

BROWNE BRODIE & FOURIE CONVENTIONAL

35
342 8386

Follow 328 of 342 of the Farm Witkombe

A. FOR CONVEYANCER'S USE:

(a) Simuls with other registries/sectional titles:

Code	Firm	Property	Office
1			
2			
3			
4			

(b) Client copies of deeds filed permanently in Deeds Registry:

Nature and number of deed	Code	Initials of examiners and date
	JKT.	

(c) Notes:

B. FOR DEEDS OFFICE USE:

	Remarks	Initials and date
Interdicts checked by..... Signature:..... Date:.....	(1) Township (proclaimed) Proclamation No:..... Date:.....	
	(2) Endowment erven:.....	
	(3) Endowment:.....	
Main file checked Section 25 right Restrictive Conditions	(4) Restrictive Conditions:.....	
Signature:..... Date:.....	(5) Microfilm reference:.....	
	(6) General Plan:.....	
GPA:checked Signature:..... Date:.....	(7) Title deed:.....	
	(8) Bonds against township title:.....	
	(9) Date checked:.....	

Office instructions:

Section:

A. FOR DEEDS OFFICE USE:

Date of lodgement: **2016-08-11**

LODGED

OFFICE OF THE REGISTRAR OF DEEDS
PIETERMARITZBURG

Linking: 11 Job

(b)

EXECUTE
2016-10-14
BY:

R/c 27/11/2016

Examiners	Room	Reject	Pass
1 KP ZONDI	u8		<input checked="" type="checkbox"/>
2 M CHIYA	528		<input checked="" type="checkbox"/>
3			

2016-10-10

NATURE OF DEED: **Transfer of Property**

Reference No.: **172092273**

000030092/2016

MIE Stenerson
Dykes Van Heerden

Code	Name of Parties	Firm No.	No. in batch	Titles etc. within
1				
2	BLACKBOOKING			
3	INPUT			
4	CHECK			
5	PETER S.N. MOLPHY			
6				
7				
8				
9				
10				
11				
12				

2016-09-30
4787/2016

Brief description of property (only para. 1 in Deed)

Registration requested by:

Date:



040003629394

35

DYKES VAN HEERDEN (KZN)
INCORPORATED ATTORNEYS &
CONVEYANCERS
HIBISCUS HOUSE, OFFICE 5
FAIRWAY GREEN
3 ABREY ROAD
KLOOF

FEES	
Stamp Duty	
Reg.	R1 200,00
Surv.	
G/M Bond	

Prepared by me


CONVEYANCER
LISA VERONICA HODGSKIN

2016 -10- 1 0

T 000030092 / 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GIUSEPPE ANGELO COCCIANTE

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney which said Power of
Attorney was signed at NIGEL on 31 AUGUST 2016 granted to him by

IBHUBESI INVESTMENTS 27 PROPRIETARY LIMITED
Registration Number 2009/013998/07

And the appearer declared that his said principal had, on 6 July 2016, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

MARK ERIC STEVENSON
Identity Number 571215 5058 08 9
Married out of community of property

his Heirs, Executors, Administrators or Assigns, in full and free property

PORTION 328 (OF 316) OF THE FARM UITKOMST AND
DOORNRUG NO. 852
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL

IN EXTENT 13,9026 (THIRTEEN COMMA NINE ZERO TWO SIX) Hectares

FIRST TRANSFERRED by Deed of Grant Number T 26623/1988 with Diagram
SG Number 1016/1988 annexed thereto and held by Deed of Transfer Number
T 4787/2011

THIS PROPERTY IS TRANSFERRED :

SUBJECT to such of the terms and conditions of the original Deed of Grant Number 852/1844, which are still in force and applicable save in so far as same have lapsed by merger by reason of Deed of Transfer Number T 1289/1915.



