

A. FOR CONVEYANCER'S USE:

(a) Simuls with other registries / section 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)..... Proclamation No:..... Date:.....		
Signature:..... Date:.....		
Main File Checked (4) Restrictive Conditions.....		
Section 25 right..... Restrictive Conditions..... Signature:..... Date:.....		
GPA..... checked Signature:..... Date:.....		
Office Instructions:		
Section:		

Berrangé Incorporated
Attorneys, Conveyancers & Notaries

49

Suite 9, Second Floor
Block C, Town Bush Office Park
460 Town Bush Road
Montrose
Pietermaritzburg, 3201

P O Box 13446
Cascades, 3202

DX 61, Pietermaritzburg

Tel: 033 345 5331

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

Portion 5 of ERF 833 Palm Beach

CONVENTIONAL / SECTIONAL / DDA / ULUNDI / UMZIMKHULU

A FOR DEEDS OFFICE USE (a) Date of lodgement

LODGED
2021-02-28

Office of the Registrar of Deeds:
Pietermaritzburg

LINKING
32

(b) EXECUTE
BY: 2021-03-19

RK 05/04/2021

Examiners	Room	Rejects	Pass
1 S Mgize	426		
2 DM NROANE			
3			2021-03-15

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

Van Staden to **T. 21 7107**

Reference No: 08K064020 Bezuiderhout

SIMULS				
Code	Name of Parties	Firm No:	No. in Batch	Titles, ect. within
1	OWN Deed	49	1	T24326/2016
2		49	2	2021-02-26
3		49	3	
4				
5				
6				
7				
8				
9				
10				
11				
12				

BLACKBOOKING
INPUT
CHECK P CHINASAMY

Registration requested by: *[Signature]*

Date: 15/3/21



49

Kerry Loukakis Attorneys
6 Viking Road
Margate
Tel: (039) 317 3374

Prepared by me

[Signature]
CONVEYANCER
KERRY LOUKAKIS
(LPCM - 68811)

8V

F E E S	
Stamp Duty	
Reg	R 1 086,00
Corp	
Q/M Bond	

VERBIND		MORTGAGED	
VIR		FOR R 940 000,00	
③ B	4126 21	<i>[Signature]</i> REGISTRAR	
2021-03-15			

2021-03-15

T 21 7107

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CATHARINA BROWNING
(LPCM Number: 65088)

appeared before me, the Registrar of Deeds at Pietermaritzburg, the said appearer, being duly authorised thereto by a power of attorney granted to him by

CYNTHIA GAIL VAN STADEN
Identity Number 460907 0048 08 1
Widow

signed at MARGATE on 15 DECEMBER 2020

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 9 October 2020 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

ANDRIES JOHANNES JACOBUS BEZUIDENHOUT
Identity Number 630131 5136 08 1
and
YVONNE BEZUIDENHOUT
Identity Number 670411 0103 08 3
Married in community of property to each other

their heirs, executors, administrators or assigns, in full and free property

PORTION 5 OF ERF 833 PALM BEACH, REGISTRATION DIVISION ET, PROVINCE
OF KWAZULU-NATAL

IN EXTENT 1270 (ONE THOUSAND TWO HUNDRED AND SEVENTY) SQUARE
METRES

FIRST REGISTERED BY CERTIFICATE OF REGISTERED TITLE NO. 9773/1976
WITH DIAGRAM RELATING THERETO AND HELD BY DEED OF TRANSFER NO. T
14015/1995 AND DEED OF TRANSFER NO. T24326/2016

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the terms and conditions contained in the original Government Grant No. 10551/1924, in so far as same may now be in force and applicable.
- B. Subject to the special conditions imposed at the instance of the Administrator in terms of Ordinance No. 27 of 1949 (as amended), as created in said Certificate of Registered Title No. T 9773/1976, namely:

1. No building whatsoever unless permitted under exceptional circumstances and in writing, shall be erected on the lot nearer than 7,62 metres from any boundary abutting on a street, nor within a distance of 3,05 metres from any other boundary.

This condition is constituted in favour of the Administrator until such time as a local authority is established and thereafter in favour of such local authority.

On consolidation of any two or more lots, this condition shall apply to the consolidated area as a whole.

2. The owner of the lot shall, without compensation, be obliged to permit the erection, laying and maintenance of electric wires and/or water supply piping over or under the lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary, as well as reasonable access thereto for the purpose of maintenance, removal or extension.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the lot be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

3. The owner of the lot shall, without compensation, be obliged to permit the construction and maintenance of sewers and drains over or under the lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary, as well as reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the lot shall, without compensation, be obliged to allow the sewerage and drainage of any other lot or street to be conveyed along such sewers and drains, provided that if the owner of the lot be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator, whose decision shall be final.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

4. The owner of the lot shall, without compensation be obliged to permit such deposit of material or excavation on the lot as may, in connection with the formation of any street in the township and owing to differences between the lot and the street, be deemed necessary, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the lot, unless he shall elect, at his own cost to building a retaining wall.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

5. Where two or more pieces of land subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.

For Information

WHEREFORE the appearer, renouncing all the right and title the said

CYNTHIA GAIL VAN STADEN, Widow

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


ANDRIES JOHANNES JACOBUS BEZUIDENHOUT and YVONNE BEZUIDENHOUT, Married to each other as aforesaid

their heirs, executors, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R940 000,00 (Nine Hundred and Forty 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.

