

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

CASE NUMBER: 2022-027986

In the matter between:

ABSA BANK LIMITED

FIRST PLAINTIFF

**ABSA HOME LOANS GUARANTEE
COMPANY (RF) PTY LTD**

SECOND PLAINTIFF

and

ARVAPALLI, LAKSHMI NARASIMHAM

DEFENDANT

NOTICE OF SALE IN EXECUTION (AUCTION)

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on **10 OCTOBER 2023** and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of **HALFWAY HOUSE - ALEXANDRA** on **31 MARCH 2026 at 11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE**, to the highest bidder, subject to a reserve price of R579 000.00:

CERTAIN:

SECTION NO. 18 as shown and more fully described on Sectional Plan no. SS956/2006 in the scheme known as WATERFALL HEIGHTS in respect of the land and building or buildings situate at VORNA VALLEY EXTENSION 62 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 119 (one hundred and nineteen) square metres in extent, and 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: Under Deed of Transfer ST32588/2020;

SITUATE AT: UNIT 18 WATERFALL HEIGHTS, 1 JASONS PLACE, VORNA VALLEY EXTENSION 62, MIDRAND;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS:

The following information is furnished but not guaranteed:

The property situated at UNIT 18 WATERFALL HEIGHTS, 1 JASONS PLACE, VORNA VALLEY EXTENSION 62, MIDRAND consists of: Lounge, Dining Room, Kitchen, 2 x Bedrooms, 2 x Bathrooms, 1 x Shower and 1 x Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. 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.

Possession of the property may be taken once the purchaser has complied with the Conditions of Sale, including payment of the deposit and furnishing of the required guarantee. The purchaser shall be liable for occupational rental calculated at 1% of the purchase price per month, from the date of possession.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON.

The SHERIFF HALFWAY HOUSE - ALEXANDRA will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)**
- B) FICA - legislation i.r.o. proof of identity and address particulars.**
- C) Payment of a Registration Fee of R50 000.00.**
- D) Registration conditions of the Consumer Protection Act 68 of 2008.**

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON, during normal office hours Monday to Friday, Tel: 087 330 1074, or at the offices of the attorneys acting for the Execution Creditors/Plaintiffs: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT42907).

SIGNED at JOHANNESBURG on this the 10th day of FEBRUARY 2026.

SMIT SEWGOOLAM INC.
12 AVONWOLD ROAD
CNR JAN SMUTS AVENUE
PRIVATE BAG 836
SAXONWOLD
JOHANNESBURG
TEL: 011 646 0006
JOHANNESBURG
REF: JE/JA/MAT42907

COURT ONLINE COVER PAGE

IN THE HIGH COURT OF SOUTH AFRICA
Gauteng Local Division, Johannesburg

CASE NO: **2022-027986**

In the matter between:

**ABSA BANK LIMITED, ABSA HOME
LOANS GUARANTEE COMPANY (RF)
PTY LTD**

Plaintiff / Applicant / Appellant

and

LAKSHMI NARASIMHAM ARVAPALLI

Defendant / Respondent

ORDER BY REID J

NOTE: This document was filed electronically by the Registrar on 29/10/2025 at 12:19:01 PM South African Standard Time (SAST). The time and date the document was filed by the party is presented on the header of each page of this document.



ELECTRONICALLY SIGNED BY:

**Registrar of High Court , Gauteng
Local Division, Johannesburg**

26 X 29/10/2025-12:19:01 PM 0009-1

R

23 October 2025

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

CASE NUMBER: 2022-027986

Before the Honourable Judge Reid
Judgment granted on **23 OCTOBER 2025 #9**

In the matter between:

THE SHERIFF OF HALFWAY HOUSE - ALEXANDRA

APPLICANT

and

RENDALL, GEORDIE-GLENN

RESPONDENT



In re:

