

**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..... Signature:..... Date:.....	(4) Restrictive Conditions.....	
	(5) Microfilm reference:.....	
	(6) General Plan:.....	
GPA:.....checked Signature:..... Date:.....	(7) Title deed:.....	
	(8) Bonds against township title:.....	
	(9) Date checked:.....	

Office instructions:

Section:

**TOMLINSON  
MNGUNI  
JAMES  
36  
ACC NO.:  
PMB 036  
PHONE  
341 9100**

**A. FOR DEEDS OFFICE USE:**

(a) Date of lodgement

BLACKBOOKING <i>SG 17/9</i>	Linking
INPUT <i>SG</i>	
CHECK <b>K.W. HOBBS</b>	

**LODGED**  
2009-07-10  
REGISTRAR OF DEEDS  
PIETERMARITZBURG

(b) **T. GUMBI**

<b>EXECUTE</b> 24 JUL 2009 BY: _____	
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Examiners	Room	Reject	Pass
1 <b>V. REDGARD</b>			
2 <b>S. SOLIMAN</b>		2009-07-20	
3 <b>JABU MAPHOMOLO</b>			

**B(a) FOR CONVEYANCER'S USE:**  
Nature of deed e.g.: Transfer, Bond, etc.

**026665/09**

Reference No.: **436 0575 09**

**SIMULS**

Code	Names of Parties	Firm No.	No. in batch	Titles etc. within
1	ST TRAT	36	1	- Deed
2	ST TRAT	2.	2.	- Deed
3	ST TRAT	36.	3.	- Deed
4				
5				
6				
7				
8				
9				
10				
11				
12				

Brief description of property (only para. 1 in Deed)  
*Section 31 Successor Lodge*

Registration requested by: *RP* Date: *21/7/09*

**040002032438**

0309 03

0309 03  
0309 03  
0309 03

> 4442/002 in 2. 4 84

For Information Only


For Information Only

Grobler & Moors  
Attorneys and Conveyancers  
8 Berea Road  
Port Shepstone  
4240

Prepared by me

FEEs	
Stamp Duty	R 500,00
Reg.	

  
CONVEYANCER  
MOORS R

<b>VERBIND</b>		<b>MORTGAGED</b>	
VIR FOR R 564 013,00			
3	B	013626/09	
		2009-07-20	
		REGISTRATEUR/REGISTRAR	

2009-07-20

BT	026666/09
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## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**RADHAKRISHAN PADAYACHEE**

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 BELFAST on 28 May 2009 granted to him by

**JAN EDMAN STONE VAN ZYL**  
Identity Number 490903 5078 08 6  
and  
**ENGELA VAN ZYL**  
Identity Number 480621 0008 08 8  
Married in community of property to each other





And the said appearer declared that his principal had, on 25 April 2009, truly and legally sold for the sum of R560 000,00 (FIVE HUNDRED AND SIXTY THOUSAND RAND) the following property, by Private Treaty;

And that he, in his capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

**LAURENTIUM FINANCIAL CONSULTANTS CC  
CK2005/125457/23**

A Unit consisting of –

- (a) Section No. 31 as shown and more fully described on Sectional Plan No SS 287/2002 in the scheme known as SEASCAPE LODGE in respect of the land and building or buildings situate at UVONGO in the HIBISCUS COAST MUNICIPALITY, of which section the floor area, according to the said sectional plan is 40 (Forty) 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 No ST 74492/2002

The said unit is subject to or shall benefit by:

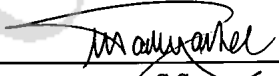
- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.



WHEREFORE all the right, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s are entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights.

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at Pietermaritzburg on

2009 -07- 2 0

  
\_\_\_\_\_  
q.q.

In my presence



\_\_\_\_\_  
REGISTRAR OF DEEDS

For Information Only



Grobler & Moors  
Attorneys and Conveyancers  
8 Berea Road  
Port Shepstone  
4240

Prepared by me

\_\_\_\_\_  
CONVEYANCER  
MOORS R

## POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

**JAN EDMAN STONE VAN ZYL**  
Identity Number 490903 5078 08 6  
and  
**ENGELA VAN ZYL**  
Identity Number 480621 0008 08 8  
Married in community of property to each other

do hereby nominate and appoint RYAN MOORS ~~or~~ **KAREN TAYLOR and/or  
RADHAKRISHNAN PADAYACHEE**

with power of substitution to be our true and lawful Attorney and Agent in our 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 our Attorney and Agent and to pass transfer to:

**LAURENTIUM FINANCIAL CONSULTANTS CC**  
CK2005/125457/23

the property described as:

A Unit consisting of –

- (a) Section No. 31 as shown and more fully described on Sectional Plan No. SS 287/2002 in the scheme known as SEASCAPE LODGE in respect of the land and building or buildings situate at UVONGO in the HIBISCUS COAST MUNICIPALITY, of which section the floor area, according to the said sectional plan is 40 (Forty) 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.

