

For Information Only

1) Remove

FR 4766/2005 - Date - 8

Al

2) Add

Pres Case in DGS  
- Date - 8

R

2017-11-14

C. Soobramoney

For Information Only

**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 event:.....	
<b>Main file checked</b> Section 25 right ..... Restrictive Conditions .....	(3) Endowment:.....	
	(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:

CONVENTIONAL / SECTIONAL / DDA / ULUNDI / UMZIMKHULU

**LODGED**  
2017 -11- 07

OFFICE OF THE REGISTRAR OF DEEDS  
PIETERMARITZBURG

**416**  
Tel: 033 342 9636

(b) EXECUTE BY: \_\_\_\_\_

EXECUTE  
2017 -11- 21  
BY: .....

Examiners	Room	Reject	Pass
1 C. Soobramoney Soobramoney	427		
2 T. NGONGOMI	306		
3 ZWILE WINDMALO			2017-11-15

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

**T 17 36265**

TRANSFER

NDLOVU / NGWENYA FAMILY TRUST

CONM263

SIMULS				
Code	Names of Parties	Firm No.	No. in batch	Titles etc. within
1	T NDLOVU / NGWENYA FAMILY TRUST	416	111	1-DEED
2				2-PA
3				3-RCL
4				4-TOR
5				5-CONV CERT
6				6-T 2760714
7				2017-11-07
8				2017-11-08
9				
10				
11				
12				

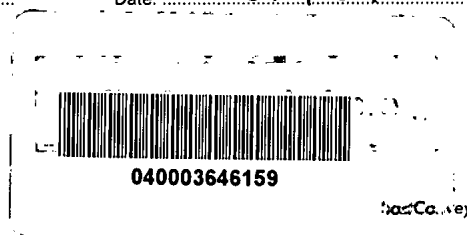
BLAGNE COOKING

INPUT

CHECK

PETER S.M. MOLPHY

Registration requested by: \_\_\_\_\_ Date: 15/11/2017



ERF 2275 EDENDALE CC

416

Siva Chetty and Company  
378 Langalibalele (Longmarket) Street  
Pietermaritzburg  
3201

Prepared by me

FEES	
Stamp Duty	<i>[Signature]</i>
Reg	<i>[Signature]</i>
Corp	<i>[Signature]</i>
Other	

*[Signature]*  
CONVEYANCER  
Tasneem Yunus

2017-11-15

T 17 36265

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**Tasneem Yunus**

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 19 July 2017 granted to her by

**SBONELO COSMAS LYDO NDLOVU**  
Identity Number 741212 5943 08 4  
Married out of community of property

*[Signature]*

And the appearer declared that her said principal had, on 4 July 2017, truly and legally sold by Private Treaty, and that she, the said Appearer, in her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

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

its Successors in Office or assigns, in full and free property

ERF 2275 EDENDALE CC  
REGISTRATION DIVISION FT  
PROVINCE OF KWAZULU-NATAL NATAL



IN EXTENT 816 (EIGHT HUNDRED AND SIXTEEN) Square metres

First transferred by Deed of Transfer Number TF 47616/2005 with General Plan S.G. Number 4182/1996 relating thereto and held by Deed of Transfer Number T27607/2014.

**THIS PROPERTY IS TRANSFERRED:**

- A. Subject to the terms and following condition in favour of the Msunduzi Municipality as created by Notarial Deed of Servitude No. K2261/2000, namely:

The council shall, without compensation, have the right to erect, lay and maintain sewers, drains, water supply piping and electricity mains above or under the ground along and within 1,5 metres of any boundary of the said land, and of any subsequent subdivision and remainder of any subdivision as well as any subsequent boundary of any remainder of the said land, with the exception of those boundaries which adjoin a public or, private road, or along which a party walls servitude is registered and shall have reasonable access thereto for the purpose of maintenance, removal or extension of those service.

The owner of the said land or any subdivision or any remainder thereof shall be obliged to allow, without compensation, the sewers and drainage of any other land or street to be conveyed along such sewers and drains, and shall not permit such drains to be damaged or allow any material from whatever source to impede the flow of water within them.

No building or trees (other than shrubs) shall be erected or planted within such 1,5 metre servitudes nor shall the ground level within the servitude areas be altered without the written consent of the council.

- B. Subject to ancillary rights in favour of Eskom as created by Notarial Deed of servitude No. K921/1999.
- C. Subject to ancillary rights in favour of Eskom as created by Notarial Deed of servitude No. K922/1999.



- D. Subject to ancillary rights in favour of Eskom as created by Notarial Deed of servitude No. K923/1999.
- E. Subject to ancillary rights in favour of Eskom as created by Notarial Deed of servitude No. K1108/2000.

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

**SBONELO COSMAS LYDO NDLOVU**  
**Married as aforesaid**

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

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

its Successors in Office 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 R250 000,00 (TWO 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.

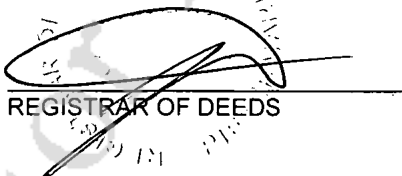
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on

2017-11-15



q.q.

