

359

Tel:
033 355 1780

A. FOR DEEDS OFFICE USE:
(a) Date of lodgement
LODGED
2017-09-22
OFFICE OF THE REGISTRAR OF DEEDS
PIETERMARITZBURG

Linking
2 1

Rec: 28/10/2017

(b)

EXECUTE 2017-10-09
BY: [Signature]

Examiners	Room	Reject
TH. MAHASELE	305	
2 C. [Signature]		
3		2017-10-09 [Signature]

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

ST 17 30788

Reference No.: **NGWE31945.2** VK NAIDOO TO NGWENYA FAMILY TRUST

SIMULS				
Code	Name of Parties	Firm No.	No. in batch	Titles etc. within
1	ST SHEPSTONE & WYLIE	359	1	ST 36878/2011
2	SBC Mason Inc	22		See No 2 of Set.
3				
4				
5				
6	BLACKBOOKING			
7				
8	INPUT			
9				
10	CHECK			
11				
12				

BLACKBOOKING 2
FEE'S HOLD OVERS
2017-10-09
[Signature]

SECTION 25 DON LEO

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	(1) Township (proclaimed)	
Signature:	Proclamation No.:	
Date:	Date:	
	(2) Endowment even:	
	(3) Endowment:	
Main file checked	(4) Restrictive Conditions	
Section 25 right NO	(5) Microfilm reference:	
Restrictive Conditions	(6) General Plant:	
Signature: [Signature]	(7) Title deed:	
Date: 2017-09-27	(8) Bonds against township title:	
GPA:checked	(9) Date checked:	
Signature:		
Date:		

Office instructions:

Section:

Brief description of property (merely para 1 in Deed)

Registration requested by: [Signature]



359

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

Prepared by me



CONVEYANCER
SIMPHIWE GOODEHOPE SHOZI

R 330 000,00

FEES	
Stamp duty	R 500,00
Reg	
Serv	
G/M Bond	

2017 -10- 04

DEED OF TRANSFER

ST17 30788

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 28th day of JULY 2017 granted to
him by

VEROSHEN KEVIN NAIDOO
Identity Number 840504 5266 08 0
Married out of community of property

And the said appearer declared that his principal had, on 11 April 2017, truly and legally sold for the sum of R330 000,00 (THREE HUNDRED AND THIRTY 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:

**The Trustees for the time being of the
NGWENYA FAMILY TRUST
Registration Number IT169/2015(N)**

A Unit consisting of

- (a) Section No. 25 as shown and more fully described on Sectional Plan No SS 384/1985 in the scheme known as DONLEO in respect of the land and building or buildings situated at PIETERMARITZBURG, MSUNDUZI MUNICIPALITY AREA, of which section the floor area, according to the said sectional plan is 39 (Thirty Nine) 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 36878/2011

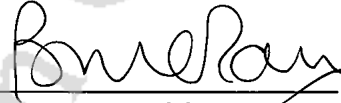
The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, endorsed on the sectional plan and the servitudes referred to in section 19 of the Sectional Titles Act, 1971 (Act No. 66 of 1971); 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.

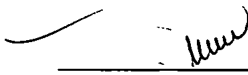
SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on

2017 -10- 04



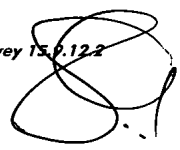
q.q.

In my presence



REGISTRAR OF DEEDS

For Information Only



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

Prepared by me


CONVEYANCER
SIMPHIWE GOODEHOPE SHOZI

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

VEROSHEN KEVIN NAIDOO
Identity Number 840504 5266 08 0
Married out of community of property

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:

**The Trustees for the time being of the
NGWENYA FAMILY TRUST
Registration Number IT169/2015(N)**

the property described as:

A Unit consisting of

- (a) Section No. 25 as shown and more fully described on Sectional Plan No SS 384/1985 in the scheme known as DONLEO in respect of the land and building or buildings situated at PIETERMARITZBURG, MSUNDUZI MUNICIPAL AREA, of which section the floor area, according to the said sectional plan is 39 (Thirty Nine) 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 36878/2011




the said property having been sold by me on 11 April 2017, to the said transferee/s for the sum of R330 000,00 (Three Hundred and Thirty Thousand Rand);