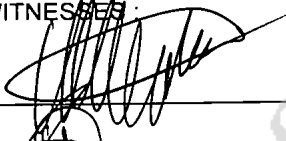

HELD BY Deed of Transfer No ST 74492/2002


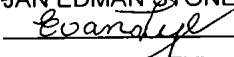
the said property having been sold by us on 25 April 2009, to the said transferee/s for the sum of R560 000,00 (Five Hundred and Sixty Thousand Rand)

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 BELFAST on 28 May 2009  
in the presence of the undersigned witnesses.

AS WITNESSES:

1.   
2. 

  
JAN EDMAN STONE VAN ZYL  
  
ENGELA VAN ZYL





TRANSFER DUTY

TD2

Receipt or exemption certificate  
Transfer Duty Act, 1949

Part 2

Details of seller(s)/transferor(s)

Full name of seller/transferor (1) **JAN EDMAN STONE VAN ZYL**  
Identity/Trust/CC/Company number **490903 5078 08 6**

Full name of seller/transferor (2) **ENGELA VAN ZYL**  
Identity/Trust/CC/Company number **480621 0008 08 8**

Details of purchaser(s)/transferee(s)

Full name of purchaser/transferee (1) **LAURENTIUM FINANCIAL CONSULTANTS CC**  
Identity/Trust/CC/Company number **CK2005/125457/23**

Full name of purchaser/transferee (2)  
Identity/Trust/CC/Company number

Details of purchase transaction

Transfer Duty payable on **R560 000,00** being total consideration  or fair value   
Date of acquisition **25 April 2009** Bought by:  Private Treaty X  Public Auction  
Consideration **R560 000,00**  
Any other consideration payable  SARS reference   
Total consideration **R560 000,00** Conveyancer's/Attorney's file reference **38/09**

Description of property (as per Deeds Registry)  
(a) A Unit consisting of - Section No. 31 as shown and more fully described on Sectional Plan No. SS 287/2002 in the scheme known as SEASCAPE LODGE in respect of the land and building or buildings situate at UVONGO in the HIBISCUS COAST MUNICIPALITY, of which section the floor area, according to the said sectional plan is 40 (Forty) 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;

Declaration by Conveyancer/Attorney

I **RYAN MOORS (Grobler & Moors)** (full name) hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS website (e-filing only).

Date

**30 June 2009**  
Date

RECEIPT/EXEMPTION

**SARS**  
TAXPAYER SERVICE CENTRE  
PIETERMARITZBURG



2009-07-08 3310099857  
(Transfer Duty)  
R 44,800.00  
CHEQUE

36



HIBISCUS COAST MUNICIPALITY  
RATES DEPART. MGTE  
HIBISCUS COAST MUNICIPALITY  
P.O. BOX 5  
PORT SHEPSTONE 4240

Nº 19339 (3)

This certificate is valid until: 02 September 2009  
Date of Issue: 08 July 2009

R 225-79  
R 31-61 VAT  
R 257-40

### Rates Certificate

This certifies that all amounts due to the council have been paid in accordance with section 118 of Local Government Municipal Systems Act 32/2000 for 2008 / 2009

on Lot 22 Uvongo

Sectional Title Scheme Name: SEASCAPE lodge

Sectional Title Scheme No. SS 287 / 2002 Unit No. 31

Registration Division ET, situated in the Hibiscus Coast Municipality Area and in the Ugu District Municipality Area, Province of KwaZulu-Natal, in extent 40 m²

Transferee: Laurentium financial consultants cc  
777 Rubenstein Drive, Moleleta Park  
Pretoria 0044

FOR THE HIBISCUS COAST MUNICIPALITY

Receipt No. 343093

Chief Financial Officer [Signature]  
Fasprint (039) 685 7004

FOIA Only

# CONVEYANCER'S CERTIFICATE

In terms of Section 15B(3) of the Sectional Titles Act 95, 1986 (as amended)

I, RYAN MOORS, the undersigned Conveyancer, do hereby certify and confirm that as at date of registration:

1. **JAN EDMAN STONE VAN ZYL**  
**Identity Number 490903 5078 08 6**  
**and**  
**ENGELA VAN ZYL**  
**Identity Number 480621 0008 08 8**  
**Married in community of property to each other**

("the Transferor/s") is the registered owner of

A Unit consisting of –

- (a) Section No. 31 as shown and more fully described on Sectional Plan No SS 287/2002 in the scheme known as SEASCAPE LODGE in respect of the land and building or buildings situate at UVONGO in the HIBISCUS COAST MUNICIPALITY, of which section the floor area, according to the said sectional plan is 40 (Forty) 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;

2. **LAURENTIUM FINANCIAL CONSULTANTS CC**  
**CK2005/125457/23**

is the transferee of the said unit/s.

