

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

CASE NO: 041695/2023

In the matter between

**SB GUARANTEE COMPANY
(RF) PROPRIETARY LIMITED**
(Registration No: 2006/021576/07)

Execution Creditor/Plaintiff

and

RAMA RAO MUPPARAPU
(Identity Number: 850830 6409 180)

Execution Debtor/Defendant

NOTICE OF SALE (AUCTION)

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on **20TH day of NOVEMBER 2025** respectively in terms of which the following property will be sold in execution on **30th day of JUNE 2026 at 11H00** by the **SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with reserve **R1,055,000.00**

A unit consisting of-

- a) **SECTION NO. 69 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS854/2004 IN THE SCHEME KNOWN AS SILVER STREAM IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1269 HALFWAY GARDENS EXTENSION 23 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 122 (ONE HUNDRED AND TWENTY TWO) 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 NUMBER ST30047/2019

AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

("the Property")

ALSO KNOWN AS: 69 SILVER STREAM, 8 FRED VERSEPUT AVENUE HALFWAY GARDENS EXT 23

DOMICILIUM ADDRESS: 25 SAN MARTINO PRETORIUS ROAD, VORNA VALLEY EXT 73

The following information is furnished but not guaranteed:

MAINBUILDING: LOUNGE, KITCHEN, 3X BEDROOMS, 2X BATHROOMS, GARAGE

(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (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 Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF HALFWAY HOUSE - ALEXANDRA. The office of the SHERIFF HALFWAY HOUSE - ALEXANDRA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

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 in cash.**
- D) Registration conditions.**

NB: In terms of Rule 46:

- 1** (8)(a)(iii) any interested party may not less than **25 days** prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale;
- 2** (8)(d) any interested party may, not less than **10 days** prior to the date of sale and on **24 hours notice to the execution creditor, the bondholder/s and all interested parties**, apply to a magistrate of the district for any modification of the conditions of sale;

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

DATED AT **SANDTON** THIS **14th** day of **MAY 2026**



STRAUSS DALY INC.
ATTORNEY FOR EXECUTION CREDITOR
UNIT 801, 8th FLOOR
ILLOVO POINT
68 MELVILLE ROAD
ILLOVO
SANDTON
TEL: (010) 201 8600
REF: R GCUMENI/THE1797/0580



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

RAMA RAO MUPPARAPU
14 ETON CLOSE
VORNA VALLEY
1686

Date	2026/05/07
Statement for	May 2026
Physical Address	8 FRED VERSEPUT AVENUE
Stand No./Portion	69 SILVER STREAM
Township	HALFWAY GARDENS EXT.23

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
122 m2	1	2023/07/01	A1	Market Value R 1,202,000.00	Region A Ward 132

Invoice Number : 208000584819	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555883988	(PIN Code:273494)
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Previous Account Balance	58,726.08
Sub Total	58,726.08
Interest on Arrears	66.11
Current Charges (Excl. VAT)	1,271.14
VAT @ 15%	49.05

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
55,466.04	1,622.40	1,637.64	1,386.30	0.00	60,112.38

Total Due	60,112.38
Due Date	2026/05/22

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. 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 : 2026/05/07 RAMA RAO MUPPARAPU
Acc. No. : 555883988 - 8 FRED VERSEPUT AVENUE , HALFWAY GARDENS EXT.23

EasyPay	>>>>> 91115 5558839881
SAPO	0146 555883988

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 555883988

>>>>> 516008800111159 55588398801

[illegible]

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.

RR MUPPARAPU (H/O)

Door No 69

Reference: RRM001-D69

Tel: 27718997670

Email: ramaraomu@gmail.com

STATEMENT

DATE**2026-05-13**

Date	Source	Description	Debit	Credit	Cumulative
2026-03-01		Balance b/f	163865.18	0	163 865.18
2026-03-01	Invoice	<u>INV01513</u>	2646.27	0	166 511.45
2026-04-01	Invoice	<u>INV01623</u>	2646.27	0	169 157.72
2026-05-01	Invoice	<u>INV01733</u>	2646.27	0	171 803.99

120+ days	90+ days	60+ days	30+ days	Current
161 218.91	2 646.27	2 646.27	2 646.27	2 646.27
BANKING DETAILS Bank Name: ABSA Account Number: 4114709122 Branch Code: 632005				Total Due
Reference: RRM001-D69 Account Holder: SILVERSTREAM NORTH Account Type: CURRENT Branch Name: SYSTPFM				R 171 803.99



SS SILVER STREAM 854, U:69 (PRETORIA)

Deeds Office Property Scheme

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	Deeds Office Property Scheme
Search Description	SS SILVER STREAM 854, U:69 (PRETORIA)
Reference	THE1797/0580
Date	23/03/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS SILVER STREAM
Scheme Number / Year	854/2004
Unit Number	69
Situated At	HALFWAY GARDENS EXT 23 1270,0
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	122.0000
LPI Code	-
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MUPPARAPU RAMA RAO		R1 200 000,00	13/03/2019

OWNER INFORMATION

Owner 1 of 1

Owner Name	MUPPARAPU RAMA RAO
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST30047/2019
Purchase Date	13/03/2019
Registration Date	23/05/2019
Purchase Price	R1200000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20190529 11:06:38

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-819/2026AT	20260320 11:31:21	41695/2023	R0,00
SB18939/2019	20190529 11:08:28	S B GUARANTEE CO (RF) PTY LTD	R1 200 000,00
SK1863/2004S	20040101 19:05:31	-	R0,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
BI10629/2003	20070212 09:13:43	-	R0,00
SB130269/2004	20190529 11:07:35	-	R0,00
SB42198/2011	20190529 11:08:07	-	R0,00
ST854-69/2004	20040101 18:04:52	MIDRAND SILVERSTREAM DEVELOPMENT PTY LTD	R0,00
ST151192/2004	20190529 11:07:06	PILLAY POOVENDHREN	R500 000,00
ST151192/2004	20190529 11:07:06	NAIDU JESHIKA	R500 000,00
ST151192/2004	20190529 11:07:06	NAIDU JESHIKA	R451,00

REPORT INFORMATION		
Date of Information	23/03/2026 12:10	
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Reference	THE1797/0580	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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