

**IN THE MATTER OF
SJC PROPERTY INVESTMETNS CC
(In Liquidation)**

MASTER'S REF: C229/2025

**FIRST & FINAL LIQUIDATION, DISTRIBUTION &
CONTRIBUTION ACCOUNT**

**CO-LIQUIDATORS:
CBStC COOPER, EJ VAN DER MERWE & TC VAN ZYL
C/o CK INSOLVENCY, RESTRUCTURING AND
RECOVERY PRACTITIONERS
PO BOX 3065, TYGER VALLEY, 7536
TEL no 021 9102902**

**FIRST & FINAL LIQUIDATION, DISTRIBUTION &
CONTRIBUTION ACCOUNT**

**IN THE MATTER OF
SJC PROPERTY INVESTMENTS CC (In Liquidation)**

**A CLOSE CORPORATION DULY REGISTERED AND INCORPORATED IN TERMS OF
THE ACTS OF THE REPUBLIC OF SOUTH AFRICA
WITH REGISTRATION NUMBER 2006/164222/23**

DATE OF LIQUIDATION: 16 APRIL 2025
MASTER'S REF: C229/2025
CO-LIQUIDATORS: CBStC COOPER, EJ VAN DER MERWE & TC VAN ZYL

DATE	PARTICULARS	VOUCHER	LIABILITIES	ASSET
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RECONCILIATION STATEMENT

	BALANCE FIRST NATIONAL BANK – 14 NOVEMBER 2025			17 613 380,82
	<u>TO PAY</u>			
	LIQUIDATORS' FEES			
	- ENCUMBERED ASSET ACCOUNT 1	87 522,18		
	- ENCUMBERED ASSET ACCOUNT 2	87 522,18		
	- ENCUMBERED ASSET ACCOUNT 3	112 806,37		
	- ENCUMBERED ASSET ACCOUNT 4	99 191,81		
	- ENCUMBERED ASSET ACCOUNT 5	194 493,75		
	- ENCUMBERED ASSET ACCOUNT 2	79 742,43		
	- FREE RESIDUE ACCOUNT	<u>0,00</u>	661 278,72	
	MASTER'S FEES		275 000,00	
	BOND OF SECURITY PREMIUM – 05/2025 – 05/2026		97 750,00	
	ADVERTISEMENT COSTS	2 731,18		
	PETTY CASH & POSTAGES	775,00		
	STORAGE FEES	1 030,00		
	REFUND OPENING BANK ACCOUNT	<u>1,00</u>	4 536,16	
	BANK CHARGES – PROVISION	200,00		
	LESS	<u>10,00</u>	190,00	
	CITY OF CAPE TOWN		82 610,32	
	PURE CAPITAL		206 038,20	
	AMANDENI VALUERS		128 200,00	
	HOLLARD INSURANCE COMPANY		24 904,80	
	SOUTH AFRICAN REVENUE SERVICES			
	- VAT as per ANNEXURE "C"	1 882 603,02		
	- LESS VAT CREDIT as per ANNEXURE "C"	<u>25 784,85</u>	1 856 818,17	
	AMOUNTS CARRIED FORWARD		----- 3 337 326,37	----- 17 613 379,82

DATE	PARTICULARS	VOUCHER	LIABILITIES	ASSET
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RECONCILIATION STATEMENT (Continue)

	AMOUNTS BROUGHT FORWARD		3 337 326,37	17 613 379,82
	<u>AWARDED</u>			
	Claim 4 - ABSA BANK (E/A 1 – UNIT 1)		1 900 731,42	
	Claim 3 - ABSA BANK (E/A 2 – UNIT 2)		1 886 446,81	
	Claim 5 - ABSA BANK (E/A 3 – UNIT 3)		2 438 012,60	
	Claim 2 - ABSA BANK (E/A 4 – UNIT 4)		2 140 393,72	
	Claim 1 - ABSA BANK (E/A 5 – UNIT 7)		4 206 710,70	
	Claim 6 – CAPITEC BANK	397 101,55		
	<u>LESS CONTRIBUTION PAYABLE</u>	<u>1 100,81</u>	396 000,74	
	Claim 7 – CAPITEC BANK	1 017 632,95		
	<u>LESS CONTRIBUTION PAYABLE</u>	<u>2 821,00</u>	1 014 811,95	
	Claim 8 – CAPITEC BANK	293 759,85		
	<u>LESS CONTRIBUTION PAYABLE</u>	<u>814,34</u>	292 945,51	
			=====	=====
			17 613 379,82	17 613 379,82
			=====	=====

