

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, together with a further order granted on **11 AUGUST 2025** the undermentioned immovable property will be sold in execution **WITH A RESERVE PRICE OF R1 000 000.00** by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **THE SHERIFF'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, GAUTENG** on **27 JANUARY 2026** at **11H00**, to the highest bidder. The sale will be augmented with a timed online sale commencing on Thursday 22 January 2026 prior to the live sale on 27 January 2026 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 MOVE 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 MUNICAIPLITY, 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 4th day of NOVEMBER 2025.

TIM DU TOIT & CO INC



Per: Mrs T Van der Spuy
Execution Creditor's Attorneys
Seventh Floor, 56 Shortmarket Street
CAPE TOWN
(Ref: T VAN DER SPUY/iIr/M30205
Tel: 021 529 7710

Email: tracy@timdutoit.co.za
ilze@timdutoit.co.za

C/o Tim du Toit & Co Inc Johannesburg
33 The Valley Road
C/o Jan Smuts Avenue
West Cliffe
Johannesburg
Tel: 011 274 9800



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	2025/12/01 10:56	Scheme Number	872
Reference	-	Scheme Type	UNIT
Report Print Date	2025/12/01 10:56	Unit Number	11
Scheme Name	ROSA ROYALE II	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION			
Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS ROSA ROYALE II	Local Authority	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Scheme Number	872	Province	GAUTENG
Situated at	SUMMERSET EXT 16;1151;0	Extent	285.0000
Scheme Year	2015	LPI Code	TOJR05820000115100000, TOJR05820000115200000
Unit Number	11	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)			
BOZORG MOHAMMAD GHOMSHI			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST76502/2018
ID Number		Microfilm / Scanned Date	-
Name	BOZORG MOHAMMAD GHOMSHI	Purchase Price (R)	2 900 000
Multiple Owners**	NO	Purchase Date	2018/06/13
Multiple Properties**	NO	Registration Date	2018/10/31
Share (%)	-		

DISCLAIMER

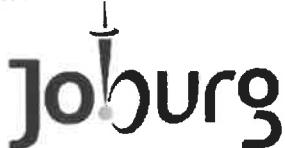
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ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-301/2024AT	17834/2023	-	-
2	SB43272/2018	S B GUARANTEE CO (RF) PTY LTD	2 418 170	-

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COPY OF TAX INVOICE

MOHAMMAD GHOMSHI BOZORG
79 FOREST DRIVE
LONE HILL EXT.89
9999

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: 4780117194
VAT NO: JOHANNESBURG WATER: 4270191077
VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER 4710191182

Date	2025/10/06
Statement for	October 2025
Physical Address	19 TAMBOTIE ROAD
Stand No./Portion	11 ROSA ROYALE II
Township	SUMMERSET EXT.16

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
285 m2		2023/07/01	A1	Market Value R 2,850,000.00	REGION A WARD 112

Invoice Number: 112006310920

Next Reading Date: 2025/10/21

Client VAT Number:

Deposit: R 0.00

Account Number: 556747018

PIN CODE: XXXXXX

Previous Account Balance

144,106.67

Sub Total

144,106.67

Interest on Arrears

133.75

Current Charges (Excl. VAT)

2,505.26

VAT @ 15%

71.55

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	Due Date
138,237.13	2,935.30	2,934.24	2,710.56	0.00	146,817.23	146,817.23	2025/10/21

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

Date: 2025/10/06

MOHAMMAD GHOMSHI BOZORG

Acc. No.: 556747018

19 TAMBOTIE ROAD



EasyPay 91115 5567470181



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 556747018



516008800111159 55674701801

Total Due

146,817.23

Due Date

2025/10/21



Account Number: 556747018

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 2,850,000.00 X R 0.0095447 / 12 (Billing Period 2025/10)		2,266.88	
Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows:		- 238.62	
Less rates on first R300 000.00 of market value		0.00	2,028.26
VAT: 0 %			

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

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential		477.00	
VAT: 15.00%		71.55	548.55

Current Charges (Including VAT) 2,576.81

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.

Rosa Royale II Body Corporate

P O Box 69994

Bryanston

2021

Sectional Scheme no: 872/2015

Tel: 011 463 9170

Fax: 011 463 9175

Rosa Royale II

Body Corporate

1st Floor, Building 5
Parc Nicol Office Park
3001 William Nicol Drive
Bryanston
2191

STATEMENT

SEC:11 MG BOZORG
S11 - UNIT B01-11
ROSA ROYALE II
OLEA ROAD
SUMMERSET EXT 26
1152

Date	23/10/25	
Page	1	
Account Number	ROS II	-BOZ011

Date	Reference	Description	Debit	Credit	Balance
01/10/24		BROUGHT FORWARD	196,097.98		196,097.98
31/10/24	INT.0124	Interest Charged	3,921.96		200,019.94
30/11/24	INT.0224	Interest Charged	4,000.40		204,020.34
31/12/24	INT.0324	Interest Charged	4,080.41		208,100.75
31/01/25	INT.0425	Interest Charged	4,162.02		212,262.77
28/02/25	INT.0525	Interest Charged	4,245.26		216,508.03
31/03/25	INT.0625	Interest Charged	4,330.16		220,838.19
30/04/25	INT.0725	Interest Charged	4,416.76		225,254.95
31/05/25	INT.0825	Interest Charged	4,505.10		229,760.05
30/06/25	INT.0925	Interest Charged	4,595.20		234,355.25
31/07/25	INT.1025	Interest Charged	4,687.10		239,042.35
31/08/25	INT.1125	Interest Charged	4,780.85		243,823.20
30/09/25	INT.1225	Interest Charged	4,876.46		248,699.66

Banking Details as Follows: Rosa Royale II Body Corporate

Standard Bank

Fourways Crossing (009953)

Account Number: 023-351-543

Managed by:

When making payments please quote : ROS II - BOZ011

Please note all levies are payable by the 7th of each month.

Interest will be charged on all overdue accounts at 2 % per month.



120+ Days	90 Days	60 Days	30 Days	Current
234,355.25	4,687.10	4,780.85	4,876.46	0.00
				Total Due
				248,699.66

Amount Due	248,699.66
Amount Paid:	
Comments:	

CONTACT DETAILS CHANGED?

Please note that it remains your responsibility to ensure that we have your updated contact details

Current phone number:

New phone number: _____

Current e-mail address: mdghomshi@yahoo.com

New e-mail address: _____

Current Cell Phone: 825 701 414

New Cell Phone: _____

Fax updated details to 0866166780