

29 SEPTEMBER 2020

Your ref.:
Our ref.: L2876/DBS/N FOORD/CEM
Narien Foord - Email: narien@tintolaw.co.za
BRANCH: HEAD OFFICE

CONVEYANCER'S CERTIFICATE

I, the undersigned,

**MADELEYN KRUGER
CONVEYANCER**

Do hereby certify that according to a Deeds Office Data Printout dated **22 SEPTEMBER 2020** and Bond SB22340/2008 relating thereto

CARITAS LERATO SETSUBI
Identity Number: 730815 0519 08 0
(Unmarried)

Is the registered owner of the following property:-

A UNIT CONSISTING OF -

- (A) **SECTION NO. 145 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS785/2005 IN THE SCHEME KNOWN AS COUNTRY VIEW IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT COUNTRY VIEW EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 101 (ONE HUNDRED AND ONE) 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 NO. ST22207/2008



Chief Operating Officer: Martin Vorster

Litigation & Conveyancers:

Velile Tinto • Silindile Mkhize • Crystal Jacob • Vinolan Perumall • Sinenlanhla Zuma
Janine Shackleton • Danie Swanepoel • Nelius Van Huyssteen • Abigail Heuvel
Franciska Ras • Paul van den Berg • Johan vd Merwe • Lindi de Beer
Madeleyn Kruger • Verusha Govender • Melandry Lowings • Janette Labuschagne
Andrea Heyl • Jandre Archer • Alwin Vogel • Natascha Schliffenhelm • Kate Carter-Brown

PRETORIA (Head Office) WEB: www.veliletinto.co.za / www.tintolaw.com DISCLAIMER: <http://www.veliletinto.co.za/disclaimer>
Tel: 012 807 3366 / 0861 velle / 086 183 5453 / 012 007 0110 | Fax: 086 678 5440 | Reg No: 2003/005273/21 | Vat No: 4840207833
Tinto House . c/o Solomon Mahlangu Dr & Disselboom Ave . Pretoria East | P.O.Box 733 . Wapadrand 0050 . Docex 178 . Pretoria

MENLYN MAINE	JOHANNESBURG	CENTURION	CAPE TOWN	BOKSBURG	DURBAN	CALL CENTRE
T: 012 003 2871 F: 086 674 4780	T: 087 353 2536 F: 011 465 7881	T: 012 653 3007 F: 012 653 3040	T: 021 510 5821 F: 086 685 1645	T: 011 823 1433 F: 086 683 9418	T: 031 007 0811 F: 086 501 3206	T: 086 183 5453 F: 086 683 9418



MORTGAGE BOND:

SB22340/2008 in favour of **NEDBANK LTD** for the amount of **R560 000,00;**

INTERDICT:

I-1657/2020AT is applicable in terms whereof the abovementioned property has been attached by virtue of a Writ issued in:

CASE NUMBER: 36344/2019
PLAINTIFF: NEDBANK LIMITED
DEFENDANT: SETSUBI, CL

DATED AT PRETORIA ON THIS THE 29TH DAY OF SEPTEMBER 2020


CONVEYANCER
MADELEYN KRUGER



Chief Operating Officer: Martin Vorster

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SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY SCHEME
Search Description	COUNTRY VIEW, 785/2005, U:145 (PRETORIA)
Reference	L2876
Date	22/09/2020

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS COUNTRY VIEW
Scheme Number / Year	785 / 2005
Unit Number	145
Situated At	COUNTRY VIEW EXT 13 , 644 , 0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	-
Size	101.0000 SQM
LPI Code	TOJR00400000064400000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
SETSUBI CARITAS LERATO	7308150519080	R 580 000,00	10/09/2007

OWNER INFORMATION

Owner 1 of 1

Owner Name	SETSUBI CARITAS LERATO
ID / Reg. Number	7308150519080
Owner Type	PERSON
Title Deed	ST22207/2008
Purchase Date	10/09/2007
Registration Date	04/03/2008
Purchase Price	R580000.00
Multiple Owners	NO
Multiple Properties	NO
Share	-

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
I-1657/2020AT	-	36344/2019	UNKNOWN
SB22340/2008	-	NEDBANK LTD	R 560 000,00
SK6150/2005S	2005 1268 0072	-	UNKNOWN

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
SBC22528/2008	2008 0522 3358	-	UNKNOWN
SB52778/2006	2008 0522 3367	-	UNKNOWN
ST41385/2006	2008 0384 1004	-	UNKNOWN
ST785-145/2005	2007 0628 4360	P J J VAN VUUREN BELEGGINGS PTY LTD	CRST
ST22207/2008	2008 0384 0976	-	R 490 000,00
ST41385/2006	2008 0384 1004	FULKRUM TRUST	R 490 000,00

INTERNAL ENQUIRY HISTORY

Company Name	Contact Person	Contact Number	E-mail Address	Enquiry Date
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No information available.