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ENCUMBERED ASSET ACCOUNT 1

ASSETS

PROCEEDS SALE of UNIT 1, IRWINTON FLATS, S/S No 75/2013 SITUATED at 7 IRWINTON ROAD, SEA POINT, which PROPERTY is subject to MORTGAGE BOND in favour of ABSA BANK PLUS 15 % VAT thereon	2 250 000,00 <u>337 500,00</u>	1		2 587 500,00
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LIABILITIES

LIQUIDATORS' FEES

UNIT 1

3 % of R2 587 500,00	77 625,00			
LESS 3 % (R337 500,00) 15 %	<u>1 518,75</u>			
PLUS 15 % VAT thereon	<u>11 415,93</u>		87 522,18	

PRO RATA MASTER'S FEES as per ANNEXURE "A"			36 397,06	
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PRO RATA BOND OF SECURITY as per ANNEXURE "A"		2	12 937,50	
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STRAUSS DALY – TRANSFER COSTS

- AGENT'S COMMISSION	155 250,00	3		
- RATES CLEARANCE FIGURES	<u>21 803,87</u>	4	177 053,87	

15/10/2025 OUTSTANDING RATES & TAXES – PRO RATA AMOUNT as per ANNEXURE "B"		5		10 933,72
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29/10/2025 PURE CAPITAL - PRO RATA AMOUNT as per ANNEXURE "B"		6		27 269,76
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29/10/2025 AMANDENI VALUERS - VALUATION COSTS	12 300,00	7		
PRO RATA FEES as per ANNEXURE "C"	<u>5 201,47</u>	8	17 501,47	

HOLLARD INSURANCE COMPANY – PRO RATA AMOUNT as per ANNEXURE "C"		9		3 296,22
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SOUTH AFRICAN REVENUE SERVICES

- VAT as per ANNEXURE "D"				313 856,80
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AWARDED

Claim 4 – ABSA BANK LIMITED			1 900 731,42	

			2 587 500,00	2 587 500,00
			=====	=====

**FIRST & FINAL LIQUIDATION, DISTRIBUTION &
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MASTER'S REF: C229/2025
CO-LIQUIDATORS: CBS&C COOPER, EJ VAN DER MERWE & TC VAN ZYL

DATE	PARTICULARS	VOUCHER	LIABILITIES	ASSET
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ENCUMBERED ASSET ACCOUNT 2

ASSETS

PROCEEDS SALE of UNIT 2, IRWINTON FLATS, S/S No 75/2013 SITUATED at 7 IRWINTON ROAD, SEA POINT, which PROPERTY is subject to MORTGAGE BOND in favour of ABSA BANK PLUS 15 % VAT thereon			10	
	2 250 000,00			
	<u>337 500,00</u>			2 587 500,00

LIABILITIES

LIQUIDATORS' FEES

UNIT 1

3 % of R2 587 500,00	77 625,00			
<u>LESS 3 % (R337 500,00) 15 %</u>	<u>1 518,75</u>			
	76 106,25			
PLUS 15 % VAT thereon	<u>11 415,93</u>		87 522,18	

PRO RATA MASTER'S FEES as per ANNEXURE "A"				36 397,06
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PRO RATA BOND OF SECURITY as per ANNEXURE "A"		2	12 937,50	
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STRAUSS DALY – TRANSFER COSTS

- AGENT'S COMMISSION	155 250,00	11		
- RATES CLEARANCE FIGURES	38 230,13	12		
- VAT PAYMENT TO SARS	<u>337 500,00</u>	13	530 980,13	

15/10/2025	OUTSTANDING RATES & TAXES – PRO RATA AMOUNT as per ANNEXURE "B"		5	10 933,72
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29/10/2025	PURE CAPITAL - PRO RATA AMOUNT as per ANNEXURE "B"		6	27 269,76
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29/10/2025	AMANDENI VALUERS - VALUATION COSTS	12 300,00	14	
	PRO RATA FEES as per ANNEXURE "C"	<u>5 201,47</u>	8	17 501,47

HOLLARD INSURANCE COMPANY – PRO RATA AMOUNT as per ANNEXURE "C"			9	3 296,22
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SOUTH AFRICAN REVENUE SERVICES - VAT CREDIT as per ANNEXURE "D"				25 784,85
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AWARDED

Claim 3 – ABSA BANK LIMITED			1 886 446,81	
			=====	=====
			2 613 284,85	2 613 284,85
			=====	=====

