

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 <i>no</i> Restrictive Conditions <i>no</i> Signature: <i>DRZ</i> Date: <i>2017-04-05</i> <i>2017-04-18</i>	(4) Restrictive Conditions	
	(5) Microfilm reference:	
GPA:checked Signature: Date:	(6) General Plant:	
	(7) Title deed:	
	(8) Bonds against township title:	
	(9) Date checked:	

Office instructions:

Section:

359
Tel:
033 355 1780

A. FOR DEEDS OFFICE USE:
(a) Date of lodgement

LODGED
2017-04-04
OFFICE OF THE REGISTRAR OF DEEDS
PIETERMARITZBURG

LODGED
2017-04-12
OFFICE OF THE REGISTRAR OF DEEDS
PIETERMARITZBURG

Linking
2 1

(b)

EXECUTE
2017-05-03
BY:

Examiners	Room	Reject	Pass
1 <i>Zana</i>		<i>R</i>	<i>M</i>
2 <i>M. M. M. M. M.</i>			
3			

2017-04-25

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

TRANSFER

Reference No.:
NGWE31945.1

TRF: E C NAIDOO TO NGWENYA
FAMILY TRUST

ST 17 11104

SIMULS

Code	Name of Parties	Firm No.	No. in batch	Titles etc. within
1	ST SHEPSTONE E WYLIE	359	1	ST 15-186/2015.
2	SBK SHEPSTONE E WYLIE	359		2017-04-12
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Registration requested by: Da: *25/4*

Brief description of property (merely para 1 in Deed)

SECTION NO. 8 TSHIAMO COURT

359

Shepstone & Wylie Attorneys
1st Floor ABSA House
15 Chatterton Road
Pietermaritzburg 3200

Prepared by me

CONVEYANCER
SIMPHIWE GOODEHOPE SHOZI

FEES	
Stamp duty	
Reg	11 465,00
Serv	
G/M Bond	9

2017-04-25

ST 17 11104

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

BELINDA MARTINA LE ROUX

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 PIETERMARITZBURG on 15 FEBRUARY 2017 granted to him
by

ESTON COHEN NAIDOO
Identity Number 910721 5139 08 4
Unmarried

And the said appearer declared that his principal had, on 12 January 2017, truly and legally sold for the sum of R245 000,00 (TWO HUNDRED AND FORTY FIVE 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:

NGWENYA FAMILY TRUST
Registration Number: IT169/2015

A Unit consisting of

- (a) Section No. 8 as shown and more fully described on Sectional Plan No SS 404/2007 in the scheme known as TSHIAMO COURT in respect of the land and building or buildings situated at PIETERMARITZBURG in the MSUNDUZI MUNICIPALITY area, of which section the floor area, according to the said sectional plan is 46 (Forty Six) 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 ST 15786/2015

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 rights, 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 is 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 2017-04-25


q.q.

In my presence


REGISTRAR OF DEEDS

For Information

359

Shepstone & Wylie Attorneys
1st Floor ABSA House
15 Chatterton Road
Pietermaritzburg 3200

1-6
Prepared by me (1)

CONVEYANCER
SIMPHIWE GOODEHOPE SHOZI

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

ESTON COHEN NAIDOO
Identity Number 910721 5139 08 4
Unmarried

do hereby nominate and appoint BELINDA MARTINA LE ROUX and/or DEBRA ANN AMY WOODROFFE and/or SIMPHIWE GOODEHOPE SHOZI

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:

NGWENYA FAMILY TRUST
Registration Number: IT169/2015

the property described as:

A Unit consisting of

- (a) Section No. 8 as shown and more fully described on Sectional Plan No SS 404/2007 in the scheme known as TSHIAMO COURT in respect of the land and building or buildings situated at PIETERMARITZBURG in the MSUNDUZI MUNICIPALITY area, of which section the floor area, according to the said sectional plan is 46 (Forty Six) 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 ST 15786/2015

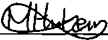
the said property having been sold by me on 12 January 2017, to the said transferee/s for the sum of R245 000,00 (Two Hundred and Forty Five Thousand Rand);

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 PIETERMARITZBURG. on 15 FEBRUARY 2017.

in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____


ESTON COHEN NAIDOO

2.  _____

For Informa





**Transfer Duty
Declaration**

TDREP

Reference Details

Transfer Duty Reference Number: TDE021A424

2

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name NAIDOO	Full Name ESTON COHEN
ID Number 9107215139084	Date of Birth (CCYYMMDD) 1991-07-21
Company / CC / Trust Reg No.	Marital Status NOT MARRIED

Details of Purchaser / Transferee

Full Name NGWENYA FAMILY TRUST	Surname / Registered Name NGWENYA FAMILY TRUST
Company / CC / Trust Reg No. JT1692015	Marital Notes (if applicable)

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2017-01-12	Total Fair Value R 245000.00	Total Consideration R 245000.00
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Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 245000.00
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Property Description

Section No. 8 as shown and more fully described on Sectional Plan No SS 404/2007 in the scheme known as TSHIAMO COURT in respect of the land and building or buildings situated at PETERMARIITZBURG in the MSUNDUZI MUNICIPALITY area, of which section the floor area, according to the said sectional plan is 46 (Forty Six) square metres in extent.

