

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:																																																			
<p>B. FOR DEEDS OFFICE USE:</p> <table border="1"> <thead> <tr> <th></th> <th>Remarks</th> <th>Initials and date</th> </tr> </thead> <tbody> <tr> <td>Interdicts checked by: ✓</td> <td>(1) Township (proclaimed)</td> <td></td> </tr> <tr> <td>Signature:</td> <td>Proclamation No:</td> <td></td> </tr> <tr> <td>Date: 1/1/2014</td> <td>Date:</td> <td></td> </tr> <tr> <td></td> <td>(2) Endowment erven:</td> <td></td> </tr> <tr> <td></td> <td>(3) Endowment:</td> <td></td> </tr> <tr> <td>Main file checked</td> <td>(4) Restrictive Conditions:</td> <td></td> </tr> <tr> <td>Section 25 right</td> <td></td> <td></td> </tr> <tr> <td>Restrictive Conditions</td> <td></td> <td></td> </tr> <tr> <td>Signature:</td> <td>(5) Microfilm reference:</td> <td></td> </tr> <tr> <td>Date:</td> <td></td> <td></td> </tr> <tr> <td>GPA:, checked</td> <td>(6) General Plan:</td> <td></td> </tr> <tr> <td>Signature:</td> <td></td> <td></td> </tr> <tr> <td>Date:</td> <td>(7) Title deed:</td> <td></td> </tr> <tr> <td></td> <td>(8) Bonds against township title:</td> <td></td> </tr> <tr> <td></td> <td>(9) Date checked:</td> <td></td> </tr> </tbody> </table>					Remarks	Initials and date	Interdicts checked by: ✓	(1) Township (proclaimed)		Signature:	Proclamation No:		Date: 1/1/2014	Date:			(2) Endowment erven:			(3) Endowment:		Main file checked	(4) Restrictive Conditions:		Section 25 right			Restrictive Conditions			Signature:	(5) Microfilm reference:		Date:			GPA:, checked	(6) General Plan:		Signature:			Date:	(7) Title deed:			(8) Bonds against township title:			(9) Date checked:	
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Section:																																																			



40
TATHAM
WILKES
PHONE
345 3501

CONVENTIONAL/ SECTIONAL/ DDA/ ULUNDI/ UMZIMKHULU			
FOR DEEDS OFFICE USE: (a) Date of lodgement			
<p>LODGED 2014-05-02 OFFICE OF THE REGISTRAR OF DEEDS PIETERMARITZBURG</p>			
<p>(b)</p> <p>EXECUTE 2014-05-22 BY: _____</p>			
Examiners	Room	Reject	Pass
TN. MAYISELA	326	Solo	✓
2	M. DE BEER		
3			2014-05-16
<p>B(a) FOR CONVEYANCER'S USE: Nature of deed e.g.: Transfer, Bond, etc.</p>			
<p>TR1 FRB - Matshanya</p>			
<p>Reference No: HLL 41281</p>			
<p>Livingston</p>			
<p>Simuls</p>			
Code	Names of Parties	Firm No.	No. in batch
1	TATHAM	40	132929/127N
2			
3			
4			
5			
6	BLACKWICKING		
7			
8			
9			
10			
11			
12			

Registration requested by: Date:



LIVINGSTON LEANDY INC.
1st Floor, Building No. 3
Glass House Office Park
309 Umhlanga Rocks Drive
LA LUCIA RIDGE
4051

Prepared by me



CONVEYANCER
BARRY GRAHAM LEWIS

FEES
Stamp duty
Reg ... R 400,00
Surv
G/M Bond

2014 -05- 16

T 000015429 / 2014

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

DUNCAN STEWART HARRISON

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 FAIRLAND on 18th FEBRUARY 2014 granted to him by

FIRSTRAND BANK LIMITED
Registration Number 1929/001225/06

And the appearer declared that his said principal had, on 13 February 2013, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cède and transfer to and on behalf of:

ATTWELL SIBUSISO MAKHANYA
Identity Number 710521 5363 08-6
and
NONHLE LORRAINE MAKHANYA
Identity Number 721226 0365 08-9
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 147 PHEZULU
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL
IN EXTENT 1960 (ONE THOUSAND NINE
HUNDRED AND SIXTY) SQUARE METRES

FIRST transferred by Deed of Transfer Number T26160/2007 with General Plan SG No. 2014/2004 relating thereto and held by Deed of Transfer No. T32929/2012

THIS PROPERTY IS TRANSFERRED:

1. Subject to such of the terms and conditions of the original Government Grant No. 853/1848 as are now in force and applicable.
2. Subject to the following conditions imposed in terms of the Development Facilitation Act No. 67 of 1995, as created in Deed of Transfer No. T26160/2007

PHEZULU HOMEOWNERS ASSOCIATION: (hereinafter referred to as the H.O.A.)