REPORT INFORMATION

Date of Information	22/09/2020 09:42
Print Date	22-09-2020 09:43
Generated By	MERI-LOUISE FOURIE
Reference	L2876
Report Type	DEEDS OFFICE PROPERTY SCHEME

QR CODE

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SETSUBI CL

Reference: SET001-D145

Tel: 27724182501

Email: 27724182501@vodamail.co.za

STATEMENT

DATE

2020-11-07

Date	Source	Description	Debit	Credit	Cumulative
2020-03-01		Balance b/f	282233.03	0	282 233.03
2020-03-01	Invoice	INV00145	1932.91	0	284 165.94
2020-03-11	Invoice	INV00360	100.00	0	284 265.94
2020-03-18	Invoice	INV00481	100.00	0	284 365.94
2020-04-01	Invoice	INV00629	1932.91	0	286 298.85
2020-04-08	Invoice	INV00831	100.00	0	286 398.85
2020-04-15	Invoice	INV00906	200.00	0	286 598.85
2020-05-01	Invoice	INV01055	1932.91	0	288 531.76
2020-05-08	Invoice	INV01232	100.00	0	288 631.76
2020-06-01	Invoice	INV01384	1932.91	0	290 564.67
2020-06-08	Invoice	INV01573	100.00	0	290 664.67
2020-07-01	Invoice	INV01728	1932.91	0	292 597.58
2020-07-08	Invoice	INV01909	100.00	0	292 697.58
2020-07-29	Invoice	INV02495	1150.00	0	293 847.58
2020-08-01	Invoice	INV02061	1932.91	0	295 780.49
2020-08-11	Invoice	INV02214	100.00	0	295 880.49
2020-08-17	Invoice	INV02240	200.00	0	296 080.49
2020-08-25	Invoice	INV02516	350.00	0	296 430.49
2020-09-01	Invoice	INV02389	1932.91	0	298 363.40
2020-09-09	Invoice	INV02579	100.00	0	298 463.40
2020-09-16	Invoice	INV02626	200.00	0	298 663.40

120+ days	90+ days	60+ days	30+ days	Current
293 847.58	2 582.91	2 232.91	2 232.91	7 989.49
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62844482985 Branch Code: 250655				Total Due R 308 885.80

2020-10-01	Invoice	INV02775	1932.91	0	300 596.31
2020-10-08	Invoice	INV02909	100.00	0	300 696.31
2020-10-13	Invoice	INV02952	200.00	0	300 896.31
2020-11-01	Invoice	INV03104	1932.91	0	302 829.22
2020-11-05	Journal Batch 18	Interest on arrears balance of R 302 829.22 as at 2020-11-05 (24.00% p.a.).	6056.58	0	308 885.80

120+ days	90+ days	60+ days	30+ days	Current
293 847.58	2 582.91	2 232.91	2 232.91	7 989.49
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62844482985 Branch Code: 250655				Total Due
Account Holder: COUNTRY VIEW ESTATES Account Type: CURRENT Branch Name: MELROSE ARCH				R 308 885.80



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

SETSUBI CL
PO Box 1143
COUNTRY VIEW EXT.13
1685

Date	2020/10/06
Statement for	October 2020
Physical Address	29 SONNEBLOM STREET
Stand No./Portion	145 COUNTRY VIEW
Township	COUNTRY VIEW EXT.13

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
101 m2	1	2018/07/01	A1	Market Value R 688,000.00	REGION A WARD 112

Invoice Number : 28004578565	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 901053304	(PIN Code:980733)
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Previous Account Balance	45,116.07
Sub Total	45,116.07
Interest on Arrears	20.91
Current Charges (Excl. VAT)	413.00
VAT @ 15%	27.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	45,577.88
43,733.36	688.00	694.71	461.81	0.00	45,577.88	Due Date	2020/10/21

Remember to always pay your account on time,It helps the City to sustain service delivery.Look out for an Open Day in your region for all your outstanding queries.
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.

Remittance Advice :
This stub must accompany payment,
please do not detach if paying at the post office

Date : 2020/10/06 CARITAS LERATO SETSUBI
Acc. No. : 901053304 - 29 SONNEBLOM STREET , COUNTRY VIEW EXT.13

EasyPay	>>>>> 91115 9010533041
SAPO	0146 901053304

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 901053304

>>>>> 516008800111159 90105330405

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.

AUCTION

**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**

CASE NO. 36344/2019

In the matter between :

NEDBANK LIMITED

EXECUTION CREDITOR

and

CARITAS LERATO SETSUBI

JUDGMENT DEBTOR

**NOTICE OF SALE IN EXECUTION
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **18 MARCH 2020**, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of **R400 000.00**, by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **THE SHERIFF'S OFFICE, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE** on **24 NOVEMBER 2020** at **11H00**, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the **SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: ADDRESS AS ABOVE**, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

A UNIT CONSISTING OF -

- (A) SECTION NO. 145 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS785/2005 IN THE SCHEME KNOWN AS COUNTRY VIEW IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT COUNTRY VIEW EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 101 (ONE HUNDRED AND ONE) 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 NO. ST22207/2008

(also known as: SECTION NO. 145 (DOOR NO. 145) COUNTRY VIEW, SONNEBLOM ROAD, COUNTRY VIEW EXTENSION 13, MIDRAND, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

TOP FLOOR UNIT IN SECURITY COMPLEX CONSISTING OF 2 BEDROOMS, 2 BATHROOMS, LOUNGE, KITCHEN, 1 LOCKUP GARAGE

VELILE TINTO AND ASSOCIATES INC.

Tinto House

Cnr Solomon Mahlangu Drive (previously Hans Strijdom) & Disselboom Avenue

Wapadrand

DX 178, PRETORIA

P O Box 733, Wapadrand, 0050

Tel: (012) 807 3366 (Ext. 519)

Narien Foord direct fax: 086 206 8695

Litigation direct fax: (012) 807 5299

Narien Foord Email: narien@tintolaw.co.za

Ref: L2876/DBS/N FOORD/CEM