ABSA BANK LIMITED

**FIRST PLAINTIFF
[JUDGMENT CREDITOR]**

**ABSA HOME LOANS GUARANTEE
COMPANY (RF) PTY LTD**

**SECOND PLAINTIFF
[JUDGMENT CREDITOR]**

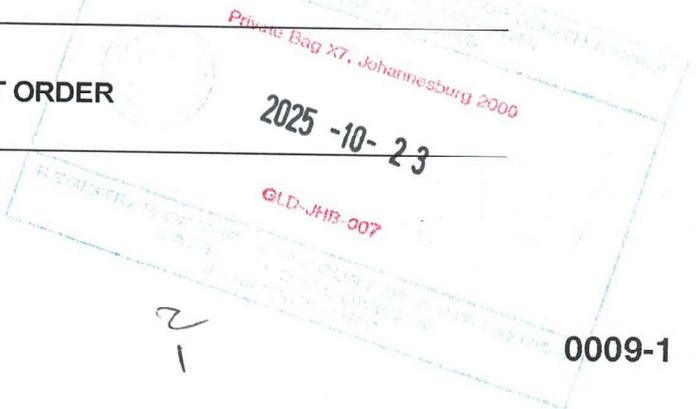
and

ARVAPALLI, LAKSHMI NARASIMHAM

**DEFENDANT
[JUDGMENT DEBTOR]**

This Order is made an Order of Court by the Judge whose name is reflected herein, duly stamped by the Registrar of the Court and is submitted electronically to the parties/their legal representatives by email. This Order is further uploaded to the electronic file of this matter on CaseLines by the Judge or his/her/their secretary. The date of this Order is deemed to be 23 October 2025.

COURT ORDER



0009-1

Having read the papers filed of record, having heard Counsel and having considered the matter,

THE COURT ORDERS THAT: -

- 1 The sale in execution held on 26 March 2024, in respect of the property referred to in paragraph 2 below is set aside.
- 2 Subject to paragraphs 5, 6 and 7 below, the Applicant is authorised to again sell in execution the immovable property ("the Property"), known as:

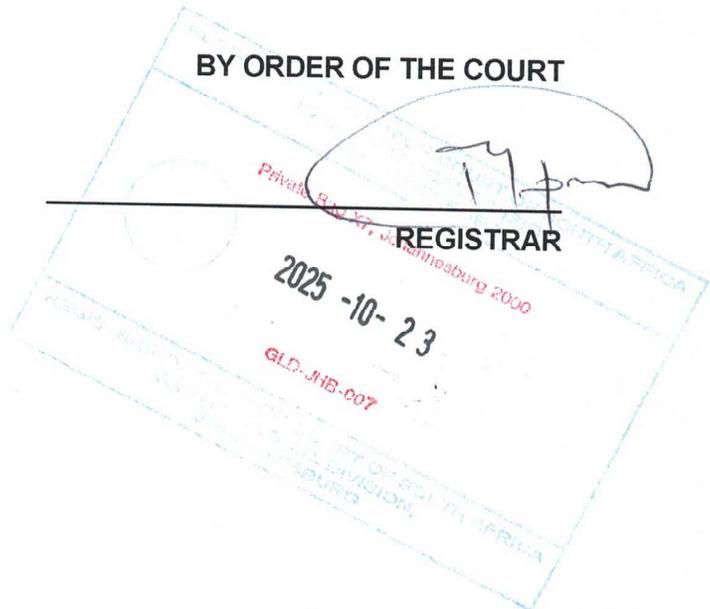
SECTION NO. 18 as shown and more fully described in Sectional Plan no. SS956/2006 in the scheme known as WATERFALL HEIGHTS in respect of the land and building or buildings situate at VORNA VALLEY EXTENSION 62 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 119 (ONE HUNDRED AND NINETEEN) square metres in extent, and 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 under Deed of Transfer ST32588/2020.



- 3 An order authorising the Applicant to sell the Property on public auction to the highest bidder, subject to a reserve price of R579 000.00.
- 4 The deposit paid by the Respondent/s shall be retained by the Applicant, in trust, pending the quantification of loss sustained and the granting of judgment in relation thereto in terms of Rule 46(11)(b), provided that if no claim for loss sustained has been lodged within a period of 120 days from the date of cancellation of the sale, such deposit shall be refunded to the Respondent / Purchaser.
- 6 The Judgment Debtor is advised that, as a result of the order referred to in paragraph 1, the provisions of section 129(3) and (4) of the National Credit Act 34 of 2004 ("the NCA") apply to the judgment

granted in favour of the Judgment Creditor and the Judgment Debtor may prevent the resale of the Property if all of the arrear amounts owing by the Judgment Debtor to the Judgment Creditor is paid together with all enforcement costs, default charges, prior to the Property being sold again in execution.

- 7 The arrear amount and the enforcement costs referred to in paragraph 6 above may be obtained from the Judgment Creditor and the Judgment Debtor is advised that the arrear amount is not the full amount of the judgment debt, but the amount owing by the Judgment Debtor to the Judgment Creditor in respect of arrears and without reference to the accelerated judgment amount.
- 8 Costs to be taxed on the party and party scale;
- 9 The Property remains specially executable.