Receipt

Receipt Details

Transfer Duty Reference Number TDE021A424	Receipt No.
Receipt Amount R 0	

Declaration by Conveyancer / Attorney

SIMPHIWE GOODEHOPE SHOZI

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.

Please ensure you sign over the 2 lines of XXX above

Date (CCYYMMDD) **20170403**

For enquiries go to www.sars.gov.za or call (800 00 SARS (7277))

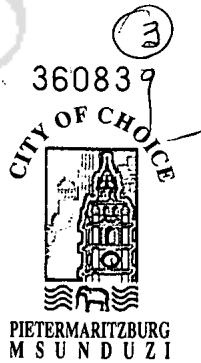
The Msunduzi Municipality
STRATEGIC EXECUTIVE MANAGER : FINANCE

360839

RATES SECTION

Telephone : 033 392 2258 333 Church Street P O Box 261
Fax : 033 392 2425 Pietermaritzburg, 3201 Pietermaritzburg, 3200

Email : phindile.sithole@msunduzi.gov.za
Email : Megs.Clinton-Parker@msunduzi.gov.za



CERTIFICATE NUMBER: 42074
DUPLICATE

RATES CERTIFICATE

THE MSUNDUZI MUNICIPALITY

In terms of section 118 of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000), it is hereby certified that all amounts that became due to The Msunduzi Municipality in connection with the under mentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF LAND OR RIGHT IN LAND:

PMB/2353/3, unit 8 SS 404/2007 TSHIAMO COURT
PMB - PIETERMARITZBURG, THE MSUNDUZI MUNICIPALITY



Transfer From: NAIDOO EC ID: 9107215139084

To: NGWENYA FAMILY TRUST Ref: 000169/2015/N

This certificate is valid until: 31 May, 2017

Number: 059790/0033

Given under my hand at PIETERMARITZBURG on 29 March, 2017


.....

.....

Issued by (delegated authority
of Municipal Manager)

Authorised by (delegated authority
of Municipal Manager)

24
1

CONVEYANCER'S CERTIFICATE

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

I, SIMPHIWE GOODEHOPE SHOZI, the undersigned Conveyancer, do hereby certify and confirm that as at date of registration:

- ESTON COHEN NAIDOO**
Identity Number 910721 5139 08 4
Unmarried

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

A Unit consisting of

- Section No. 8 as shown and more fully described on Sectional Plan No SS 404/2007 in the scheme known as TSHIAMO COURT in respect of the land and building or buildings situated at PIETERMARITZBURG in the MSUNDUZI MUNICIPALITY area, of which section the floor area, according to the said sectional plan is 46 (Forty 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.

- NGWENYA FAMILY TRUST**
Registration Number: IT169/2015

is the transferee of the said unit/s.

- The body corporate of the scheme in terms of Section 2(1) of the Sectional Titles Scheme Management Act 8 of 2011 and has certified that as at date of registration all moneys due to the said body corporate in respect of the Section 8 have been paid (or that provision has been made to the satisfaction of the Body Corporate for the payment thereof).
- 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 TSHIAMO COURT.

SIGNED AT Pietermaritzburg on 03 April 2017

CONVEYANCER
SIMPHIWE GOODEHOPE SHOZI

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9

TRACK NUMBER : 40883640301

PROPERTY DETAILS: PRINT FOR UNIT 8
SCHEME NO 404/2007
SCHEME NAME SS TSHAZHO COURT
REG DIV FT

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO 404/2007
EXTENT 46 SQM
CLEARANCE HSUNDUZI
SG PLAN NUMBER D1816/2006
CONDITIONS

CORPORATE DATE 20070726

ORIGIN REASON ORIGIN PROPERTY
SCHEME SITUATED AT PIETERMARITZBURG , 2353 , 3

NO INTERDIRTS

DOCUMENTS
SB18796/2015 *can* HOLDER & SHARE AMOUNT O/P/A SCAN/MICRO REF MMD
SB GUARANTEE COMPANY: (RF) PROPRIETARY LIMITED R200000:00 20150625143141 0529

OWNER DETAILS

FULL NAME & SHARE PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED MMD MICROFILM REF
NAIDOO ESTON COHEN 20150407 R215000:00 9167215139884 ST15786/2015 0529 20150625143826

* 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 ***

IKHE E: IXABRA IKHE

4/0/0
06251

20170412 12:03:29.1

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TRACK NUMBER : 48003648301

BLACK-BOOKING ENQUIRY ON NAME - NAIDOO ESTON COHEN
ID NUMBER - 9107215139684
BIRTH DATE - 19910721
MARITAL STATUS - UNMARRIED
Maiden Name
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

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* END OF REPORT *