3. The body corporate has certified that all moneys due to the Body Corporate by the Transferor in respect of the said unit, as at date of registration have been paid for or that provision has been made to the satisfaction of the Body Corporate for the payment thereof.
4. No real right of extension of the undermentioned scheme as contemplated in section 25 of the Sectional Titles Act 95 of 1986 is registered in favour of the developer or the body corporate of a scheme known as SEASCAPE LODGE.
5. The transferor herein is not a developer, and a Section 10 Affidavit is not lodged herewith.

SIGNED AT PORT SHEPSTONE on 30 June 2009.

  
\_\_\_\_\_  
CONVEYANCER  
RYAN MOORS

5

TRACK NUMBER : 40002032438

PROPERTY DETAILS PRINT FOR UNIT 31  
SCHEME NO 287/2002  
SCHEME NAME SS SEASCAPE LODGE  
REG DIV ET



PROVINCE KWAZULU NATAL  
PREV DESCRIPTION  
DIAGRAM DEED NO 287/2002  
EXTENT 40 SQM  
CLEARANCE MARGATE TRANSITIONAL LOCAL COUNCIL  
SG PLAN NUMBER D320/2002 CORPORATE DATE 20010726  
CONDITIONS NONE

ORIGIN REASON ORIGIN PROPERTY  
SCHEME SITUATED AT UVONGO , 22 , 0

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	MICROFILM REF	MMDD
SB36082/2007	SANLAM HOME LOANS GUARANTEE CO PTY LTD	R100000.00		2007 0357 1655	0704

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
ZYL JAN EDMAN STONE VAN	20020829	R105000.00	0	4909035078086	ST74492/2002	1223	2007 0356 5642
ZYL ENGELA VAN	20020829	R105000.00	0	4806210008088	ST74492/2002	1223	2007 0356 5642

\* O/P/A - O - 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 \*\*\*

For Information Only

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Prod DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG  
Prepared By : DRS04010 - DE BEER, V M

DATE : 20090710 TIME : 11:25:02.4 PAGE : 1

TRACK NUMBER : 40002032438



BLACK-BOOKING ENQUIRY ON NAME - ZYL JAN EDMAN STONE VAN  
ID NUMBER - 4909035078086  
BIRTH DATE - 19490903  
MARITAL STATUS - MARRIED IN  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

\*\* 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 \*\*\*

For Information Only

Prepared By : DRS04010 - DE BEER, V M

TRACK NUMBER : 40002032438

BLACK-BOOKING ENQUIRY ON NAME - ZYL ENGELA VAN  
ID NUMBER - 4806210008088  
BIRTH DATE - 19480621  
MARITAL STATUS - MARRIED IN  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

\*\* 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 \* \* \*

For Information Only

# PERSONAL AFFIDAVIT

I, the undersigned,

**ENGELA VAN ZYL**

**Identity Number 480621 0008 08 8**

DO HEREBY MAKE OATH AND SAY THAT:

1. My full names and Identity Number as stated above are correct;
2. I am in possession of an Identity Document issued by the responsible Government Authority in accordance with Regulation 18(1) of the Deeds Registry Act of 1937, in the Republic of South Africa and the information reflected therein is correct.
3. My marital status is: Married in community of property  
I was married in South Africa on 20 JUNE 1970
4. My spouse's full names are JAN EDMAN STONE VAN ZYL
5. I am the transferor of

A Unit consisting of –

- (a) Section No. 31 as shown and more fully described on Sectional Plan SS 287/2002 in the scheme known as SEASCAPES in respect of the land and building or buildings situate at UVONGO in the HIBISCUS COAST MUNICIPALITY, of which section the floor area, according to the said sectional plan is 40 (Forty) 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;

6. There is no interdict, attachment, caveat or notice applicable to the property and I am not insolvent;
- \* 7. No Certificate of Real Right of an extension of a scheme as contemplated in Section 25 of the Sectional titles Act 95 of 1986, is registered in favour of the Developer or the Body Corporate;
- \* 8. Such right of extension of scheme was disclosed in the Deed of Alienation in terms of which the TRANSFERORS acquired the abovementioned property;
- \* 9. No provision has been made in law for the separate rating of Units in the abovementioned Scheme in which the units are situated;
- \* 10. Provision has been made for all the monies due by us to be paid to the Body Corporate.

