

**AUCTION**  
**IN THE HIGH COURT OF SOUTH AFRICA**  
**(GAUTENG DIVISION – JOHANNESBURG)**

**CASE NO: 2020/10801**  
**CASE NO: 2025/001039**

In the matter between:

**THE STANDARD BANK OF SOUTH AFRICA LIMITED**

Plaintiff

and

**BHOOPAL: KARANCHAND (ID NO: 611118 5190 08 8)**

1<sup>st</sup> Defendant

**BHOOPAL: SESHMA (ID NO: 760101 0019 08 9)**

2<sup>nd</sup> Defendant

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**NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY**

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In execution of a judgment of the High Court of South Africa, Gauteng Division – Johannesburg in the suit, a sale to the **highest bidder** subject to a reserve price of **R1 200 000.00** will be held at **614 JAMES CRESCENT, HALFWAY HOUSE** at **11:00** on **9 DECEMBER 2025** of the undermentioned property of the Defendants on the conditions of sale which may be inspected at the office of the Sheriff, prior to the sale.

CERTAIN: **PORTION 1 OF ERF 366 BUCCLEUCH TOWNSHIP**

REGISTRATION DIVISION: **I.R., THE PROVINCE OF GAUTENG**

MEASURING: **1485 (ONE THOUSAND FOUR HUNDRED AND EIGHTY FIVE) SQUARE METRES**

HELD UNDER: **DEED OF TRANSFER T12402/1998**

SITUATE AT **10D MARGARET AVENUE, BUCCLEUCH** with the chosen **domicilium citandi et executandi** being at **10D MARGARET AVENUE, BUCCLEUCH**.

**THE PROPERTY IS ZONED: RESIDENTIAL**

IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof

MAIN BUILDING: storey – single, walls – brick, roof – tiles, floors – tiles, rooms – lounge, dining room, study, 5 bedrooms, 3 bathrooms, 2 shower, 3 toilets. OUTBUILDING: storey – single, attached, walls – block, roof – corrugated iron, floors – tiles, rooms – 2 bedrooms, 1 bathroom, 1 toilet and a carport. (The accuracy thereof can however not be guaranteed)

**THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD “VOETSTOOTS”**

1. The Purchaser shall pay auctioneer's commission to:
  - (a) 6% on the first R100 000.00;
  - (b) 3.5% on R100 001.00. to R400 000.00;
  - (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.
2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
3. The purchaser may be taken possession of the property after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.
4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property.
5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House. The office of the Sheriff TC SIEBERT or his/her deputy.

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

- (a) Directive of the Consumer Protection Act 68 of 2008
- (b) FICA LEGISLATION – Proof of ID and address particulars
- (c) Payment of a registration fee of R50 000.00.
- (d) Registration conditions: 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.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff  
**HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE.**

**DATED** at **BEDFORDVIEW** on this **24<sup>th</sup>** day of **OCTOBER 2025**

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**STUPEL & BERMAN INC**

Plaintiff's Attorneys

**Bedfordview Office**

1<sup>st</sup> Floor, Bradford Corner

2 Bradford Road

Bedfordview

P O Box 885, Bedfordview, 2008

Docex 27, Bedfordview

Tel.: 011 776-3000

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JoburgConnect@joburg.org.za

## COPY TAX INVOICE

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

BHOOPAL K & S  
PO Box 1603  
BUCCLEUCH  
2052

Date	2025/03/05
Statement for	March 2025
Physical Address	10D MARGARET AVENUE
Stand No./Portion	00000366 - 00001 - 00
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1485 m2	1	2023/07/01	E1	Market Value R 2,254,000.00	Region E WARD 32

Invoice Number : 202001173884  
Client VAT Number :  
Group :  
Next Reading Date :  
Deposit Paid : R 0.00

Account Number 201136202

(PIN Code:886686)

Previous Account Balance

136,257.91

Sub Total

136,257.91

Current Charges (Excl. VAT)

1,913.85

VAT @ 15%

64.20

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
131,845.55	2,206.18	2,206.18	1,978.05	0.00	138,235.96

Total Due

138,235.96

Due Date

2025/03/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

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 : 2025/03/05 KARANCHAND SESHMA BHOOPAL  
Acc. No. : 201136202 - 10D MARGARET AVENUE, , BUCCLEUCH

EasyPay >>>>> 91115 2011362023

SAPO 0146 201136202

### 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 201136202

>>>>> 516008800111159 20113620201

Account Number 201136202		
<b>City Power</b> Electricity	<b>VAT No. 4710191182</b>	<b>Amount</b>
Unbilled Electricity: Eskom supply VAT: 15.00%		<b>Sub Total</b>
	0.00 0.00	<b>0.00</b>
<b>City of Johannesburg</b> Property Rates	<b>VAT No. 4760117194</b>	
<b>Category of Property: Property Rates Residential</b> R 2,254,000.00 X R 0.0091250 / 12 ( Billing Period 2025/03 ) Less rates on first R300 000.00 of market value VAT: 0 %	1,713.98 - 228.13 0.00	<b>1,485.85</b>
<b>PIKITUP</b> Refuse	<b>VAT No. 4790191292</b>	
Refuse Residential VAT: 15.00% ( Total Amount: 428.00 )	428.00 64.20	<b>492.20</b>
<b>Current Charges (Incl. VAT)</b>		<b>1,978.05</b>

**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	2025/03/20 10:43	Erf Number	366
Reference	-	Portion Number	-
Report Print Date	2025/03/20 10:48	Deeds Office	Pretoria
Township	BUCCLEUCH	Search Source	Deeds Office

#### PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T21560/1988
Township	BUCCLEUCH	Local Authority	CITY OF JOHANNESBURG
Erf Number	366	Province	GAUTENG
Portion Number	1	Extent	1485.0000SQM
Registration Division	IR	LPI Code	TOIR01160000036600001
Previous Description	-	Co-ordinates (Lat/Long)**	-26.058318 / 28.108789
Suburb / Town**	BUCCLEUCH		

#### OWNER INFORMATION (2)

BHOOPAL KARANCHAND		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	T12402/1998
ID Number		Microfilm / Scanned Date	-
Name	BHOOPAL KARANCHAND	Purchase Price (R)	215 000
Multiple Owners**	NO	Purchase Date	1997/09/10
Multiple Properties**	NO	Registration Date	1998/02/10
Share (%)	-		
BHOOPAL SESHMA		Owner 2 of 2	
Person Type**	PRIVATE PERSON	Document	T12402/1998
ID Number		Microfilm / Scanned Date	-
Name	BHOOPAL SESHMA	Purchase Price (R)	215 000
Multiple Owners**	NO	Purchase Date	1997/09/10
Multiple Properties**	NO	Registration Date	1998/02/10
Share (%)	-		

#### DISCLAIMER

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ENDORSEMENTS (7)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B138625/2004	STANDARD BANK OF SOUTH AFRICA LTD	350 000	-
2	B137568/2005	STANDARD BANK OF SOUTH AFRICA LTD	400 000	-
3	B20203/1998	STANDARD BANK	215 000	1998 027 5 :47:79
4	B55938/2010	STANDARD BANK OF SOUTH AFRICA LTD	400 000	-
5	B72364/2001	STANDARD BANK OF SOUTH AFRICA LTD	25 200	-
6	B80380/2007	STANDARD BANK OF SOUTH AFRICA LTD	300 000	-
7	I-697/2025AT	10801/2020	-	-

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