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DATE	PARTICULARS	VOUCHER	LIABILITIES	ASSET
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ENCUMBERED ASSET ACCOUNT 3

ASSETS

PROCEEDS SALE of UNIT 3, IRWINTON FLATS, S/S No 75/2013 SITUATED at 7 IRWINTON ROAD, SEA POINT, which PROPERTY is subject to MORTGAGE BOND in favour of ABSA BANK PLUS 15 % VAT thereon			15	
	2 900 000,00			
	<u>435 000,00</u>			3 335 000,00

LIABILITIES

LIQUIDATORS' FEES

UNIT 1

3 % of R3 335 000,00	100 050,00			
LESS 3 % (R435 000,00) 15 %	<u>1 957,50</u>			
	98 092,50			
PLUS 15 % VAT thereon	<u>14 713,87</u>		112 806,37	

PRO RATA MASTER'S FEES as per ANNEXURE "A"			46 911,76	
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PRO RATA BOND OF SECURITY as per ANNEXURE "A"		2	16 675,00	
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STRAUSS DALY – TRANSFER COSTS

- AGENT'S COMMISSION	200 100,00	16		
- RATES CLEARANCE FIGURES	<u>43 847,95</u>	17	243 947,95	

15/10/2025 OUTSTANDING RATES & TAXES – PRO RATA AMOUNT as per ANNEXURE "B"		5	14 092,35	
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29/10/2025 PURE CAPITAL - PRO RATA AMOUNT as per ANNEXURE "B"		6	35 147,69	
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29/10/2025 AMANDENI VALUERS - VALUATION COSTS	13 700,00	18		
PRO RATA FEES as per ANNEXURE "C"	<u>6 704,12</u>	8	20 404,12	

HOLLARD INSURANCE COMPANY – PRO RATA AMOUNT as per ANNEXURE "C"		9	4 248,47	
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SOUTH AFRICAN REVENUE SERVICES

- VAT as per ANNEXURE "D"			402 753,69	
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AWARDED

Claim 5 – ABSA BANK LIMITED			2 438 012,60	
			3 335 000,00	3 335 000,00
			=====	=====

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DATE	PARTICULARS	VOUCHER	LIABILITIES	ASSET
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ENCUMBERED ASSET ACCOUNT 4

ASSETS

PROCEEDS SALE of UNIT 4, IRWINTON FLATS, S/S No 75/2013 SITUATED at 7 IRWINTON ROAD, SEA POINT, which PROPERTY is subject to MORTGAGE BOND in favour of ABSA BANK <u>PLUS</u> 15 % VAT thereon	2 550 000,00 <u>382 500,00</u>	19		2 932 500,00
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LIABILITIES

LIQUIDATORS' FEES

UNIT 1

3 % of R2 932 500,00	87 975,00			
<u>LESS</u> 3 % (R382 500,00) 15 %	<u>1 721,25</u>			
	86 253,75			
<u>PLUS</u> 15 % VAT thereon	<u>12 938,06</u>		99 191,81	

PRO RATA MASTER'S FEES as per ANNEXURE "A"			41 250,00	
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PRO RATA BOND OF SECURITY as per ANNEXURE "A"		2	14 662,50	
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STRAUSS DALY – TRANSFER COSTS

- AGENT'S COMMISSION	175 950,00	20		
- RATES CLEARANCE FIGURES	<u>41 596,38</u>	21	217 546,38	

15/10/2025 OUTSTANDING RATES & TAXES – PRO RATA AMOUNT as per ANNEXURE "B"		5		12 391,55
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29/10/2025 PURE CAPITAL - PRO RATA AMOUNT as per ANNEXURE "B"		6		30 905,73
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29/10/2025 AMANDENI VALUERS - VALUATION COSTS	12 900,00	22		
PRO RATA FEES as per ANNEXURE "C"	<u>5 895,00</u>	8	18 795,00	

HOLLARD INSURANCE COMPANY – PRO RATA AMOUNT as per ANNEXURE "C"		9		3 735,72
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SOUTH AFRICAN REVENUE SERVICES - VAT as per ANNEXURE "D"				353 637,59
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AWARDED

Claim 2 – ABSA BANK LIMITED			2 140 393,72	

			2 932 500,00	2 932 500,00
			=====	=====

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DATE	PARTICULARS	VOUCHER	LIABILITIES	ASSET
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ENCUMBERED ASSET ACCOUNT 5