In my presence



REGISTRAR OF DEEDS



416

Siva Chetty and Company  
378 Langalibalele (Longmarket) Street  
Pietermaritzburg  
3201

Prepared by me

CONVEYANCER  
Tasneem Yunus

Handwritten initials: S.C.L. d

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**SBONELO COSMAS LYDO NDLOVU**  
Identity Number 741212 5943 08 4  
Married out of community of property

Handwritten initials: S.C.L. d

do hereby nominate and appoint Siva Narsimaloo Chetty and/or Tasneem Yunus

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:

ERF 2275 EDENDALE CC  
REGISTRATION DIVISION FT  
PROVINCE OF KWAZULU-NATAL NATAL

IN EXTENT 816 (EIGHT HUNDRED AND SIXTEEN) Square metres

HELD BY Deed of Transfer Number T27607/2014

Handwritten initials: S.C.L. d

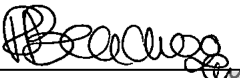
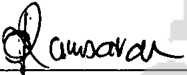
Handwritten initials: S.C.L. d

the said property having been sold by me on 4 July 2017, to the said transferee for the sum of R250 000,00 (Two 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 Pietermaritzburg on 11 July 2017,  
in the presence of the undersigned witnesses.

AS WITNESSES :

1.   
\_\_\_\_\_
2.   
\_\_\_\_\_

  
\_\_\_\_\_  
SBONELO COSMAS LYDO NDLOVU

### Declaration

### Reference Details

Transfer Duty Reference Number: TDE0251568

#### Details

##### Details of Seller / Transferor / Time Share Company

Surname / Registered Name	NDLOVU	Full Name	SBONELO COSMAS LYDO
ID Number	7412125943084	Date of Birth (CCYYMMDD)	1974-12-12
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY

##### Details of Purchaser / Transferee

Full Name		Surname / Registered Name	NGWENYA FAMILY TRUST
Company / CC / Trust Reg No.	1692015	Marital Notes if applicable	

##### Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2017-07-04 ✓	Total Fair Value	R 250000.00	Total Consideration	R 250000.00
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##### Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 250000.00		
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##### Property Description

1	ERF 2275 EDENDALE CC REGISTRATION DIVISION FT PROVINC E OF KWAZULU NATAL IN EXTENT 816 SQUARE METRES
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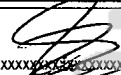
#### Receipt

##### Receipt Details

Transfer Duty Reference Number	TDE0251568	Receipt No.	
Receipt Amount	R 0		

#### Declaration by Conveyancer / Attorney

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.

  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
**TASNEEM NUNDY**  
Please ensure you sign over the 2 lines of 'X's above  
72996782f269a0d9e2495  
369b151d0df6cca021c

Date (CCYYMMDD) 

20	17	07	04
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For enquiries go to [www.sars.gov.za](http://www.sars.gov.za) or call 0800 00 SARS (7277)



37616

30

**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](mailto:Phindile.Sithole@msunduzi.gov.za) [Thandeka.Kweyama@msunduzi.gov.za](mailto:Thandeka.Kweyama@msunduzi.gov.za)  
[Sandra.Govender@msunduzi.gov.za](mailto:Sandra.Govender@msunduzi.gov.za) [Megs.Clinton-Parker@msunduzi.gov.za](mailto:Megs.Clinton-Parker@msunduzi.gov.za)

CERTIFICATE NUMBER: 610

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:

EDC/2275 - EDENDALECC/IMBALI 3

Transfer From: NDLOVU

ID/REG: 7412125943084

To: NGWENYA FAMILY TRUST

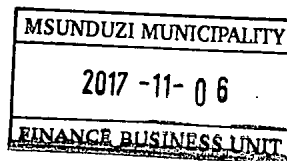
ID/REG:

17/11/2015  
*[Signature]*

This Certificate is valid until: 21.11.2017

Number: 9406 / 0001

Given under my hand at PIETERMARITZBURG on 22.09.2017



*[Signature]*  
.....  
Issued by (delegated authority  
of Municipal Manager)

*[Signature]*  
.....  
Verified by (delegated authority  
of Municipal Manager)

*[Signature]*  
.....  
Authorized by (delegated authority  
of Municipal Manager)

**CERTIFICATE**

24

I, the undersigned

**TASNEEM YUNUS**, Conveyancer of Pietermaritzburg

do hereby certify that the rates clearance certificate covers the Transferor as described in the within transfer documents.

Signed at Pietermaritzburg on this 6<sup>th</sup> day of November 2017.



\_\_\_\_\_  
**TASNEEM YUNUS**

For Information Only

*DB*

TRACK NUMBER : 48003646159

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 2275  
TOWNSHIP EDENDALE CC  
REG DIV FT

PROVINCE KWAZULU NATAL  
PREV DESCRIPTION  
DIAGRAM DEED NO TF47616/2005  
EXTENT 816 SQM  
CLEARANCE PIETERMARITZBURG-MSUNDUZI TLC  
SG-PLAN NUMBER PB76/1980

NO INTERDICTS

DOCUMENTS  
ACT 112/1991

HOLDER

AMOUNT

O/P/A

SCAN/MICRO REF

MDD  
0902

OWNER DETAILS

FULL NAME & SHARE  
NDLOVU SBONELO COSMAS LYDO

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED  
28140527 R150000.00 7412125943084 T27607/2014

MDD MICROFILM REF  
0819 20140905140533

\* 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: IXARRA IKHE

TRACK NUMBER : 40003646159

BLACK-BOOKING ENQUIRY ON NAME - NDLOVU SIBONELO COSMAS LYDD  
ID NUMBER - 7412125943084  
BIRTH DATE - 19741212  
MARITAL STATUS - UNMARRIED  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

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\*\*\* END OF REPORT \*\*\*

