2 CARPORTS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the **SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the **SHERIFF HALFWAY HOUSE**.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
 - (b) FICA-legislation in respect of proof of identity and address particulars;
 - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable);
 - (d) Registration conditions;
 - (e) The sale will be augmented with a timed online sale commencing on the



Thursday prior to the live sale at 11:00. 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 shha.online or at 614 James Crescent, Halfway House, Midrand.

DATED AT PRETORIA ON 3 FEBRUARY 2026

PLAINTIFF'S ATTORNEYS
VEZI DE BEER INCORPORATED
319 Alpine Road
Lynnwood
P O BOX 13461
HATFIELD 0028
Tel: (012) 361-5640
REF: R ISMAIL/CCM/MAT81795
E-mail: catherine@vezidebeer.co.za



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	2026/02/25 10:53	Scheme Number	146
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 10:54	Unit Number	60
Scheme Name	TULIP WOOD	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS TULIP WOOD	Local Authority	MIDRAND-RABIE RIDGE MSS
Scheme Number	146	Province	GAUTENG
Situated at	VORNA VALLEY EXT 13 , 1983	Extent	93.0000
Scheme Year	1996	LPI Code	TOIR09520000198300000
Unit Number	60	Registration Division	NOT AVAILABLE
Previous Description	-	Co-ordinates (Lat/Long)**	-25.996295 / 28.108513
Suburb / Town**	NEWLANDS		

OWNER INFORMATION (1)

NALLAGUNDLA VENKATA REDDY		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST627/2019
ID Number		Microfilm / Scanned Date	-
Name	NALLAGUNDLA VENKATA REDDY	Purchase Price (R)	950 000
Multiple Owners**	NO	Purchase Date	2018/09/19
Multiple Properties**	NO	Registration Date	2019/01/11
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (5)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3062/2025AT	2389/2024	-	-
2	SB379/2019	S B GUARANTEE CO (RF) PTY LTD	720 000	-
3	SK5359/1995S	-	-	-
4	VA100/2019	ADDIS JOHN ANTHONY	-	-
5	VA6086/2019	-	-	-

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COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
 VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

VENKATA REDDY NALLAGUNDLA
69 BOWLING AVENUE
MORNINGSIDE
2196

Date	2026/01/07
Statement for	January 2026
Physical Address	441A VAN HEERDEN AVENUE
Stand No./Portion	60 TULIP WOOD
Township	VORNA VALLEY EXT.13

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
93 m2	1	2023/07/01	A1	Market Value R 893,000.00	Region A Ward 132

Invoice Number : 244000450570	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555679541	(PIN Code:279822)
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Previous Account Balance	56,513.23
Sub Total	56,513.23
Interest on Arrears	53.28
Current Charges (Excl. VAT)	781.67
VAT @ 15%	46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
54,288.18	1,115.20	1,109.85	881.45	0.00	57,394.68

Total Due	57,394.68
Due Date	2026/01/22

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 31 Oct 2026. For more info, visit www.joburg.org.za.
 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 : 2026/01/07 VENKATA REDDY NALLAGUNDLA
 Acc. No. : 555679541 - 441A VAN HEERDEN AVENUE , VORNA VALLEY EXT.13

EasyPay	>>>>> 91115 5556795416
SAPO	0146 555679541

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 555679541

>>>>> 516008800111159 55567954101



Tulipwood Body Corporate

Reg No: SS78/1995 & SS146/1996

Email: support@solver.co.za

Contact No.: 010 822 2882 | Geyser Call Center #

0861225225 | Policy # SB/SR625537

ADDRESS

P.O Box 2720,

Bedfordview, 2007

M & DF Mabesa

Unit 60 (Section 16) Tulipwood,
Van Heerden Street,
Vornoa Valley,
1745

Door No 60

Reference: MDF001-S60

Tel: 27722127441

Email: musamabesa@gmail.com

STATEMENT

DATE
2026-02-05

Date	Source	Description	Debit	Credit	Cumulative
2025-12-01		Balance b/f	0.00	0	0.00
2025-12-01	Invoice	INV05955	3891.61	0	3 891.61
2025-12-08	Invoice	INV06013	27.60	0	3 919.21
2025-12-10	STANDARD BANK: 002642883	MAGTAPE CREDIT MDF001-S60 - "Payment - Thank you"	0	3920.00	-0.79
2026-01-01	Invoice	INV06085	4095.36	0	4 094.57
2026-01-05	STANDARD BANK: 002642883	AUTOBANK CASH DEPOSIT MDF001-S60 J893 - "Payment - Thank you"	0	4100.00	-5.43
2026-01-05	STANDARD BANK: 002642883	CASH DEPOSIT FEE - AUTOBANK ## ACC 002642883 DEP BCH 5660	60.56	0	55.13
2026-01-31	Journal Batch 317	Interest on arrears balance of R 55.13 as at 2026-01-16 (2.00% p.m.). Exempt from interest. Balance of 55.13 is below threshold amount 300	0.00	0	55.13
2026-02-01	Invoice	INV06212	3541.90	0	3 597.03

120+ days	90+ days	60+ days	30+ days	Current	
0.00	0.00	0.00	55.13		3 541.90
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 002642883 Branch Code: 051001 Reference: MDF001-S60 Account Holder: TULIPWOOD Account Type: CURRENT Branch Name: BEDFORD GARDENS					Total Due R 3 597.03