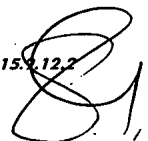
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall 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 28 JULY 2017

in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____  _____
VEROSHEN KEVIN NAIDOO
2.  _____



**The Msunduzi Municipality
Office of the Chief Financial Officer
Rates Section**

Telephone
Ucingo 033 392 2258

P O Box
Ibhoksi 261

Facsimile
eFekesi 086 770 2354

Pietermaritzburg
ePietermaritzburg 3200

Email : Phindile.Sithole@msunduzi.gov.za Thandeka.Kweyama@msunduzi.gov.za
Sandra.Govender@msunduzi.gov.za Megs.Clinton-Parker@msunduzi.gov.za



CERTIFICATE NUMBER: 230

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/1932 - Unit No: 25 - SS - DONLEO(ST)

SS 384/1985 M Paul

Transfer From: NAIDOO

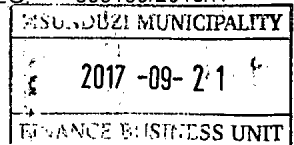
ID/REG: 8405045266080

To: NGWENYA FAMILY TRUST

ID/REG: 000169/2015/N

This Certificate is valid until: 28.10.2017

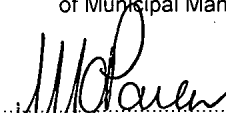
Number: 57853 / 0005



Given under my hand at PIETERMARITZBURG on 29.08.2017


Issued by (delegated authority
of Municipal Manager)


Verified by (delegated authority
of Municipal Manager)


Authorized by (delegated authority
of Municipal Manager)

(4)

CONVEYANCER'S CERTIFICATE

In terms of Section 15B(3) 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:

1. **VEROSHEN KEVIN NAIDOO**
Identity Number 840504 5266 08 0
Married out of community of property

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

A Unit consisting of

- (a) Section No. 25 as shown and more fully described on Sectional Plan No SS 384/1985 in the scheme known as DONLEO 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 39 (Thirty Nine) 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. **The Trustees for the time being of NGWENYA FAMILY TRUST**
Registration Number IT169/2015(N)

is the transferee of the said unit/s.

3. The body corporate is deemed to be established and the body corporate has certified that as at date of registration provision has been made that to the satisfaction of the Body Corporate all moneys due to the Body Corporate in respect of the abovementioned unit have been provided for.
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 DONLEO.
5. The transferor herein is not a developer, and a Section 10 Affidavit is not lodged herewith.
6. Provision has been made for the separate rating of the said section and a clearance certificate by the local authority is lodged herein.

SIGNED AT PIETERMARITZBURG ON THIS 14TH DAY OF AUGUST 2017

CONVEYANCER
SIMPHIWE GOODEHOPE SHOZI

TRACK NUMBER : 48883706585

PROPERTY DETAILS PRINT FOR UNIT: 25
SCHEME NO 384/1985
SCHEME NAME SS DONLEO
REG DIV NOT AVAILABLE

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO 384/985
EXTENT 39 SQM
CLEARANCE PIETERMARITZBURG-MSUNDUZI TLC
SG PLAN NUMBER
CONDITIONS CORPORATE DATE 19910131

SCHEME SITUATED AT PIETERMARITZBURG 1932

NO INTERDICTS

DOCUMENTS

SB24859/2011 CK

HOLDER & SHARE

FIRSTRAID BANK LTD

AMOUNT

R245000.00

O/P/A

SCAN/MICRO REF

20111117124083

MDD

1114

OWNER DETAILS

FULL NAME & SHARE

NAIDOO VEROSHEN KEVIN

PURCH DATE

20110714

AMOUNT/REASON

R266000.00

O/P/A IDENTITY

8485045266880

TITLE DEED

ST36878/2011

MDD

1114

MICROFILM REF

20111117123923

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

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FOR MORE DETAILED INFORMATION PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IKHE: /XARRA /IKE

TRACK NUMBER : 40083706585

BLACK-BOOKING ENQUIRY ON NAME - NAIDOO VEROSHEN KEVIN
ID NUMBER - 8405045266080
BIRTH DATE - 19840504
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

NAIDOO VEROSHEN KEVIN

8405045266080

H2642/2014

20140728 20140814101145

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*** END OF REPORT ***