ASSETS

PROCEEDS SALE of UNIT 7, IRWINTON FLATS, S/S No 75/2013 SITUATED at 7 IRWINTON ROAD, SEA POINT, which PROPERTY is subject to MORTGAGE BOND in favour of ABSA BANK <u>PLUS 15 % VAT thereon</u>		23		
	5 000 000,00			
	<u>750 000,00</u>			5 750 000,00

LIABILITIES

LIQUIDATORS' FEES

UNIT 1

3 % of R5 750 000,00	172 500,00			
<u>LESS 3 % (R750 000,00) 15 %</u>	<u>3 375,00</u>			
	169 125,00			
<u>PLUS 15 % VAT thereon</u>	<u>25 368,75</u>		194 493,75	

PRO RATA MASTER'S FEES as per ANNEXURE "A"			80 882,36	
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PRO RATA BOND OF SECURITY as per ANNEXURE "A"		2	28 750,00	
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STRAUSS DALY – TRANSFER COSTS

- AGENT'S COMMISSION	345 000,00	24		
- RATES CLEARANCE FIGURES	<u>77 393,82</u>	25	422 393,82	

15/10/2025	OUTSTANDING RATES & TAXES – PRO RATA AMOUNT as per ANNEXURE "B"		5	24 297,15
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29/10/2025	PURE CAPITAL - PRO RATA AMOUNT as per ANNEXURE "B"		6	60 599,48
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29/10/2025	AMANDENI VALUERS - VALUATION COSTS	18 100,00	26	
	PRO RATA FEES as per ANNEXURE "C"	<u>11 558,82</u>	8	29 658,82

HOLLARD INSURANCE COMPANY – PRO RATA AMOUNT as per ANNEXURE "C"		9	7 324,94	
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SOUTH AFRICAN REVENUE SERVICES

- VAT as per ANNEXURE "D"				694 888,98
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AWARDED

Claim 1 – ABSA BANK LIMITED			4 206 710,70	
			<u>5 750 000,00</u>	<u>5 750 000,00</u>
			=====	=====

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DATE	PARTICULARS	VOUCHER	LIABILITIES	ASSET
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ENCUMBERED ASSET ACCOUNT 6

ASSETS

PROCEEDS SALE of UNITS 5 & 6, IRWINTON FLATS, S/S No 75/2013 SITUATED at 7 IRWINTON ROAD, SEA POINT, which PROPERTIES are subject to MORTGAGE BONDS in favour of CAPITEC BANK		27		
UNIT 5	950 000,00			
UNIT 6	1 100 000,00			
	2 050 000,00			
PLUS 15 % VAT thereon	307 500,00			2 357 500,00

LIABILITIES

LIQUIDATORS' FEES

UNITS 5 & 6				
3 % of R2 357 500,00	70 725,00			
LESS 3 % (R307 500,00) 15 %	1 383,75			
	69 341,25			
PLUS 15 % VAT thereon	10 401,18		79 742,43	

PRO RATA MASTER'S FEES as per ANNEXURE "A"			33 161,76	
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PRO RATA BOND OF SECURITY as per ANNEXURE "A"		2	11 787,50	
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STRAUSS DALY – TRANSFER COSTS

UNIT 5				
- AGENT'S COMMISSION	65 550,00		28	
- RATES CLEARANCE FIGURES	18 311,90	83 861,90	29	
UNIT 6				
- AGENT'S COMMISSION	75 900,00		30	
- RATES CLEARANCE FIGURES	19 936,14		31	
- VAT PAYMENT TO SARS	165 000,00	260 836,14	32	344 698,04

15/10/2025 OUTSTANDING RATES & TAXES – PRO RATA AMOUNT as per ANNEXURE "B"		5	9 961,83	
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29/10/2025 PURE CAPITAL - PRO RATA AMOUNT as per ANNEXURE "B"		6	24 845,78	
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29/10/2025 AMANDENI VALUERS - VALUATION COSTS				
UNIT 5	9 600,00		33	
UNIT 6	10 000,00		34	
PRO RATA FEES as per ANNEXURE "C"	4 739,12	8	24 339,12	

HOLLARD INSURANCE COMPANY – PRO RATA AMOUNT as per ANNEXURE "C"		9	3 003,23	
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SOUTH AFRICAN REVENUE SERVICES - VAT as per ANNEXURE "C"			117 465,96	
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AMOUNTS CARRIED FORWARD			649 005,65	2 357 500,00
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DATE	PARTICULARS	VOUCHER	LIABILITIES	ASSET
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ENCUMBERED ASSET ACCOUNT 6 (Continue)