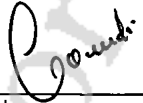
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg on

2021-03-15



Signature of appearer q.q.

In my presence



Registrar of Deeds

49

Prepared by me

Kerry Loukakis Attorneys
6 Viking Road
Margate
Tel: (039) 317 3374


CONVEYANCER
KERRY LOUKAKIS
(LPCM - 68811)

3
①

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

CYNTHIA GAIL VAN STADEN
Identity Number 460907 0048 08 1
Widow

Do hereby nominate, constitute and appoint

CATHARINA BROWNING (LPCM - 65088) or MAURITZ CHRISTIAAN VAN ROOYEN
(LPCM - 61792)



with the power of substitution to be my true and lawful attorney and agent to appear before the Registrar of Deeds at Pietermaritzburg, or any other competent official in the Republic of South Africa

And then and there to declare that the Transferor did on 9 October 2020 sell by Private Treaty to

ANDRIES JOHANNES JACOBUS BEZUIDENHOUT
Identity Number 630131 5136 08 1
and
YVONNE BEZUIDENHOUT
Identity Number 670411 0103 08 3
Married in community of property to each other

for the sum of R940 000,00 (Nine Hundred and Forty Thousand Rand)

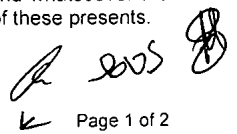
the following property:

PORTION 5 OF ERF 833 PALM BEACH, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL

IN EXTENT 1270 (ONE THOUSAND TWO HUNDRED AND SEVENTY) SQUARE METRES


HELD BY DEED OF TRANSFER NO. T 14015/1995 AND HELD BY DEED OF TRANSFER NO. T24326/2016

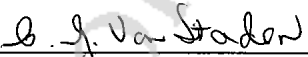
And further cede and transfer the said property to the said transferees; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and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




Signed at MARGATE on 15 DECEMBER 2010 in the presence of the undersigned witnesses.

WITNESSES:

1. 


CYNTHIA GAIL VAN STADEN

2. 

For Information Only

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Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE0406094

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name VAN STADEN
ID Number 4609070048081
Company / CC / Trust Reg No.
Marital Notes if applicable Widow

Full Name CYNTHIA GAIL
Date of Birth (CCYYMMDD) 1948-09-07
Marital Status NOT MARRIED
Spouse Initials

Details of Purchaser / Transferee

Full Name ANDRIES JOHANNES JACOBUS
Date of Birth (CCYYMMDD) 1963-01-31
Company / CC / Trust Reg No.
Marital Status M.I.C OF PROPERTY
Spouse ID Number 6704110103083

Surname / Registered Name BEZUIDENHOUT
ID Number 6301315136081
Marital Notes if applicable In Community
Spouse Initials Y
Spouse Passport Number

Details of Purchaser / Transferee

Full Name YVONNE
Date of Birth (CCYYMMDD) 1967-04-11
Company / CC / Trust Reg No.
Marital Status M.I.C OF PROPERTY
Spouse ID Number 6301315136081

Surname / Registered Name BEZUIDENHOUT
ID Number 6704110103083
Marital Notes if applicable In Community
Spouse Initials AJJ
Spouse Passport Number

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2020-10-09
Total Fair Value R 940000.00

Total Consideration R 940000.00

Calculation of Duty and Penalty / Interest .

Transfer Duty Payable on Natural Person R 940000.00

Property Description

1 PORTION 5 OF ERF 833 PALM BEACH, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL IN EXTENT 1270 (ONE THOUSAND TWO HUNDRED AND SEVENTY) SQUARE METRES

Receipt

Receipt Details

Transfer Duty Reference Number TDE0406094
Receipt Amount R 0

Receipt No.

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.

Kerry Latak's

Please ensure you sign over the 2 lines of 'X's above
ff9f4b66a2c8828558a569
dc6d772559b3069f1

Date (CCYYMMDD) 20210204

For enquiries go to www.sars.gov.za or call 0600 00 SARS (727)

3/m



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 RAY NKONYENI LOCAL MUNICIPALITY

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 RAY NKONYENI LOCAL 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.

DESCRIPTION OF PROPERTY

21Digit Code	:	NOET02470000083300005	
Erven	:	833	
Portion	:	PORTION 5	
Extension	:	PALM BEACH	
Zoning	:		
Registration division / Administrative District	:	ET	
Suburb	:	PALM BEACH	
Town	:	PALM BEACH	
Sectional Title unit number	:		
Exclusive use area and number as referred to on the registered plan	:		
Real right	:		
Scheme registration number	:		
Sectional Title Scheme Name	:		
Registered owner	:	CYNTHIA GAIL VAN STADEN	4609070048081
Name and Identity / Registration number of all purchaser/s	:	ANDRIES JOHANNES JACOBUS BEZUIDENHOUT YVONNE BEZUIDENHOUT	6301315136081 6704110103083

This Certificate is valid until: 2021/04/04

Given under my hand at MARGATE on 2021/02/04

Declaration by Conveyancer:

I, Kerry Loukas hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the RAY NKONYENI LOCAL MUNICIPALITY

[Signature]
Conveyancer

4/02/2021
Date

Hlangiwe Ngcobo

MUNICIPAL MANAGER
RAY NKONYENI LOCAL MUNICIPALITY

Date Issued: 2021/02/04
Authorised Official: Hlangiwe Sharon Nhlumayo