WHEREFORE the said Appearer, renouncing all right and title which the said

IBHUBESI INVESTMENTS 27 PROPRIETARY LIMITED
Registration Number 2009/013998/07

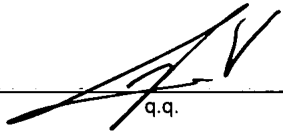
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

MARK ERIC STEVENSON, Married as aforesaid

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 650 000,00 (TWO MILLION SIX HUNDRED AND FIFTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on 2016 -10- 10



q.q.

In my presence



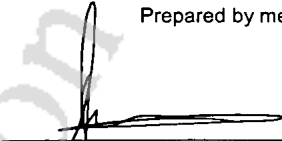
REGISTRAR OF DEEDS



35

DYKES VAN HEERDEN (KZN)
INCORPORATED ATTORNEYS &
CONVEYANCERS
HIBISCUS HOUSE, OFFICE 5
FAIRWAY GREEN
3 ABREY ROAD
KLOOF

Prepared by me


CONVEYANCER
LISA VERONICA HODGSKIN

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

MAYADEVI MAJOLA
duly authorised hereto by a resolution of the Directors of
IBHUBESI INVESTMENTS 27 PROPRIETARY LIMITED
Registration Number 2009/013998/07

do hereby nominate and appoint GIUSEPPE ANGELO COCCIANTE and/or LISA
VERONICA HODGSKIN

with power of substitution to be my true and lawful Attorney and Agent in my name,
place and stead to appear at the Office of the REGISTRAR OF DEEDS at
PIETERMARITZBURG or any other competent official in the Republic of South
Africa and then and there to act as my Attorney and Agent and to pass transfer to:

MARK ERIC STEVENSON
Identity Number 571215 5058 08 9
Married out of community of property

the property described as:

PORTION 328 (OF 316) OF THE FARM UITKOMST AND DOORNUG NO.
852
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL

IN EXTENT 13,9026 (THIRTEEN COMMA NINE ZERO TWO SIX) Hectares


HELD BY Deed of Transfer Number T4787/2011


the said property having been sold by me on 6 July 2016, to the said transferee/s
for the sum of R2 650 000,00 (Two Million Six Hundred and Fifty Thousand Rand);

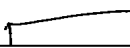
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at NIGEL on 31 August 2016
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

2. 



MAYADEVI MAJOLA on behalf of
IBHUBESI INVESTMENTS 27
PROPRIETARY LIMITED

For Informatic





Transfer Duty Declaration



Reference Details

Transfer Duty Reference Number: TDE01E1BCB

Details			
Details of Seller / Transferor / Time Share Company			
Surname / Registered Name	IBHUBESI INVESTMENTS 27 PROPRIETARY LIM	Full Name	IBHUBESI INVESTMENTS 27 PROPRIETARY LIMITED
Company / CC / Trust Reg No.	200901396907	Marital Status	
Details of Purchaser / Transferee			
Full Name	MARK ERIC	Surname / Registered Name	STEVENSON
Date of Birth (CCYYMMDD)	1957-12-15	ID Number	5712155058089
Company / CC / Trust Reg No.		Marital Notes If applicable	MARRIED OUT OF COP
Marital Status	M.O.C OF PROPERTY	Spouse Initials	
Details of the Property			
Date of Transaction/Acquisition (CCYYMMDD)	2016-07-06		
Total Fair Value	R 2650000.00	Total Consideration	R 2650000.00
Calculation of Duty and Penalty / Interest			
Transfer Duty Payable on Natural Person	R 2650000.00		
Property Description			
1	PORTION 328 (OF 318) OF THE FARM UITKOMST AND DOORNRUG NO. 852, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 13,9028 (THIRTEEN COMMA NINE ZERO TWO SIX) Hectares		

Receipt	
Receipt Details	
Transfer Duty Reference Number	TDE01E1BCB
Receipt No.	1200413385
Receipt Amount	R 129000.00