AMOUNTS BROUGHT FORWARD 649 005,65 2 357 500,00

AWARDED

Claim 6 - CAPITEC BANK	397 101,55		
Claim 7 - CAPITEC BANK	1 017 632,95		
Claim 8 - CAPITEC BANK	<u>293 759,85</u>	1 708 494,35	

	2 357 500,00		-----
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FACTOR PRO RATA 1 708 494,35
 DIVIDENDS 9 314 846,44 = 0,18341626574

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FREE RESIDUE ACCOUNT

ASSETS

NONE			0,00
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LIABILITIES

LIQUIDATORS' FEES			0,00
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PRO RATA MASTER'S FEES as per ANNEXURE "A"			0,00
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PRO RATA BOND OF SECURITY as per ANNEXURE "A"		2	0,00
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ADVERTISEMENT COSTS

- FIRST MEETING

GOVERNMENT GAZETTE			37,82
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- SECOND (GENERAL) MEETING OF CREDITORS

GOVERNMENT GAZETTE			37,82
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15/08/2025	DIE BURGER WES (Afr)	1 457,28		35
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15/08/2025	THE CAPE TIMES (Eng)	972,59		36
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- ACCOUNT FOR INSPECTION

GOVERNMENT GAZETTE			37,82
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6 X 406 NOTICE @ R25,00 EACH			150,00
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- CONFIRMATION

GOVERNMENT GAZETTE		37,82	2 731,15
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PETTY CASH & POSTAGES

- NOMINAAL			600,00
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- 7 X CIRCULARS @ R25,00 each		175,00	37	775,00
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STORAGE FEES

			1 030,00
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BANK CHARGES – PROVISION

			200,00
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SHORTFALL – CONTRIBUTION PAYABLE BY APPLICANT (CAPITEC BANK)			4 736,15
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			4 736,15
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			4 736,15
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ANNEXURE "A"**CALCULATION OF PRO RATA MASTER'S FEES & BOND OF SECURITY PREMIUM**

	TOTAL ASSETS	MASTER'S FEES	BOND OF SECURITY PREMIUM (VAT Incl)
ENCUMBERED ASSET ACCOUNT 1	2 587 500,00	36 397,06	12 937,50
ENCUMBERED ASSET ACCOUNT 2	2 587 500,00	36 397,06	12 937,50
ENCUMBERED ASSET ACCOUNT 3	3 335 000,00	46 911,76	16 675,00
ENCUMBERED ASSET ACCOUNT 4	2 932 500,00	41 250,00	14 662,50
ENCUMBERED ASSET ACCOUNT 5	5 750 000,00	80 882,36	28 750,00
ENCUMBERED ASSET ACCOUNT 6	2 357 500,00	33 161,76	11 787,50
FREE RESIDUE ACCOUNT	0,00	0,00	0,00
TOTALS	19 550 000,00	275 000,00	97 750,00

MASTER'S FEES

MAXIMUM MASTER'S FEES

275 000,00

TOTAL MASTER'S FEES PAYABLE

275 000,00

FACTOR $\frac{275\,000,00}{19\,550\,000,00} = 0,01406649616$

BOND OF SECURITY PREMIUM – SAFIRE INSURANCE

05/2025 – 05/2026 17 000 000,00 2 97 750,00

TOTAL BOND PREMIUMS PAYABLE

97 750,00

FACTOR $\frac{97\,750,00}{19\,550\,000,00} = 0,005$

ANNEXURE "B"

**CALCULATION OF PRO RATA AMOUNTS DUE TO
PURE CAPITAL (SECURITY GUARDS etc) and RATES & TAXES**

	TOTAL ASSETS	PURE CAPITAL 6	RATES & TAXES 5
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ENCUMBERED ASSET ACCOUNT 1	2 587 500,00	27 269,76	10 933,72
ENCUMBERED ASSET ACCOUNT 2	2 587 500,00	27 269,76	10 933,72
ENCUMBERED ASSET ACCOUNT 3	3 335 000,00	35 147,69	14 092,35
ENCUMBERED ASSET ACCOUNT 4	2 932 500,00	30 905,73	12 391,55
ENCUMBERED ASSET ACCOUNT 5	5 750 000,00	60 599,48	24 297,15
ENCUMBERED ASSET ACCOUNT 6	2 357 500,00	24 845,78	9 961,83
FREE RESIDUE ACCOUNT	0,00	0,00	0,00
TOTALS	19 550 000,00 =====	206 038,20 =====	82 610,32 =====

