

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

**NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46(7) (b)
(SALE BY AUCTION)**

In the matter between:-

Case No: **2025-157552**

NEDBANK LIMITED

Execution Creditor

and

NARESH MUPPARAPU

Execution Debtor

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 21 October 2025 in terms of which the below property of the execution debtor will be sold in execution by the Sheriff **HALFWAY HOUSE - ALEXANDRA** on **31 MARCH 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a court reserve of **R582 000.00**.

A unit consisting of –

- (a) **Section No. 5** as shown and more fully described on Sectional Plan No. **SS620/2006** in the scheme known as **SAN MARTINO** in respect of the land and building or buildings situated at **VORNA VALLEY EXTENSION 19** township, Local Authority **CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** of which section the floor area, according to the said sectional plan, is **85 (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 the said sectional plan;

Held by Deed of Transfer Number **ST40900/2022** and subject to such conditions as set out in the aforesaid deed

ZONED: Residential

IMPROVEMENTS: A unit comprising of 2 bedrooms, 1 bathrooms, 1 shower, 1 toilet, 1 lounge and a 1 kitchen – WHICH CANNOT BE GUARANTEED.

The property is situated at: **5 SAN MARTINO, 36 PRETORIUS ROAD, VORNA VALLEY EXTENSION 19, MIDRAND** in the magisterial district of **JOHANNESBURG**.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, 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 or Building Society 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 rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff **HALWAY HOUSE – ALEXANDRA** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN**.

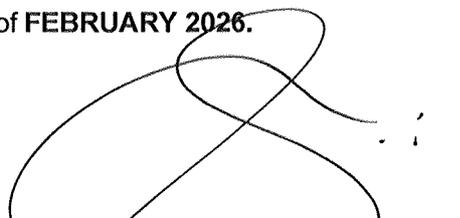
Registration as a buyer is a pre-requisite subject to conditions including, *inter alia*:

1. Directive of the Consumer Protection Act 68 of 2008.
(URL <http://www.info.gov.za/view/DownloadandFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable) by way of EFT or a bank guarantee cheque (no cash).
4. Registration conditions.

The sale will be augmented with a timed online sale commencing on 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 reviewed 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 aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff **ALEXANDRA – HALFWAY HOUSE at 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN** during normal office hours from Monday to Friday.

Dated at **JOHANNESBURG** on this the 2ND day of **FEBRUARY 2026**.



LOWNDES DLAMINI ATTORNEYS

Attorneys for Execution Creditor
First Floor
Wierda Road East
Wierda Valley
Sandton
Tel. (011) 292-5777
E-MAIL: nthabiseng@lowndes.co.za
franie@lowndes.co.za
REF: N GAMBUSHE/fp/MAT37262



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

SEARCH CRITERIA

Search Date	2026/02/25 11:16	Scheme Number	620
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 11:16	Unit Number	5
Scheme Name	SAN MARTINO	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SAN MARTINO	Local Authority	CITY OF JOHANNESBURG
Scheme Number	620	Province	GAUTENG
Situated at	VORNA VALLEY EXT 19;2016;2	Extent	85.0000
Scheme Year	2006	LPI Code	TOIR09520000201600002
Unit Number	5	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-26.006087 / 28.1127
Suburb / Town**	VORNA VALLEY		

OWNER INFORMATION (1)

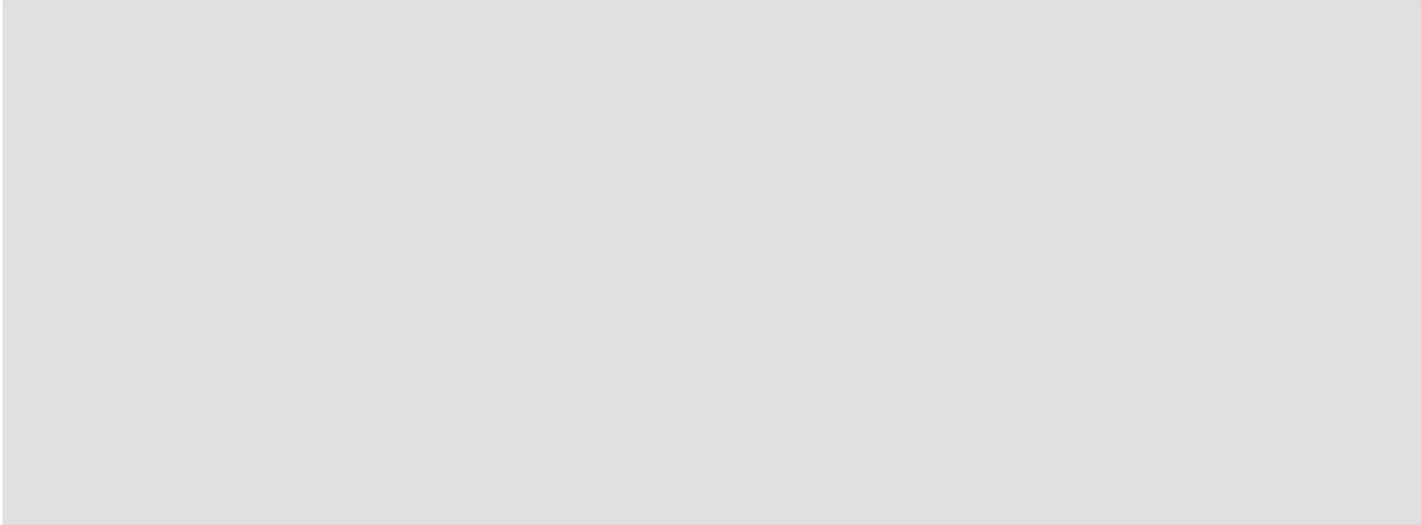
MUPPARAPU NARESH		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST40900/2022
ID Number		Microfilm / Scanned Date	-
Name	MUPPARAPU NARESH	Purchase Price (R)	900 000
Multiple Owners**	NO	Purchase Date	2021/06/17
Multiple Properties**	NO	Registration Date	2022/05/27
Share (%)	-		

