

**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*

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

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**KINDLY TAKE NOTICE THAT** in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 28<sup>th</sup> 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 **09<sup>TH</sup>** day of **DECEMBER 2025** 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, SANDTOTT** 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](http://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](http://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 21<sup>ST</sup> DAY OF OCTOBER 2025.**

*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](mailto:lit10@gkinc.co.za)



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#### 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		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	-	-

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## 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: JOHANNESBURG WATER: 4270191077

VAT NO: PIKITUP: 4790191292  
VAT NO: CITY POWER: 4710191182

Date	2025/10/03
Statement for	October 2025
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: 58006529173

Next Reading Date: 2025/10/20

Client VAT Number:

Deposit: R 521.15

**Account Number: 557997638**

**PIN CODE: xxxxxx**

Previous Account Balance

79,661.00

Sub Total

79,661.00

Interest on Arrears

134.89

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	82,801.27
72,879.71	3,402.35	3,378.94	3,140.27	0.00	82,801.27	Due Date	2025/10/20

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



EasyPay 91115 5579976381



Postal Office 0146 557997638



51600800111159 55799763807

Date: 2025/10/03

Muruvan C

Acc. No.: 557997638

20E MARGARET AVENUE



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

Total Due	82,801.27
Due Date	2025/10/20



**Account Number: 557997638**

<b>City of Johannesburg Property Rates</b>	<b>VAT 4760117194</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 1,799,000.00 X R 0.0095447 / 12 ( Billing Period 2025/10 ) Less rates on first R300 000.00 of market value VAT: 0 %		1,430.92 - 238.62 0.00	1,192.30

<b>City Power Electricity</b>	<b>VAT 4710191182</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

<b>Johannesburg Water Water &amp; Sanitation</b>	<b>VAT 4270191077</b>	<b>Sub - Total</b>	<b>Total Amount</b>
(Reading period = 2025/08/12 to 2025/09/08 = 28 days) Meter: 24109236; Register: 1; Multiply factor: 1; Start reading: 50.000; End reading: 50.000; Difference: 0.000; Consumption: 0.000; Units: KL; Type: Actual Readings. Daily average consumption 0.000 KL Charges for 0.000 KL are based on a sliding scale for a 28 day period Step 1 0.000 KL @ R 0.0000 ( Billing Period 2025/10 ) Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 1569 m2 ( Billing Period 2025/10 ) VAT: 15.00%		0.00 0.00 65.08 1,055.51 168.09	1,288.68

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential 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.