

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

Case number: **2024-028634**

In the matter between:

**FIRSTRAND MORTGAGE COMPANY (RF)
PROPRIETARY LIMITED**

Execution Creditor

And

CREYAN MURUVAN

Judgment Debtor

**NOTICE OF SALE IN EXECUTION
(AUCTION)**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 28th of January 2025 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of **SHERIFF HALFWAY HOUSE - ALEXANDRA** on **TUESDAY** the **28TH** day of **APRIL 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a reserve price of R1,413,000.00.

CERTAIN:

**PORTION 2 OF ERF 283 BUCCLEUCH TOWNSHIP
REGISTRATION DIVISION I.R.,
PROVINCE OF GAUTENG
MEASURING 1569 (ONE THOUSAND FIVE HUNDRED AND SIXTY NINE)**

SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T98029/2022

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

ZONING: General Residential (not guaranteed)

The property is situated at **20E MARGARET STREET, BUCCLEUCH, SANDTOTN** and consists of:

MAIN BUILDING: Single storey, freestanding, brick walls, corrugated roof, tiled floors, lounge, dining room, study, 4 bedrooms, kitchen, 2 bathrooms, 1 shower, 2 toilets

OUTBUILDING: Single storey, semi attached, brick walls, corrugated roof, tiled floors, 1 bedroom

Fenced boundary by brick, residential dwelling, swimming pool, paving

(in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on shha.online or before the sale at the offices of the said sheriff of the High Court for the district of **HALFWAY HOUSE-ALEXANDRA** situated at **614 JAMES CRESCENT, HALFWAY HOUSE** or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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.

Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- a) Directive of the Consumer Protection Act 68 of 2008 as amended.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA – legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

DATED AT JOHANNESBURG ON THIS 18TH DAY OF FEBRUARY 2026.

Attorneys for the Execution Creditor

GLOVER KANNIEAPPAN

INCORPORATED

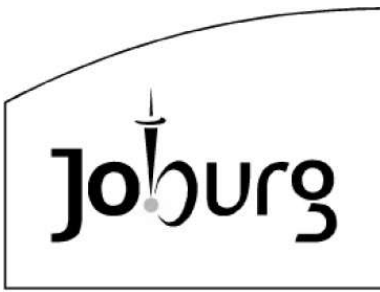
18 Jan Smuts Avenue
Parktown, Johannesburg
Docex 172, Johannesburg

Tel: 011 482-5652

Fax: 011 482 5653

Ref: MJ/MAT104440

Email: lit10@gkinc.co.za



a world class African city

Computer generated
COPY OF TAX INVOICE

Muruvan C
Cranford Glen Estate
BUCCLEUCH
2090

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

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

| | |
|-------------------|-----------------------|
| Date | 2026/03/04 |
| Statement for | March 2026 |
| Physical Address | 20E MARGARET AVENUE |
| Stand No./Portion | 00000283 - 00002 - 00 |
| Township | BUCCLEUCH |

| Stand Size | Number of Dwellings | Date of Valuation | Portion | Municipal Valuation | Region |
|------------|---------------------|-------------------|---------|-----------------------------|------------------|
| 1569 m2 | 1 | 2023/07/01 | E1 | Market Value R 1,799,000.00 | Region E WARD 32 |

Invoice Number: 58006664743 Next Reading Date: 2026/03/19
Client VAT Number: Deposit: R 521.15

Account Number: 557997638 **PIN CODE: xxxxxx**

| | |
|-----------------------------|-----------|
| Previous Account Balance | 96,266.57 |
| Sub Total | 96,266.57 |
| Interest on Arrears | 123.52 |
| Current Charges (Excl. VAT) | 2,768.89 |
| VAT @ 15% | 236.49 |

| 90 DAYS + | 60 DAYS | 30 DAYS | CURRENT | INSTALMENT PLAN | TOTAL AMOUNT OUTSTANDING | Total Due | | |
|-----------|----------|----------|----------|-----------------|--------------------------|-----------|------------------|-------------------|
| 88,613.18 | 3,401.06 | 4,252.33 | 3,128.90 | 0.00 | 99,395.47 | | 99,395.47 | |
| | | | | | | | Due Date | 2026/03/19 |

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) 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

a world class African city

Remittance Advice:
This stub must accompany payment, please do not detach if paying at the post office

Date: 2026/03/04 Muruvan C
Acc. No.: 557997638 20E MARGARET AVENUE

EasyPay 91115 5579976381

Postal Office 0146 557997638

Standard Bank City of Johannesburg Banking details:
Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.
Client Account No/Deposit Reference 557997638

516008800111159 55799763807

| | |
|------------------|-------------------|
| Total Due | 99,395.47 |
| Due Date | 2026/03/19 |