FACTOR $\frac{206\,038,20}{19\,550\,000,00} = 0,01053903836$

FACTOR $\frac{82\,610,32}{19\,550\,000,00} = 0,00422559181$

ANNEXURE "C"

**CALCULATION OF PRO RATA SHORT TERM INSURANCE
PAYABLE TO HOLLARD INSURANCE COMPANY and
PRO RATA FEES PAYABLE TO AMANDENI VALUERS**

	TOTAL ASSETS	INSURANCE PREMIUM 9	AMANDENI VALUERS 8
ENCUMBERED ASSET ACCOUNT 1	2 587 500,00	3 296,22	5 201,47
ENCUMBERED ASSET ACCOUNT 2	2 587 500,00	3 296,22	5 201,47
ENCUMBERED ASSET ACCOUNT 3	3 335 000,00	4 248,47	6 704,12
ENCUMBERED ASSET ACCOUNT 4	2 932 500,00	3 735,72	5 895,00
ENCUMBERED ASSET ACCOUNT 5	5 750 000,00	7 324,94	11 558,82
ENCUMBERED ASSET ACCOUNT 6	2 357 500,00	3 003,23	4 739,12
FREE RESIDUE ACCOUNT	0,00	0,00	0,00
TOTALS	19 550 000,00	24 904,80	39 300,00

$$\text{FACTOR} = \frac{24\,904,80}{19\,550\,000,00} = 0,00127390281$$

$$\text{FACTOR} = \frac{39\,300,00}{19\,550\,000,00} = 0,00201023017$$

ANNEXURE "D"

VAT SCHEDULE

	VAT PAID	VAT RECEIVED
<u>ENCUMBERED ASSET ACCOUNT 1</u>		
<u>VAT RECEIVED</u>		
- VAT on UNIT 1		337 500,00
<u>LESS - VAT PAID</u>		
- LIQUIDATORS' FEES	11 415,93	
- PRO RATA BOND OF SECURITY PREMIUM	1 687,50	
- RATES CLEARANCE FIGURES	2 843,98	
- RATES & TAXES	1 426,13	
- PURE CAPITAL	3 556,92	
- AMANENDI VALUERS	2 282,80	
- HOLLARD INSURANCE COMPANY	429,94	
<u>VAT PAYABLE</u>	313 856,80	
	-----	-----
	337 500,00	337 500,00
	=====	=====
<u>ENCUMBERED ASSET ACCOUNT 2</u>		
<u>VAT RECEIVED</u>		
- VAT on UNIT 2		337 500,00
<u>LESS - VAT PAID</u>		
- LIQUIDATORS' FEES	11 415,93	
- PRO RATA BOND OF SECURITY PREMIUM	1 687,50	
- RATES CLEARANCE FIGURES	4 986,53	
- VAT PAYMENT TO SARS	337 500,00	
- RATES & TAXES	1 426,13	
- PURE CAPITAL	3 556,92	
- AMANENDI VALUERS	2 282,80	
- HOLLARD INSURANCE COMPANY	429,04	
<u>VAT CREDIT</u>		25 784,85
	-----	-----
	363 284,85	363 284,85
	=====	=====
<u>ENCUMBERED ASSET ACCOUNT 3</u>		
<u>VAT RECEIVED</u>		
- VAT on UNIT 3		435 000,00
<u>LESS - VAT PAID</u>		
- LIQUIDATORS' FEES	14 713,87	
- PRO RATA BOND OF SECURITY PREMIUM	2 175,00	
- RATES CLEARANCE FIGURES	5 719,29	
- RATES & TAXES	1 838,13	
- PURE CAPITAL	4 584,48	
- AMANENDI VALUERS	2 661,40	
- HOLLARD INSURANCE COMPANY	554,14	
<u>VAT PAYABLE</u>	402 753,69	
	-----	-----
	435 000,00	435 000,00
	=====	=====

VAT SCHEDULE (Continue)

