

Findlay & Niemeyer

INCORPORATED (NO. 1989/007387/21)



SALE IN EXECUTION
IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, PRETORIA

In the matter between:

Case No. **010865/2022**

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED

Execution Creditor

and

SATHEESH DARLA

Judgment Debtor

A SALE IN EXECUTION of the undermentioned property is to be held by the **Sheriff Halfway House-Alexandra** at **614 JAMES CRESCENT, Halfway House**, on **TUESDAY, 28 JULY 2026** at **11h00**, subject to a reserve price of **R 1 700 000.00**.

Full conditions of sale can be inspected at the Sheriff Halfway House/Alexandra, 614 James Crescent, Halfway House, and will be read out prior to the sale taking place.

No warranties are given with regard to the description, extent and/or improvements of the property.

Property: ERF 166 KEW TOWNSHIP,
Registration Division: I.R, GAUTENG PROVINCE
Measuring: 2 974 SQUARE METRES
Deed of Transfer: T64780/2021
Also known as: 43 FIRST AVENUE, KEW.
Magisterial District: JOHANNESBURG NORTH

Improvements :-

MAIN BUILDING: A Double Storey freestanding building with 4 bedrooms, 2 bathrooms, kitchen, brick walls, tile roof, wooden floors.

OUTBUILDING: A Single Storey semi-attached building with 2 bedrooms, 2 bathrooms, kitchen, 1 carport, brick walls, tile roof, tile floors.

OTHER DETAIL: Swimming pool, pond, tennis court.

Property sub-leased into different rooms within the house. The lounge is divided into rental units.

Zoned

Residential

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

REGISTRATION AS BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, *INTER ALIA*:

- Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- FICA – legislation i.ro. proof of identity and address particulars
- The registration fee for buyers is R 50 000.00
- Registration conditions

FINDLAY & NIEMEYER INCORPORATED

Attorneys for Plaintiff

P.O. Box 801

Pretoria

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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

satheesh darla
43 FIRST AVENUE
KEW
1686

Date	2026/04/07
Statement for	April 2026
Physical Address	43 FIRST AVENUE
Stand No./Portion	00000166 - 00000 - 00
Township	KEW

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
2974 m2	1	2023/07/01	E1	Market Value R 3,500,000.00	Region E WARD 74

Invoice Number : 244000525206	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 228.13

Account Number 557229192	(PIN Code:253146)
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Previous Account Balance						994,923.63
Sub Total						994,923.63
Interest on Arrears						1,958.24
Current Charges (Excl. VAT)						32,698.25
VAT @ 15%						4,522.94

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. 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 : 2026/04/07 satheesh darla
Acc. No. : 557229192 - 43 FIRST AVENUE, , KEW

EasyPay	>>>>> 91115 5572291929
SAPO	0146 557229192

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 557229192

>>>>> 516008800111159 55722919208

Account Number 557229192			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
Category of Water: Consumption - Residential (Reading period = 2026/02/12 to 2026/03/08 = 25 days) Meter: 19A035027; Register: 1; Multiply factor: 1; Start reading: 8,882.000; End reading: 9,214.000; Difference: 332.000; Consumption: 332.000; Units: KL; Type: Actual Readings. Daily average consumption 13.280 KL Charges for 332.000 KL are based on a sliding scale for a 25 day period Step 1 4.928 KL @ R 0.0000 (Billing Period 2026/04) Step 2 3.286 KL @ R 29.840 Step 3 4.106 KL @ R 31.150 Step 4 4.107 KL @ R 43.670 Step 5 8.214 KL @ R 60.360 Step 6 8.213 KL @ R 66.010 Step 7 8.214 KL @ R 83.280 Step 8 290.932 KL @ R 89.240 Extended Social Package Grant Demand Management Levy (Billing Period 2026/04) Category of Sewer: Residential Sewer monthly charge based on Stand size 2974 m2 (Billing Period 2026/04) VAT: 15.00% (Total Amount: 29,675.98)		0.00 98.05 127.90 179.35 495.80 542.14 684.06 25,962.77 0.00 65.08 1,520.83 4,451.39	34,127.37
City Power Electricity	VAT No. 4710191182		
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 3,500,000.00 X R 0.0095447 / 12 (Billing Period 2026/04) Less rates on first R300 000.00 of market value VAT: 0 %		2,783.89 - 238.62 0.00	2,545.27
PIKITUP Refuse	VAT No. 4790191292		
Refuse Residential (Billing Period 2026/04) VAT: 15.00% (Total Amount: 477.00)		477.00 71.55	548.55
Current Charges (Incl. VAT)			37,221.19

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.



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	2026/05/26 15:18	Erf Number	166
Reference	F7163	Portion Number	-
Report Print Date	2026/05/26 15:18	Deeds Office	Pretoria
Township	KEW	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T3543/1932
Township	KEW	Local Authority	CITY OF JOHANNESBURG
Erf Number	166	Province	GAUTENG
Portion Number	0	Extent	2974.0000SQM
Registration Division	IR	LPI Code	T0IR03610000016600000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.130228 / 28.091983
Suburb / Town**	KEW		

OWNER INFORMATION (1)

DARLA SATHEESH		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T64780/2021
ID Number		Microfilm / Scanned Date	-
Name	DARLA SATHEESH	Purchase Price (R)	3 500 000
Multiple Owners**	NO	Purchase Date	2021/04/27
Multiple Properties**	NO	Registration Date	2021/09/13
Share (%)	-		

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B44515/2021	S B GUARANTEE CO (RF) PTY LTD	3 150 000	-
2	I-3108/2023AT	10865/2022	-	-
3	KEW,166	-	-	-

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HISTORIC DOCUMENTS (13)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B8561/1996	NEDCOR BANK LTD	300 000	-
2	I-12750/2011AT	-	-	-
3	B3660/1999	-	-	-
4	B66147/2005	-	-	-
5	B50158/2016	-	-	-
6	T37894/1975	BENEKE	Unknown	-
7	T37006/1983	LORD PETER WENDEL	Unknown	-
8	T50376/1989	KEW PRODUCTIONS CC	253 500	-
9	T6072/1999	STAND 166 KEW PTY LTD	320 000	-
10	T16720/2013	NAIDOO LASCENDRA	1 100 000	-
11	T16720/2013	NAIDOO KAMALADEVI CHARLENE	1 100 000	-
12	T98958/2016	GOVENDER KUBANDREN VASSIE	2 500 000	-
13	T98958/2016	MUNIEN THAMASHNEE	2 500 000	-

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