

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION PRETORIA

Case Number: **114195/2023**

In the matter between:

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

PLAINTIFF

and

RAJANKUMAR PRAWALAL
(IDENTITY NUMBER: 641224 5198 081)

FIRST DEFENDANT

KAMLAPATHY TILOKE
(IDENTITY NUMBER: 581128 0006 086)

SECOND 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 **R1 034 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **24TH** of **FEBRUARY 2026** at **11:00** of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE** during office

• 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



hours.

CERTAIN:

**ERF 547 VORNA VALLEY TOWNSHIP
REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG
MEASURING 1008 (ONE THOUSAND AND EIGHT) SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T60936/2016
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

ALSO KNOWN AS: 30 ELIZABETH FRY STREET, VORNA VALLEY, MIDRAND.

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

LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 TOILET, 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 25 NOVEMBER 2025

PLAINTIFF'S ATTORNEYS
VEZI DE BEER INCORPORATED
319 Alpine Road
Lynnwood
P O BOX 13461
HATFIELD 0028
Tel: (012) 361-5640
REF: R ISMAIL/MVDB/MAT63718
E-mail: Louisa@vezidebeer.co.za



VORNA VALLEY 547 (PRETORIA)

Deeds Office 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 | Deeds Office Property Erf |
| Search Description | VORNA VALLEY 547 (PRETORIA) |
| Reference | MAT63718 (MARIAAN) |
| Date | 22/10/2025 |

ERF INFORMATION

Summary

| | |
|-----------------------|-----------------------|
| Deeds Office | PRETORIA |
| Property Type | ERF |
| Township | VORNA VALLEY |
| Erf Number | 547 |
| Portion Number | 0 |
| Remainder | NO |
| Previous Description | - |
| Registration Division | IR |
| Municipality | CITY OF JOHANNESBURG |
| Province | GAUTENG |
| Diagram Deed | T12361/1979 |
| Size | 1008.0000 SQM |
| LPI Code | TOIR09520000054700000 |
| Street Address | UNKNOWN |

OWNER SUMMARY

| Owner Name | ID / Reg. Number | Purchase Price | Purchase Date |
|---------------------|------------------|----------------|---------------|
| PRAWALAL RAJANKUMAR | | R1300000.00 | 15/06/2016 |
| TILOKE KAMLAPATHY | | R1300000.00 | 15/06/2016 |

OWNER INFORMATION

Owner 1 of 2

| | |
|-------------------------|---------------------|
| Owner Name | PRAWALAL RAJANKUMAR |
| ID / Reg. Number | |
| Owner Type | PERSON |
| Title Deed | T60936/2016 |
| Purchase Date | 15/06/2016 |
| Registration Date | 05/08/2016 |
| Purchase Price | R1300000.00 |
| Multiple Owners | YES |
| Multiple Properties | - |
| Share | - |
| Microfilm Reference No. | 20160818 13:24:34 |

OWNER INFORMATION (CONTINUED)**Owner 2 of 2**

| | |
|-------------------------|-------------------|
| Owner Name | TILOKE KAMLAPATHY |
| ID / Reg. Number | |
| Owner Type | PERSON |
| Title Deed | T60936/2016 |
| Purchase Date | 15/06/2016 |
| Registration Date | 05/08/2016 |
| Purchase Price | R1300000.00 |
| Multiple Owners | YES |
| Multiple Properties | - |
| Share | - |
| Microfilm Reference No. | 20160818 13:24:34 |

ENDORSEMENT(S)

| Document Number | Microfilm Reference Number | Institution | Value |
|-----------------|----------------------------|-------------------------------------|---------------|
| B33204/2016 | 20160818 13:25:17 | SB GUARANTEE COMPANY (RF) (PTY) LTD | R1 300 000,00 |
| I-1609/2025AT | 20250625 11:31:13 | 114195/2023 | R0,00 |

REPORT INFORMATION

| | | |
|---------------------|---------------------------|---|
| Date of Information | 22/10/2025 13:57 |  |
| Print Date | 22/10/2025 13:57 | |
| Generated By | LOUISA LIEBENBERG | |
| Reference | MAT63718 (MARIAN) | |
| Report Type | DEEDS OFFICE PROPERTY ERF | |

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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