Declaration by Conveyancer / Attorney	
<p>I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.</p>	<p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Please ensure you sign over the 2 lines of 'X's above</p> <p><i>Lisa Veronica Hodgskin</i></p>
<p>Date (CCYYMMDD): 20160928</p>	<p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>



CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000
(ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY eTHEKWINI MUNICIPALITY

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In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to eTHEKWINI MUNICIPALITY in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

The following sums remain charges upon the property by virtue of section 118(3) of the local government: Municipal Systems Act, 2000 (Act 32 of 2000): Not applicable

DESCRIPTION OF PROPERTY

21 Digit Code : NOFT0000000085200328
 Erven :
 Portion : 328 (OF 316)
 Extension : UITKOMST & DOORNRUG NO. 852 (FARM)
 Zoning : Not available
 Registration division / Administrative District : FT
 Suburb : CAMPERDOWN RURAL
 Town : UITKOMST & DOORNRUG NO. 852
 Sectional Title unit number : Not applicable
 Exclusive use area and number as referred to on the registered plan : Not applicable
 Real right : Not applicable
 Scheme registration number : Not applicable
 Sectional Title Scheme Name : Not applicable
 Registered owner : IBHUBESI INVESTMENTS 27 PROPRIETARY LIMITED
 2009/013998/07
 Name and Identity/ Registration Number of all purchaser/s : MARK ERIC STEVENSON 5712155058089

This Certificate is valid until : 27/11/2016 ✓
 Given under my hand at DURBAN on 28/09/2016

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date Issued: 28/09/2016

Authorised Officer: Julie Jokhun

Certificate By Conveyancer:

Lisa Veronica Hodgskin

(full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the eThekweni Municipality.

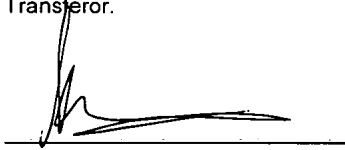
Conveyancer

Date

28 September 2016

EXAMINERS : Please pass reference to the omission of the full word "LIMITED" on Transfer Duty Receipt Number TDE01E1BCB. This is a system generated error in that the full name of the Company contains too many letters to capture on the Transfer Duty Receipt correctly.

I certify that the full name of the Transferor is IBHUBESI INVESTMENTS 27 PROPRIETARY LIMITED and the Transfer Duty Receipt covers the within mentioned Transferor.



LISA VERONICA HODGSKIN

For Information Only

81

TRACK NUMBER : 48883629394

PROPERTY DETAILS PRINT FOR PORTION 328
FARM NO 852
REG.DIV FT

PROVINCE KWAZULU NATAL
PREV DESCRIPTION PTN 316
DIAGRAM DEED NO T26623/988
EXTENT 13,9026 SQM
CLEARANCE ETHERINGTON
FARM NAME UETIKONST & DOORNRUG
SG PLAN NUMBER 1816/1988

ORIGIN REASON ORIGIN PROPERTY
RENUMBER FROM REG DIV NATAL RD 7 FARM NAME , FARM NO 852 PTN 328

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
IBHUBESI INV 27 PTY LTD

PURCH DATE: 20160914 AMOUNT/REASON: R1660000.00 O/P/A*IDENTITY: P TITLE DEED: 288881399897 14787/2811

MMD MICROFILM REF
0216 28118224182849

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IKE E: IXARRA IKE

TRACK NUMBER : 48883629394

BLACK-BOOKING ENQUIRY ON NAME - IZHUBEST INV 27 PTY LTD
ID NUMBER - 2069961399887
BIRTH DATE - 0
MARRITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTIONS

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*** END OF REPORT ***



(5)

TRACK NUMBER : 48803629394

BLACK-BOOKING ENQUIRY ON NAME - IBHUBESI INVESTMENTS PROPRIETARY LIMITED
ID NUMBER -
BIRTH DATE - 9
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON -

PERSON DOES NOT EXIST

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END OF REPORT

