

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

CASE NO: **2023/17834**

In the matter between:

**SB GUARANTEE COMPANY (RF)
PROPRIETARY LIMITED**

Execution Creditor

and

MOHAMMAD GHOMSHI BOZORG

Judgment Debtor

**AUCTION - NOTICE OF SALE IN EXECUTION
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **14 SEPTEMBER 2023**, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution **WITH A RESERVE PRICE OF R1 680 000.00** by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **THE SHERIFF'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG** on **28 MAY 2024** at **11H00**, to the highest bidder. The sale will be augmented with a timed online sale commencing on Thursday 23 May 2024 prior to the live sale on 28 May 2024 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.

All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property.

A UNIT CONSISTING OF:

- (a) SECTION 11 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS872/2015, IN THE SCHEME KNOWN AS ROSA ROYALE II, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1152 SUMMERSET EXTENSION 16 TOWNSHIP, IN THE AREA OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 285 (TWO HUNDRED AND EIGHTY FIVE) 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 SAID SECTIONAL PLAN.

HELD BY DEED OF TRANSFER NO. ST76502/2018

SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED.

ALSO KNOWN AS **SECTION 11 (UNIT B01-11) ROSA ROYALE II, 1 SUMMERSET EXTENSION 16, MIMOSA ROAD, MIDRAND, GAUTENG.**

IMPROVEMENTS (not guaranteed): Main Building: Double Storey Building, Attached. Walls: Block. Roof: Tiles. Floors: Tiles. Rooms: Lounge/Dining Room, 3 Bedrooms, Kitchen, Scullery, 3 Bathrooms, 2 Showers and 2 Toilets.

TAKE FURTHER NOTICE:

- 1 This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof.

- 2 All bidders are required to pay R 50 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- 3 The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.
- 4 The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 5 Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

DATED at **CAPE TOWN** on this the **8th** day of **APRIL 2024**.

TIM DU TOIT & CO INC

Per: Mrs T Van der Spuy
Execution Creditor's Attorneys
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