TILOKE & PRAWALAL K & R
30 ELIZABETH FRY STREET
VORNA VALLEY
1686

| | |
|-------------------|-------------------------|
| Date | 2025/11/06 |
| Statement for | November 2025 |
| Physical Address | 30 ELIZABETH FRY STREET |
| Stand No./Portion | 00000547 - 00000 - 00 |
| Township | VORNA VALLEY |

| Stand Size | Number of Dwellings | Valuation Date | Portion | Municipal Valuation | Region |
|------------|---------------------|----------------|---------|-----------------------------|-------------------|
| 1008 m2 | 1 | 2023/07/01 | A1 | Market Value R 1,604,000.00 | Region A Ward 132 |

| | | |
|------------------------------|---------|---------------------------|
| Invoice Number : 52006575481 | Group : | Next Reading Date : |
| Client VAT Number : | | Deposit Paid : R 1,547.65 |

| | |
|--------------------------|-------------------|
| Account Number 554250911 | (PIN Code:283795) |
|--------------------------|-------------------|

| | |
|---|------------|
| Previous Account Balance | 5,521.37 |
| Less: Incoming Payment (Last Payment Made 2025/11/03) | - 5,521.37 |
| Sub Total | 0.00 |
| Current Charges (Excl. VAT) | 3,571.06 |
| VAT @ 15% | 523.25 |
| Installment Plan Request | 42,756.54 |
| Installment Due | - 807.43 |
| Installment Outstanding | 37,141.68 |

| | |
|-----------|------------|
| Total Due | 4,901.74 |
| Due Date | 2025/12/01 |

| 90 Days+ | 60 Days | 30 Days | Current | Instalment Plan | Total Outstanding |
|----------|---------|---------|----------|-----------------|-------------------|
| 0.00 | 0.00 | 0.00 | 4,901.74 | 37,141.68 | 42,043.42 |

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 3 1 Oct 2026. For more info, visit www.joburg.org.za.
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 : 2025/11/06 KAMLAPATHY & RAJANKUMAR TILOKE & PRAWAL
Acc. No. : 554250911 - 30 ELIZABETH FRY STREET, , VORNA VALLEY

EasyPay >>>> 91115 5542509111

SAPO 0146 554250911

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 554250911

>>>> 516008800111159 55425091106

| Account Number 554250911 | | | |
|---|---------------------------|---------------|------------------|
| Johannesburg Water | | Amount | Sub Total |
| Water & Sanitation | VAT No. 4270191077 | | |
| Category of Water: Consumption - Residential (Reading period = 2025/09/10 to 2025/10/10 = 31 days) Meter: 50216809; Register: 1; Multiply factor: 1; Start reading: 1,902.000; End reading: 1,929.000; Difference: 27.000; Consumption: 27.000; Units: KL; Type: Actual Readings. Daily average consumption 0.871 KL Charges for 27.000 KL are based on a sliding scale for a 31 day period Step 1 6.111 KL @ R 0.0000 (Billing Period 2025/11) 0.00 Step 2 4.074 KL @ R 29.840 121.57 Step 3 5.092 KL @ R 31.150 158.62 Step 4 5.093 KL @ R 43.670 222.41 Step 5 6.630 KL @ R 60.360 400.19 Extended Social Package Grant 0.00 Demand Management Levy (Billing Period 2025/11) 65.08 Category of Sewer: Residential Sewer monthly charge based on Stand size 1008 m2 (Billing Period 2025/11) 358.42 VAT: 15.00% (Total Amount: 1,326.29) 198.94 | | | 1,525.23 |
| City Power | | | |
| Electricity | VAT No. 4710191182 | | |
| (Reading period = 2025/08/29 to 2025/11/01 = 65 days) Meter: 48000133412; Register: ; Multiply factor: ; Start reading: 24,290.000; End reading: 25,741.000; Difference: 1,451.000; Consumption: 1,451.000; Units: kWh; Type: Actual Readings. Daily average consumption 22.323 kWh Charges for 1,451.000 kWh are based on a sliding scale for a 65 day period Reversal of interim charges - 861.94 Reversal of interim charges - 451.87 Reversal of interim charges - 1,246.32 Step 1 747.433 kWh @ R 2.4986 (Billing Period 2025/11) 1,867.54 Step 2 320.329 kWh @ R 3.0564 979.05 Step 3 383.238 kWh @ R 3.7042 1,419.59 Extended Social Package Grant 0.00 Registered Social Landlord Rebate 0.00 VAT: 15.00% (Total Amount: 1,706.05) 255.91 | | | 1,961.96 |
| City of Johannesburg | | | |
| Property Rates | VAT No. 4760117194 | | |
| Category of Property: Property Rates Residential R 1,604,000.00 X R 0.0095447 / 12 (Billing Period 2025/11) 1,275.82 Less rates on first R300 000.00 of market value - 238.62 Less owner rebate - 954.48 VAT: 0 % 0.00 | | | 82.72 |
| PIKITUP | | | |
| Refuse | VAT No. 4790191292 | | |
| Refuse Residential (Billing Period 2025/11) 456.00 VAT: 15.00% (Total Amount: 456.00) 68.40 | | | 524.40 |
| Current Charges (Incl. VAT) | | | 4,094.31 |

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.