APPLICANT'S COUNSEL:
Adv C Erasmus
Mobile: 067 404 1971
Email: erasmus@adv21.co.za

APPLICANT'S ATTORNEYS:
SMIT SEWGOOLAM INC
marnelize@smitsew.co.za



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2026/02/25 11:22	Scheme Number	956
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 11:23	Unit Number	17
Scheme Name	WATERFALL HEIGHTS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS WATERFALL HEIGHTS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	956	Province	GAUTENG
Situated at	VORNA VALLEY EXT 62;2154;0	Extent	54.0000
Scheme Year	2006	LPI Code	TOIR09520000215400000
Unit Number	17	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-26.008064 / 28.113767
Suburb / Town**	VORNA VALLEY		

OWNER INFORMATION (1)

MALEKA MARCIA LEHLOGONOLO		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST75598/2020
ID Number		Microfilm / Scanned Date	-
Name	MALEKA MARCIA LEHLOGONOLO	Purchase Price (R)	546 000
Multiple Owners**	NO	Purchase Date	2020/08/21
Multiple Properties**	NO	Registration Date	2020/12/23
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1332/2024AT	30418/2023	-	-
2	SB52105/2020	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	546 000	-
3	SK8083/2006S	-	-	-

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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

LAKSHMI NARASIMHAM ARVAPALLI
18 WATERFALL HEIGHTS
3 JASONS CLOSE
VORNA VALLEY EXT 62
1686

Date	2026/02/05
Statement for	February 2026
Physical Address	3 JASONS CLOSE
Stand No./Portion	18 WATERFALL HEIGHTS
Township	VORNA VALLEY EXT.62

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
119 m2	1	2023/07/01	A1	Market Value R 1,012,000.00	Region A Ward 132

Invoice Number : 136006286053	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 559090820	(PIN Code:230954)
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Previous Account Balance	10,743.20
Sub Total	10,743.20
Interest on Arrears	49.60
Current Charges (Excl. VAT)	893.32
VAT @ 15%	49.05

						Total Due	11,735.17
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Due Date	2026/02/20
8,272.76	1,230.31	1,240.13	991.97	0.00	11,735.17		

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.

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 : 2026/02/05 LAKSHMI NARASIMHAM ARVAPALLI
Acc. No. : 559090820 - 3 JASONS CLOSE , VORNA VALLEY EXT.62

EasyPay >>>> 91115 5590908207

SAPO 0146 559090820

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 559090820

>>>> 516008800111159 55909082000

Registration No: 1989/003678/07
 Vat Registration No: 4390110577

 Account Queries Tel: 011 2145200
 Community Schemes Manager Tel: 012 3265963

STATEMENT / TAX INVOICE

Date: Jan 2026	Invoice No: 071C0018004 202601	Property: 018 Waterfall Heights Body Corporate	Account Number/Payment Ref 071C0018004
			Amount Due R355,514.69

Arvapalli L N Mr Unit 18 Waterfall Heights Bekker Road Vorna Valley, Midrand, Gauteng 1686, South Africa VAT Number: Receipts captured to: 22 Jan 2026	Staff Contacts: Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Claudette Brown Kristen Olivier Renee Tibbs Beanca Prinsloo Jillian Hendricks	Email: claudetteb@trafalgar.co.za kristenc@trafalgar.co.za reneet@trafalgar.co.za beancap@trafalgar.co.za jillianh@trafalgar.co.za	Property address: Waterfall Heights Body Corporate Bekker Street Vorna Valley, Johannesburg, Gauteng 1686
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	345,231.98		345,231.98
01 Jan 2026	Csos Levies for 202601	32.41		32.41
01 Jan 2026	Interest for 202601	4,316.56		4,316.56
01 Jan 2026	Other Necessary Charges: Arrears Account Review - 202601 Arvapalli L N Mr	21.00	3.15	24.15
01 Jan 2026	Levy - Reserve Fund - 202601 018	603.54		603.54
01 Jan 2026	Domestic Effluent - 202601 018	802.39		802.39
01 Jan 2026	Levy - Administration Fund - 202601 018	2,120.39		2,120.39
20 Jan 2026	Legal Fees - Legal fees U18 Ceronio	2,383.27		2,383.27
TOTAL DUE		R355,511.54	R3.15	R355,514.69

Messages Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password Your email instruction will be archived for record purposes concerning the password change	Banking Details Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: 071C0018004
Payment options: Download a Debit Order form: https://www.trafalgar.co.za/debitorderform.pdf Trafalgar Monthly E-Magazine: https://www.estate-living.co.za/trafalgar/	Change of address: As required by law, please send us your new address within 14 days of any change of address.