\* Delete whichever is not applicable

  
ENGELA VAN ZYL

SIGNED and SWORN/AFFIRMED to before me at Belfast on this 28th day of May 2009, the Deponent having acknowledged that he/she knows and understands the contents of this Affidavit, which is deposed to in accordance with the regulations governing the administration of an oath as more fully set out in Government Notice R 1258 of the 21<sup>st</sup> July 1972, as amended by Government Notice 1648 dated the 19<sup>th</sup> of August 1977 and Government Notice 903 dated the 10<sup>th</sup> July 1998.

Full Names: Friedrich Joseph Pieter COMMISSIONER OF OATHS  
Status: branch Manager  
Street address: Shop 4 Highlands Walk Shopping Centre  
bhekimizi Masango Street  
Belfast  
1100

COMMISSIONER OF OATHS  
BY VIRTUE OF MY OFFICE AS A DULY  
AUTHORISED REPRESENTATIVE OF FNB  
BELFAST  
HIGHLANDS WALK SHOPPING CENTRE  
SHOP No. 4, BELFAST 1100  
MPUMALANGA, SOUTH AFRICA  
SIGNATURE

For FNB - a division of FirstRand Bank Limited  
BELFAST 270 - 351  
BRANCH MANAGER

# PERSONAL AFFIDAVIT

I, the undersigned,

**JAN EDMAN STONE VAN ZYL**

**Identity Number 490903 5078 08 6**

DO HEREBY MAKE OATH AND SAY THAT:

1. My full names and Identity Number as stated above are correct.
2. I am in possession of an Identity Document issued by the responsible Government Authority in accordance with Regulation 18(1) of the Deeds Registry Act of 1937, in the Republic of South Africa and the information reflected therein is correct.
3. My marital status is: Married in community of property  
I was married in South Africa on 20 JUNE 1970
4. My spouse's full names are ENGELA VAN ZYL
5. I am the transferor of  
A Unit consisting of –
  - (a) Section No. 31 as shown and more fully described on Sectional Plan No SS 287/2002 in the scheme known as SEASCAPES in respect of the land and building or buildings situate at UVONGO in the HIBISCUS COAST MUNICIPALITY, of which section the floor area, according to the said sectional plan is 40 (Forty) 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;
6. There is no interdict, attachment, caveat or notice applicable to the property and I am not insolvent;

  
\_\_\_\_\_  
JAN EDMAN STONE VAN ZYL

# AFFIDAVIT

I, the undersigned,

**LOURENS VAN WYNGAARD**

DO HEREBY MAKE OATH AND SAY THAT:

1. I am a Member of -

**LAURENTIUM FINANCIAL CONSULTANTS CC  
CK2005/125457/23**

2. **LAURENTIUM FINANCIAL CONSULTANTS CC** is the transferee of

A Unit consisting of -

- (a) Section No. 31 as shown and more fully described on Sectional Plan No SS 287/2002 in the scheme known as SEASCAPES in respect of the land and building or buildings situate at UVONGO in the HIBISCUS COAST MUNICIPALITY, of which section the floor area, according to the said sectional plan is 40 (Forty) 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;

3. The said Close Corporation has not been liquidated and no action for the liquidation of the Close Corporation is pending and that there are no interdicts against the Close Corporation.

  
\_\_\_\_\_  
LOURENS VAN WYNGAARD

SIGNED and SWORN/AFFIRMED to before me at Pretoria on this 11 day of June 2009, the Deponent having acknowledged that he/she knows and understands the contents of this Affidavit, which is deposed to in accordance with the regulations governing the administration of an oath as more fully set out in Government Notice R 1258 of the 21<sup>st</sup> July 1972, as amended by Government Notice 1648 dated the 19<sup>th</sup> of August 1977 and Government Notice 903 dated the 10<sup>th</sup> July 1998.

  
\_\_\_\_\_  
COMMISSIONER OF OATHS

Full Names:  
Status:  
Street address:

**ELNA SNYMAN  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA  
BLOCK D, GROUND FLOOR  
BOARDWALK BUILDING, FAERIE GLEN  
PTA, GAUTENG, 0002**