Account Number: 557997638

| City of Johannesburg Property Rates | VAT 4760117194 | Sub - Total | Total Amount |
|---|-----------------------|------------------------------|-------------------------|
| Category of Property: Property Rates Residential R 1,799,000.00 X R 0.0095447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value VAT: 0 % | | 1,430.92 - 238.62 0.00 | 1,192.30 |

| City Power Electricity | VAT 4710191182 | Sub - Total | Total Amount |
|---|-----------------------|--------------------|-------------------------|
| Unbilled Electricity: Eskom supply VAT: 15.00% | | 0.00 0.00 | 0.00 |

| Johannesburg Water Water & Sanitation | VAT 4270191077 | Sub - Total | Total Amount |
|--|-----------------------|---|-------------------------|
| Category of Water: Consumption - Residential (Reading period = 2026/01/08 to 2026/02/19 = 43 days) Meter: 24109236; Register: 1; Multiply factor: 1; Start reading: 63.745; End reading: 70.546; Difference: 6.801; Consumption: 6.801; Units: KL; Type: Estimated Readings. Daily average consumption 0.158 KL Charges for 6.801 KL are based on a sliding scale for a 43 day period Step 1 6.802 KL @ R 0.0000 (Billing Period 2026/03) Extended Social Package Grant Demand Management Levy (Billing Period 2026/03) Category of Sewer: Residential Sewer monthly charge based on Stand size 1569 m2 (Billing Period 2026/03) VAT: 15.00% | | 0.00 0.00 65.08 1,055.51 168.09 | 1,288.68 |

| PIKITUP Refuse | VAT 4790191292 | Sub - Total | Total Amount |
|--|-----------------------|--------------------|-------------------------|
| Refuse Residential (Billing Period 2026/03) VAT: 15.00% | | 456.00 68.40 | 524.40 |

Current Charges (Including VAT)

3,005.38

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the 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 services?

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 | 2025/09/23 10:13 | Erf Number | 283 |
| Reference | - | Portion Number | 2 |
| Report Print Date | 2025/09/23 10:13 | Deeds Office | Pretoria |
| Township | BUCCLEUCH | Search Source | Deeds Office |

PROPERTY INFORMATION

| | | | |
|-----------------------|-----------|---------------------------|------------------------|
| Property Type | ERF | Diagram Deed Number | T971/1990 |
| Township | BUCCLEUCH | Local Authority | CITY OF JOHANNESBURG |
| Erf Number | 283 | Province | GAUTENG |
| Portion Number | 2 | Extent | 1569.0000SQM |
| Registration Division | IR | LPI Code | TOIR01160000028300002 |
| Previous Description | - | Co-ordinates (Lat/Long)** | -26.054455 / 28.108651 |
| Suburb / Town** | BUCCLEUCH | | |

OWNER INFORMATION (1)

| | | | |
|-----------------------|----------------|--------------------------|-------------|
| MURUVAN CREYAN | | Owner 1 of 1 | |
| Person Type** | PRIVATE PERSON | Document | T98029/2022 |
| ID Number | | Microfilm / Scanned Date | - |
| Name | MURUVAN CREYAN | Purchase Price (R) | 2 375 000 |
| Multiple Owners** | NO | Purchase Date | 2022/09/30 |
| Multiple Properties** | NO | Registration Date | 2022/12/14 |
| Share (%) | - | | |

ENDORSEMENTS (2)

| # | Document | Institution | Amount (R) | Microfilm / Scanned Date |
|---|---------------|------------------------------------|------------|--------------------------|
| 1 | B59731/2022 | FIRSTRAND MORTGAGE CO (RF) PTY LTD | 2 826 250 | - |
| 2 | I-2909/2025AT | 28634/2024 | - | - |

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

| HISTORIC DOCUMENTS (12) | | | | |
|-------------------------|-------------|----------------------------------|------------|--------------------------|
| # | Document | Institution | Amount (R) | Microfilm / Scanned Date |
| 1 | B96525/1992 | ABSA BANK | 120 000 | - |
| 2 | B78365/2001 | - | - | - |
| 3 | B15945/2002 | - | - | - |
| 4 | B83671/2006 | - | - | - |
| 5 | B39159/2007 | - | - | - |
| 6 | B1977/2016 | - | - | - |
| 7 | T971/1990 | STRAWSON JENNIFER CLARE 40000 | 40 000 | 1991 065 5 :48:18 |
| 8 | T48133/1991 | STRYDOM PETRUS LOURENS 47000 | 47 000 | - |
| 9 | T89455/1992 | ROUX ANTON FLETCHER | 192 000 | - |
| 10 | T89455/1992 | ROUX BRIDGET MARY | 192 000 | - |
| 11 | T3513/2016 | KORTJAAS PABATSO | 1 550 000 | - |
| 12 | T3513/2016 | KORTJAAS LUYANDA | 1 550 000 | - |

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).