	VAT PAID	VAT RECEIVED
<u>ENCUMBERED ASSET ACCOUNT 4</u>		
<u>VAT RECEIVED</u>		
- VAT on UNIT 4		382 500,00
<u>LESS - VAT PAID</u>		
- LIQUIDATORS' FEES	12 938,06	
- PRO RATA BOND OF SECURITY PREMIUM	1 912,50	
- RATES CLEARANCE FIGURES	5 425,61	
- RATES & TAXES	1 616,28	
- PURE CAPITAL	4 031,18	
- AMANENDI VALUERS	2 451,52	
- HOLLARD INSURANCE COMPANY	487,26	
<u>VAT PAYABLE</u>	353 637,59	
	-----	-----
	382 500,00	382 500,00
	=====	=====
<u>ENCUMBERED ASSET ACCOUNT 5</u>		
<u>VAT RECEIVED</u>		
- VAT on UNIT 7		750 000,00
<u>LESS - VAT PAID</u>		
- LIQUIDATORS' FEES	25 368,75	
- PRO RATA BOND OF SECURITY PREMIUM	3 750,00	
- RATES CLEARANCE FIGURES	10 094,84	
- RATES & TAXES	3 169,19	
- PURE CAPITAL	7 904,28	
- AMANENDI VALUERS	3 868,54	
- HOLLARD INSURANCE COMPANY	955,42	
<u>VAT PAYABLE</u>	694 888,98	
	-----	-----
	750 000,00	750 000,00
	=====	=====
<u>ENCUMBERED ASSET ACCOUNT 6</u>		
<u>VAT RECEIVED</u>		
- VAT on UNITS 5 & 6		307 500,00
<u>LESS - VAT PAID</u>		
- LIQUIDATORS' FEES	10 401,18	
- PRO RATA BOND OF SECURITY PREMIUM	1 537,50	
- RATES CLEARANCE FIGURES	4 988,87	
- VAT PAYMENT TO SARS	165 000,00	
- RATES & TAXES	1 299,36	
- PURE CAPITAL	3 240,75	
- AMANENDI VALUERS	3 174,66	
- HOLLARD INSURANCE COMPANY	391,72	
<u>VAT PAYABLE</u>	117 465,96	
	-----	-----
	307 500,00	307 500,00
	=====	=====
<u>VAT PAYABLE</u>	R1 882 603,02	
<u>LESS VAT CREDIT</u>	- R 25 784,85	
	=====	
TOTAL VAT PAYABLE	R1 856 818,17	
	=====	

CONTRIBUTION ACCOUNT

	APPLICANT CREDITOR	CLAIM AMOUNT	PRO RATA CONTRIBUTION PAYABLE
6.	CAPITEC BANK LTD CAPITEC BUSINESS 142 WEST STREET SANDOWN JOHANNESBURG 2196	2 165 029,08	1 100,81
7.	CAPITEC BANK LTD CAPITEC BUSINESS 142 WEST STREET SANDOWN JOHANNESBURG 2196	5 548 215,42	2 821,00
8.	CAPITEC BANK LTD CAPITEC BUSINESS 142 WEST STREET SANDOWN JOHANNESBURG 2196	1 601 601,94	814,34
	TOTALS	----- 9 314 846,44 -----	----- 4 736,15 -----

FACTOR $\frac{4\,736,15}{9\,314\,846,44} = 0,00050845175$

AFFIDAVIT

I, the undersigned,

CHAVONNES BADENHORST St CLAIR COOPER

in my capacity as CO-LIQUIDATOR of

SJC PROPERTY INVESTMENTS CC (In Liquidation)

Master's reference: C229/2025

declare that the above is a true and complete FIRST & FINAL LIQUIDATION, DISTRIBUTION & CONTRIBUTION ACCOUNT of the administration of the above Estate to date and that all known assets have been reflected to my best belief and knowledge.

CBStC COOPER
CO-LIQUIDATOR

I certify that the abovenamed deponent on being asked by me declared that he knows and understands the contents of this Affidavit, that he has no objection against the taking of the prescribed oath whereafter he uttered the following words "**I swear that the contents of this affidavit are true so help me God**", whereafter he signed the sworn Affidavit in my presence at BLOEMFONTEIN on this the _____ day of NOVEMBER 2025

COMMISSIONER OF OATHS
FULL NAMES:
ADDRESS:
OFFICE:
AREA OF APPOINTMENT:

AFFIDAVIT

I, the undersigned,

ELZERI JANE VAN DER MERWE

in my capacity as CO-LIQUIDATOR of

SJC PROPERTY INVESTMENTS CC (In Liquidation)

Master's reference: C229/2025

declare that the above is a true and complete FIRST & FINAL LIQUIDATION, DISTRIBUTION & CONTRIBUTION ACCOUNT of the administration of the above Estate to date and that all known assets have been reflected to my best belief and knowledge.

