

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

**CASE NUMBER: 2024-082151**

In the matter between:

**ABSA BANK LIMITED**

**PLAINTIFF/  
EXECUTION CREDITOR**

and

**ARNEL MOEKETSI MOOKO N.O.**

**FIRST DEFENDANT/  
EXECUTION DEBTOR**

In his capacity as duly appointed executor in terms of Section 13 and 14 of the Administration of Estates Act, No 66 of 1965 (as amended) in the deceased estate of LUVERSHNEE RAMJATHAN (ID.: 761204 0050 08 5) (ESTATE NUMBER: 013400/2022)

**SUVAN RAMJATHAN**  
(ID NO: 700927 5122 08 7)

**SECOND DEFENDANT/  
EXECUTION DEBTOR**

---

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

---

**TAKE NOTICE** that in pursuance of a Judgment of the above Honourable Court in the above case on **18 JUNE 2025** and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of **HALFWAY HOUSE - ALEXANDRA** on **28 APRIL 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE**, to the highest bidder, subject to a reserve price of R760 000.00:

**CERTAIN:**

SECTION NO. 34 as shown and more fully described on Sectional Plan no. SS278/1994 in the scheme known as PENNINGTON PLACE in respect of the land and building or buildings situate at BUCCLEUCH TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 126 (one hundred and twenty six) square metres in extent, and 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, and

an exclusive use area described as CARPORT NO C34, measuring 23 (twenty three) square metres being as such part of the common property, comprising the land and the scheme known as PENNINGTON PLACE in respect of the land and building or buildings situate at BUCCLEUCH TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY as shown and more fully described on Sectional Plan No. SS278/1994, Held by Notarial Deed of Cession No. SK8145/2004S, and

an exclusive use area described as YARD NO Y34 measuring 13 (thirteen) square metres being as such part of the common property, comprising the land and the scheme known as PENNINGTON PLACE in respect of the land and building or buildings situate at BUCCLEUCH TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY as shown and more fully described on Sectional Plan No. SS278/1994, Held by Notarial Deed of Cession No. SK8145/2004S, and

an exclusive use area described as GARDEN NO G34 measuring 145 (one hundred and forty five) square metres being as such part of the common property, comprising the land and the scheme known as PENNINGTON PLACE in respect of the land and building or buildings situate at BUCCLEUCH TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN

MUNICIPALITY as shown and more fully described on Sectional Plan No. SS278/1994, Held by Notarial Deed of Cession No. SK8145/2004S;

**HELD:** Under Deed of Transfer ST157387/2004;

**SITUATED AT:** 34 PENNINGTON PLACE, FIFE STREET, BUCCLEUCH, SANDTON.

**ZONING:** SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

**IMPROVEMENTS:**

The following information is furnished but not guaranteed:

The property situated at 34 PENNINGTON PLACE, FIFE STREET, BUCCLEUCH, SANDTON, consists of: Lounge, Dining Room, Kitchen, Pantry, 3 x Bedrooms, 1 x Bathroom, 1 x Shower and 1 x Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), 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 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 sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. 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). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

Possession of the property may be taken once the purchaser has complied with the Conditions of Sale, including payment of the deposit and furnishing of the required guarantee. The purchaser shall be liable for occupational rental calculated at 1% of the purchase price per month, from the date of possession.

**The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3<sup>RD</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>TH</sup> STREET, SANDOWN, SANDTON.**

**The SHERIFF HALFWAY HOUSE - ALEXANDRA will conduct the sale. 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.**
- D) Registration conditions of the Consumer Protection Act 68 of 2008.**

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3<sup>RD</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>TH</sup> STREET, SANDOWN, SANDTON, during normal office hours Monday to Friday, Tel: 087 330 1074, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT49374).

SIGNED at JOHANNESBURG on this the 6th day of MARCH 2026.

---

**SMIT SEWGOOLAM INC.**  
12 AVONWOLD ROAD  
CNR JAN SMUTS AVENUE  
PRIVATE BAG 836  
SAXONWOLD  
JOHANNESBURG  
TEL: 011 646 0006  
JOHANNESBURG  
REF: JE/JA/MAT49374



**SS PENNINGTON PLACE 278, U:34  
(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 PENNINGTON PLACE 278, U:34 (PRETORIA)
Reference	JMO
Date	05/03/2026

**SCHEME INFORMATION**

**Summary**

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS PENNINGTON PLACE
Scheme Number / Year	278/1994
Unit Number	34
Situated At	BUCCLEUCH , 66
Registration Division	NOT AVAILABLE
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	126.0000
LPI Code	TOIR01160000006600000
Street Address	UNKNOWN

**OWNER SUMMARY**

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
RAMJATHAN LUVERSHREE		R450 000,00	04/11/2014
RAMJATHAN LUVERSHREE		R0,00	-

**OWNER INFORMATION**

**Owner 1 of 2**

Owner Name	RAMJATHAN LUVERSHREE
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST11727/2015
Purchase Date	04/11/2014
Registration Date	24/02/2015
Purchase Price	R450000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.500000
Microfilm Reference No.	20150303 09:54:42

**OWNER INFORMATION (CONTINUED)****Owner 2 of 2**

Owner Name	RAMJATHAN LUVERSHREE
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST157387/2004
Purchase Date	-
Registration Date	-
Purchase Price	-
Multiple Owners	YES
Multiple Properties	-
Share	0.500000
Microfilm Reference No.	-


**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-3354/2025AT	20251028 12:59:48	82151/2024	R0,00
SB136110/2004	20220311 08:22:31	ABSA BANK LTD	R520 000,00

