

**IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, JOHANNESBURG**

CASE NUMBER: 2024-117499

In the matter between:

FIRSTRAND BANK LIMITED

Plaintiff

And

SINGH: VIKESH

Defendant

IDENTITY NUMBER: 770215 5239 084

NOTICE OF SALE IN EXECUTION - AUCTION

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, against above named Defendant/s, a sale with a court reserve of **R1,063,467.40** will be held by the **Sheriff Halfway House-Alexandra** and has arranged for the immovable property to be sold by the **Sheriff of the High Court Halfway House-Alexandra, 614 James Crescent, Halfway House** on **27 January 2026** at **11h00** of the under-mentioned property on the conditions which will lie for inspection at the offices of the **Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House**, prior to the sale:

CERTAIN

PORTION 1 OF ERF 294 BUCCLEUCH TOWNSHIP

REGISTRATION DIVISION I.R.,

THE PROVINCE OF GAUTENG

**MEASURING 1996 (ONE THOUSAND NINE HUNDRED
AND NINETY SIX) SQUARE METRES**

HELD BY DEED OF TRANSFER NO. T62661/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Which bears the physical address: **2B View Road, Buccleuch, Sandton**

The following information is furnished in respect of the improvements,
though in this respect, nothing is guaranteed:

THE PROPERTY IS ZONED: RESIDENTIAL DWELLING CONSISTING OF:
MAIN DWELLING: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS,
2 BATHROOMS, 2 SHOWERS, 2 WC'S, 1 DRESSING ROOM, 2 OUT
GARAGES, 1 STOREROOM, 1 THATCH LAPA.

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE
IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN
IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS:

1. The Purchaser shall pay Auctioneer's commission as follows:-
 - 1.1 6% on the first R100 000.00;

1.2 3.5% on R100,001.00 to R400,000.00; and

1.3 1.5% on the balance of the proceeds of the sale,

subject to a maximum commission of R40,000.00 in total 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 within 21 days from the date of sale.

3 The rules of auction are available 24 hours prior to the Auction at the offices of the **Sheriff Halfway House-Alexandra,614 James Crescent, Halfway House.**

Registration As Buyer Is A Pre-Requisite Subject To Conditions, *Inter Alia*:

(a) Directive of the Consumer Protection Act 68 of 2008

(URL

<http://www.infp.gov.za/view/DownloadFileAction?id=99961>)

(b) Fica-Legislation – Proof of identity and address particulars

(c) Payment of a registration fee

(d) Registration conditions

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



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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	2025/12/01 11:11	Erf Number	294
Reference	-	Portion Number	1
Report Print Date	2025/12/01 11:14	Deeds Office	Pretoria
Township	buccleuch	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T60348/1987
Township	BUCCLEUCH	Local Authority	CITY OF JOHANNESBURG
Erf Number	294	Province	GAUTENG
Portion Number	1	Extent	1996.0000SQM
Registration Division	IR	LPI Code	T0IR01160000029400001
Previous Description	-	Co-ordinates (Lat/Long)**	-26.049633 / 28.110812
Suburb / Town**	BUCCLEUCH		

OWNER INFORMATION (1)