EJ VAN DER MERWE
CO-LIQUIDATOR

I certify that the abovenamed deponent on being asked by me declared that she knows and understands the contents of this Affidavit, that she has no objection against the taking of the prescribed oath whereafter she uttered the following words "**I swear that the contents of this affidavit are true so help me God**", whereafter she signed the sworn Affidavit in my presence at _____ on this the _____ day of NOVEMBER 2025

COMMISSIONER OF OATHS
FULL NAMES:
ADDRESS:
OFFICE:
AREA OF APPOINTMENT:

AFFIDAVIT

I, the undersigned,

THOMAS CHRISTOPHER VAN ZYL

in my capacity as CO-LIQUIDATOR of

SJC PROPERTY INVESTMENTS CC (In Liquidation)

Master's reference: C229/2025

declare that the above is a true and complete FIRST & FINAL LIQUIDATION, DISTRIBUTION & CONTRIBUTION ACCOUNT of the administration of the above Estate to date and that all known assets have been reflected to my best belief and knowledge.

TC VAN ZYL
CO-LIQUIDATOR

I certify that the abovenamed deponent on being asked by me declared that he knows and understands the contents of this Affidavit, that he has no objection against the taking of the prescribed oath whereafter he uttered the following words "**I swear that the contents of this affidavit are true so help me God**", whereafter he signed the sworn Affidavit in my presence at
on this the _____ day of NOVEMBER 2025

COMMISSIONER OF OATHS
FULL NAMES:
ADDRESS:
OFFICE:
AREA OF APPOINTMENT:

FIRST & FINAL DISTRIBUTION ACCOUNT
SJC PROPERTY INVESTMENTS CC (In Liquidation)

Estate Number: C229/2025

CLAIM No	NAME & ADDRESS OF CREDITOR	PARTICULARS OF CLAIM	TOTAL OF CLAIM	PREF / SEC CLAIM	CONCURRENT CLAIM	PREF / SEC DIVIDEND	CONCURRENT DIVIDEND	SHORTFALL
1	ABSA BANK LIMITED 9 LOTHBURY ROAD AUCKLAND PARK JOHANNESBURG, 2001	MORTGAGE BOND OVER UNIT 7, IRWINTON FLATS	9 283 861,16	4 206 710,70	-	4 206 710,70	-	5 077 150,46
2	ABSA BANK LIMITED 9 LOTHBURY ROAD AUCKLAND PARK JOHANNESBURG, 2001	MORTGAGE BOND OVER UNIT 4, IRWINTON FLATS	4 359 718,30	2 140 393,72	-	2 140 393,72	-	2 219 324,58
3	ABSA BANK LIMITED 9 LOTHBURY ROAD AUCKLAND PARK JOHANNESBURG, 2001	MORTGAGE BOND OVER UNIT 2, IRWINTON FLATS	3 993 375,31	1 886 446,81	-	1 886 446,81	-	2 106 928,50
4	ABSA BANK LIMITED 9 LOTHBURY ROAD AUCKLAND PARK JOHANNESBURG, 2001	MORTGAGE BOND OVER UNIT 1, IRWINTON FLATS	3 964 551,47	1 900 731,42	-	1 900 731,42	-	2 063 820,05
5	ABSA BANK LIMITED 9 LOTHBURY ROAD AUCKLAND PARK JOHANNESBURG, 2001	MORTGAGE BOND OVER UNIT 3, IRWINTON FLATS	3 993 375,31	2 438 012,60	-	2 438 012,60	-	1 555 362,71
6	CAPITEC BANK LIMITED CAPITEC BUSINESS, 142 WEST STREET SANDOWN JOHANNESBURG, 2196	MORTGAGE BOND OVER UNITS 5 & 6, IRWINTON FLATS	2 165 029,08	397 101,55	-	397 101,55	-	1 767 927,53
7	CAPITEC BANK LIMITED CAPITEC BUSINESS, 142 WEST STREET SANDOWN JOHANNESBURG, 2196	MORTGAGE BOND OVER UNITS 5 & 6, IRWINTON FLATS	5 548 215,42	1 017 632,95	-	1 017 632,95	-	4 530 582,47
8	CAPITEC BANK LIMITED CAPITEC BUSINESS, 142 WEST STREET SANDOWN JOHANNESBURG, 2196	MORTGAGE BOND OVER UNITS 5 & 6, IRWINTON FLATS	1 601 601,94	293 759,85	-	293 759,85	-	1 307 842,09
	TOTALS		34 909 727,99	14 280 789,60	-	14 280 789,60	-	20 628 938,39