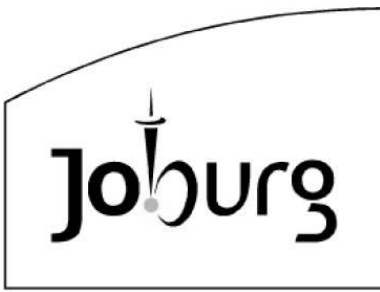
**HISTORY INFORMATION**

Document Number	Microfilm Reference Number	Owner	Value
SK2667/1994S	20020101 08:03:04	AREA C34&Y34&G34 SINGER A J	R0,00
SB96913/1994	20020101 08:03:05	ABSA BANK LTD SK2667/94S	R0,00
SB38712/1994	20020101 08:03:05	-	R0,00
SB37352/2002	20050101 04:12:35	-	R0,00
SB40255/2003	20050101 04:12:35	-	R0,00
SB15899/2004	20050101 04:12:35	-	R0,00
ST278-34/1994	19940101 06:07:32	PENNINGTON PLACE CC SGDT	R0,00
ST33959/1994	20020101 08:03:04	SINGER AUDREY JEAN	R169 000,00
ST50920/2002	20050101 04:12:34	SITHOLE PERCIVAL THULA	R290 000,00
ST157387/2004	20150303 09:58:06	RAMJATHAN SUVAN	R520 000,00

**REPORT INFORMATION**

Date of Information	05/03/2026 11:02	
Print Date	05/03/2026 11:03	
Generated By	JOHNATHAN ATTERBURY	
Reference	JMO	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

The data displayed above is provided by our data suppliers and is not altered by SearchWorks. Terms of Use are applicable to this information and can be found on <https://app.searchworks.co.za/>. SearchWorks is not liable for any damages caused by this information.



a world class African city

Computer generated

**COPY OF TAX INVOICE**

LUVERSHREE RAMJANTHAN  
3 FIFE STREET  
BUCCLEUCH  
2125

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	2026/02/05
Statement for	February 2026
Physical Address	3 FIFE STREET
Stand No./Portion	34 PENNINGTON PLACE
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
126 m2	1	2023/07/01	E1	Market Value R 1,247,000.00	Region E WARD 32

Invoice Number: 148006232390 Next Reading Date: 2026/02/20  
Client VAT Number: Deposit: R 0.00

**Account Number: 553299907** **PIN CODE: xxxxxx**

Previous Account Balance	53,439.04
Sub Total	53,439.04
Interest on Arrears	59.99
Current Charges (Excl. VAT)	1,080.24
VAT @ 15%	49.05

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due		
50,578.63	1,423.62	1,436.79	1,189.28	0.00	54,628.32		<b>54,628.32</b>	
							Due Date	<b>2026/02/20</b>

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 5532999074

Postal Office 0146 553299907



516008800111159 55329990709

Date: 2026/02/05      LUVERSHREE RAMJANTHAN  
Acc. No.: 553299907      3 FIFE STREET

**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 553299907

<b>Total Due</b>	<b>54,628.32</b>
<b>Due Date</b>	<b>2026/02/20</b>



**Account Number: 553299907**

<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 1,247,000.00 X R 0.0095447 / 12 ( Billing Period 2026/02 ) Less rates on first R300 000.00 of market value VAT: 0 %		991.86 - 238.62 0.00	753.24

<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>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2026/02 ) VAT: 15.00%		327.00 49.05	376.05

**Current Charges (Including VAT)**

**1,129.29**

**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.

**RAMJATHAN S & ESTATE LATE L - UNIT 34**

Unit 34 Pennington Place,  
Fife Street,  
Buccleuch,  
2154

Unit No 34

Reference: RAM003-U34

Tel: 27829295329

Email: suvanramjathan@gmail.com

## STATEMENT

DATE
2026-03-01

Date	Source	Description	Debit	Credit	Cumulative
2025-10-01		Balance b/f	33743.44	0	33 743.44
2025-10-01	Invoice	<u>INV03837</u>	5839.71	0	39 583.15
2025-10-16	Journal Batch 479	Interest on arrears balance of R 39 583.15 as at 2025-10-16 (1.50% p.m.).	593.75	0	40 176.90
2025-11-01	Invoice	<u>INV03896</u>	5466.64	0	45 643.54
2025-11-16	Journal Batch 488	Interest on arrears balance of R 45 643.54 as at 2025-11-16 (1.50% p.m.).	684.65	0	46 328.19
2025-12-01	Invoice	<u>INV03945</u>	4959.34	0	51 287.53
2025-12-16	Journal Batch 492	Interest on arrears balance of R 51 287.53 as at 2025-12-16 (1.50% p.m.).	769.31	0	52 056.84
2026-01-01	Invoice	<u>INV03992</u>	4972.14	0	57 028.98
2026-01-16	Journal Batch 494	Interest on arrears balance of R 57 028.98 as at 2026-01-16 (1.50% p.m.).	855.43	0	57 884.41
2026-02-01	Invoice	<u>INV04038</u>	4626.60	0	62 511.01
2026-02-16	Journal Batch 501	Interest on arrears balance of R 62 511.01 as at 2026-02-16 (1.50% p.m.).	937.67	0	63 448.68
2026-03-01	Invoice	<u>INV04082</u>	4619.02	0	68 067.70

120+ days	90+ days	60+ days	30+ days	Current
46 328.19	5 728.65	5 827.57	5 564.27	4 619.02
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: ABSA Account Number: 4086770251 Branch Code: 632005				<b>R 68 067.70</b>
Reference: RAM003-U34 Account Holder: PENNINGTON PLACE Account Type: CURRENT Branch Name: CENTRAL AVENUE KEMPTON PARK				