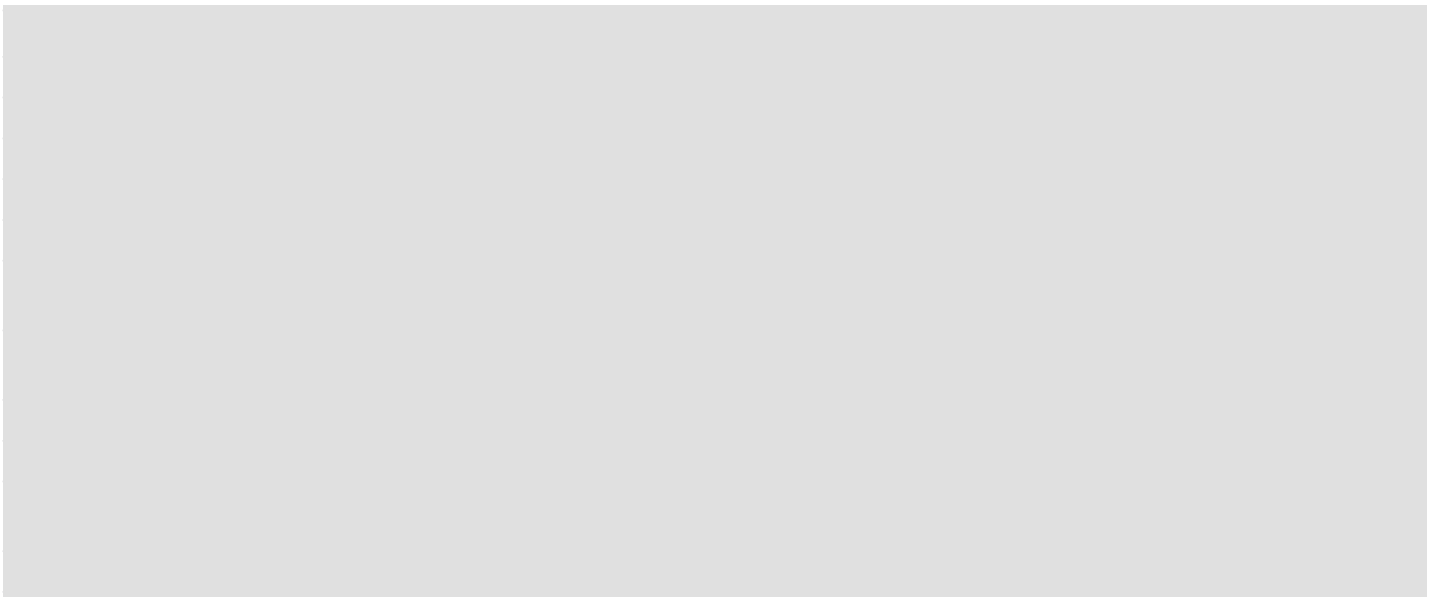
SINGH VIKESH		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T62661/2015
ID Number		Microfilm / Scanned Date	-
Name	SINGH VIKESH	Purchase Price (R)	1 100 000
Multiple Owners**	NO	Purchase Date	2014/08/11
Multiple Properties**	NO	Registration Date	2015/07/16
Share (%)	-		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B33311/2015	FIRSTRAND BANK LTD	1 100 000	-
2	I-3045/2025AT	117499/2024	-	-

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a world class African city

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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

VIKESH SINGH SINGH
294 VIEW ROAD
BUCCLEUCH
2090

Date	2025/06/04
Statement for	June 2025
Physical Address	2B VIEW ROAD
Stand No./Portion	00000294 - 00001 - 00
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1996 m2	1	2023/07/01	E1	Market Value R 1,827,000.00	Region E WARD 32

Invoice Number : 34006474099	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 600.00

Account Number 553583213

Previous Account Balance	5,191.40
Less: Incoming Payment (Last Payment Made 2025/05/24)	- 5,191.40
Sub Total	0.00
Current Charges (Excl. VAT)	3,227.24
VAT @ 15%	309.92
Installment Plan Request	26,288.95
Installment Due	- 1,109.90
Installment Outstanding	9,989.25

Total Due	4,647.06
Due Date	2025/06/30

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
0.00	0.00	0.00	4,647.06	9,989.25	14,636.31

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

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 : 2025/06/04 VIKESH SINGH SINGH
Acc. No. : 553583213 - 2B VIEW ROAD, , BUCCLEUCH

EasyPay	>>>>> 91115 5535832132
SAPO	0146 553583213

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 553583213

>>>>> 516008800111159 55358321307

Account Number 553583213		
Johannesburg Water Water & Sanitation VAT No. 4270191077	Amount	Sub Total
(Reading period = 2025/04/14 to 2025/05/12 = 29 days) Meter: GKG9990.; Register: 1; Multiply factor: 1; Start reading: 6,090.000; End reading: 6,114.000; Difference: 24.000; Consumption: 24.000; Units: KL; Type: Actual Readings. Daily average consumption 0.828 KL Charges for 24.000 KL are based on a sliding scale for a 29 day period Step 1 5.717 KL @ R 0.0000 (Billing Period 2025/06) Step 2 3.811 KL @ R 26.200 Step 3 4.764 KL @ R 27.350 Step 4 4.763 KL @ R 38.340 Step 5 4.945 KL @ R 52.990 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 1996 m2 (Billing Period 2025/06) VAT: 15.00% (Total Amount: 1,638.09)	0.00 99.85 130.30 182.61 262.04 0.00 36.59 926.70 245.72	1,883.81
City Power Electricity VAT No. 4710191182		
Unbilled Electricity: Eskom supply VAT: 15.00%	0.00 0.00	0.00
City of Johannesburg Property Rates VAT No. 4760117194		
Category of Property: Property Rates Residential R 1,827,000.00 X R 0.0091250 / 12 (Billing Period 2025/06) Less rates on first R300 000.00 of market value VAT: 0 %	1,389.28 - 228.13 0.00	1,161.15
PIKITUP Refuse VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 428.00)	428.00 64.20	492.20

Current Charges (Incl. VAT)	3,537.16
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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.