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ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-4146/2025AT	157552/2025	-	-
2	SB16688/2024	NEDBANK LTD	970 000	-

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Tel : (011) 375 5555
 Fax : (011) 358 3408/9

PO Box 5000
 Johannesburg 2000

E-mail :
 JoburgConnect@joburg.org.za

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COPY TAX INVOICE

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

MUPPARAPU NARESH M
32 PRETORIUS STREET
VORNA VALLEY EXT.19
1686

Date	2026/01/07
Statement for	January 2026
Physical Address	32 PRETORIUS STREET
Stand No./Portion	5 SAN MARTINO
Township	VORNA VALLEY EXT.19

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
85 m2	1	2023/07/01	A1	Market Value R 850,000.00	Region A Ward 132

Invoice Number : 226000457968	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 557653612	(PIN Code:259768)
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Previous Account Balance	30,705.50
Sub Total	30,705.50
Interest on Arrears	51.53
Current Charges (Excl. VAT)	747.47
VAT @ 15%	46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
28,551.91	1,079.37	1,074.22	845.50	0.00	31,551.00

Total Due	31,551.00
Due Date	2026/01/22

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 to 31 Oct 2026. For more info, visit www.joburg.org.za.
 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 : 2026/01/07 MUPPARAPU NARESH MUPPARAPU NARESH
 Acc. No. : 557653612 - 32 PRETORIUS STREET , VORNA VALLEY EXT.19

EasyPay	>>>>> 91115 5576536121
SAPO	0146 557653612

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 557653612

>>>>> 516008800111159 55765361208



Reg No: 2001/012534/007
500 Jorissen Street, Sunnyside, Pretoria

Tenant/Debtor Transactions

Running Balance

Financial Period: October 2025 to February 2026

Printed: 06/02/2026 12:38:18

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Period/Date	Transaction	Remarks	Charge	Tax	Inclusive	Receipts	Balance
Tenant: Mupparapu N Code: 190945 Main Unit No: 005 Property: San Martino Body Corporate (6580) General Contact: Naresh Mupparapu Telephone: Lease Starts: 27/05/2022 Ends: Vacate:							
202510							
01/10/2025		Balance B/f					10,119.08
01/10/2025	i304	Interest on Arrears	139.96	0.00	139.96		10,259.04
01/10/2025	i309	Levy	1,622.80	0.00	1,622.80		11,881.84
01/10/2025	i597	CSOS Levy	22.46	0.00	22.46		11,904.30
01/10/2025	i428	Levy - Reserve Fund	231.12	0.00	231.12		12,135.42
04/10/2025	b907	Receipt				-5,000.00	7,135.42
03/10/2025	b907	Receipt				-8,000.00	-864.58
			2,016.34	0.00	2,016.34	-13,000.00	
202511							
01/11/2025		Balance B/f					-864.58
01/11/2025	i304	Interest on Arrears	29.60	0.00	29.60		-834.98
01/11/2025	i309	Levy	1,622.80	0.00	1,622.80		787.82
01/11/2025	i597	CSOS Levy	22.46	0.00	22.46		810.28
01/11/2025	i428	Levy - Reserve Fund	231.12	0.00	231.12		1,041.40
03/11/2025	b907	Receipt				-1,000.00	41.40
			1,905.98	0.00	1,905.98	-1,000.00	
202512							
01/12/2025		Balance B/f					41.40
01/12/2025	i309	Levy	1,622.80	0.00	1,622.80		1,664.20
01/12/2025	i597	CSOS Levy	22.46	0.00	22.46		1,686.66
01/12/2025	i428	Levy - Reserve Fund	231.12	0.00	231.12		1,917.78
01/12/2025	b907	Receipt				-1,900.00	17.78
			1,876.38	0.00	1,876.38	-1,900.00	
202601							
01/01/2026		Balance B/f					17.78
01/01/2026	i309	Levy	1,622.80	0.00	1,622.80		1,640.58
01/01/2026	i597	CSOS Levy	22.46	0.00	22.46		1,663.04
01/01/2026	i428	Levy - Reserve Fund	231.12	0.00	231.12		1,894.16
			1,876.38	0.00	1,876.38		
202602							
01/02/2026		Balance B/f					1,894.16
01/02/2026	i304	Interest on Arrears	17.22	0.00	17.22		1,911.38
01/02/2026	i309	Levy	1,622.80	0.00	1,622.80		3,534.18
01/02/2026	i597	CSOS Levy	22.46	0.00	22.46		3,556.64
01/02/2026	i428	Levy - Reserve Fund	231.12	0.00	231.12		3,787.76
02/02/2026	b907	Receipt				-3,300.00	487.76
			1,893.60	0.00	1,893.60	-3,300.00	
		Balance C/f					487.76