- (a) All owners shall become members of the H.O.A. and ascribe to the rules and regulations of the H.O.A. and no erf/sectional title unit shall be transferred unless the transferee has become a member of the H.O.A.
- (b) Subject to a 5 metre wide Omnibus Servitude over the entire width, subject to the following conditions:

The H.O.A. shall, without compensation, have the right to plant any vegetation and to erect, lay and maintain sewers, drains, water supply piping within such servitude and electricity mains above or under ground and shall have reasonable access thereto for the purposes of

maintenance, removal or extersian and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains and shall not permit such drain to be damaged or allow any material from whatever source to impede the flow of water within it.

No buildings or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 (one) metre thereof nor shall the ground level therein be altered without the prior consent of the H.O.A.

The H.O.A. shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such mater as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the H.O.A.

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

Encroachment over this servitude shall be at the discretion of the H.O.A.

- (c) The property or any portion thereof or any interest therein, shall not be disposed of, leased or transferred without the prior written consent of the H.O.A.
- (d) The property or any portion thereof or any interest therein, shall not be used for any purpose of a Sectional Title Scheme under the provisions of the Sectional titles Act No. 95 of 1986; a Share Block Scheme under the Share Blocks Controls Act No. 75 of 1983 or any similar such scheme, without the prior written consent of the H.O.A.
- (e) The property may not be consolidated with any other erf forming part of the Phezulu Estate (Erf 80 PheZulu) or be subdivided without the prior written consent of the PheZulu Conservation Trust No. IT 67/2005.

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

FIRSTRAND BANK LIMITED
Registration Number 1929/001225/06

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

**ATTWELL SIBUSISO MAKHANYA and NONHLE LORRAINE MAKHANYA,
Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are 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 R180 000,00 (ONE HUNDRED AND EIGHTY 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

2014 -05- 16

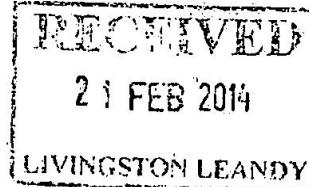


q.q.

In my presence



REGISTRAR OF DEEDS



LIVINGSTON LEANDY INC.
1st Floor, Building No. 3
Glass House Office Park
309 Umhlanga Rocks Drive
LA LUCIA RIDGE
4051

Prepared by me


CONVEYANCER
BARRY GRAHAM LEWIS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

JOEL NHLANHLA MDLETSHE

duly authorised hereto by virtue of a resolution of the Directors of
FIRSTRAND BANK LIMITED
Registration Number 1929/001225/06

do hereby nominate and appoint

DUNCAN STEWART HARRISON AND/OR INGRID JULIA GRAMKOW

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:

ATTWELL SIBUSISO MAKHANYA
Identity Number 710521 5363 08 6
and
NONHLE LORRAINE MAKHANYA
Identity Number 721226 0365 08 9
Married in community of property to each other

the property described as:

ERF 147 PHEZULU
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL
IN EXTENT 1960 (ONE THOUSAND
NINE HUNDRED AND SIXTY) SQUARE METRES

HELD BY Deed of Transfer Number T32929/2012

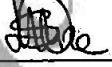
the said property having been sold by me on 13 February 2013, to the said transferee/s for the sum of R180 000,00 (One Hundred and Eighty Thousand Rand);

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 FAIRLAND on 18 FEBRUARY 2014
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

2. 


JOEL NHLAPHO MDLETSHE
On behalf of FIRSTRAND BANK
LIMITED

Reference Details

Transfer Duty Reference Number: TDE00A67F3

Details
Details of Seller / Transferor / Time Share Company

Surname / Registered Name	FIRSTRAND BANK LIMITED	Full Name	FIRSTRAND BANK LIMITED
Company / CC / Trust Reg No.	192900122506 ✓	Marital Status	

Details of Purchaser / Transferee

Full Name	ATTWELL SIBUSISO	Surname / Registered Name	MAKHANYA
Date of Birth (CCYYMMDD)	1971-05-21	ID Number	7105215363086 ✓
Company / CC / Trust Reg No.		Marital Notes if applicable	South Africa
Marital Status	M.I.C OF PROPERTY	Spouse Initials	NL
Spouse ID Number	7212260365089	Spouse Passport Number	

Details of Purchaser / Transferee

Full Name	NONHLE LORRAINE	Surname / Registered Name	MAKHANYA
Date of Birth (CCYYMMDD)	1972-12-26	ID Number	7212260365089 ✓
Company / CC / Trust Reg No.		Marital Notes if applicable	South Africa
Marital Status	M.I.C OF PROPERTY	Spouse Initials	AS
Spouse ID Number	7105215363086	Spouse Passport Number	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2013-02-13	Total Consideration	R 180000.00
Total Fair Value	R 180000.00		

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 180000.00
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Property Description

1 ERF 147 PHEZULU REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL IN EXTENT 1960 (ONE THOUSAND NINE HUNDRED AND SIXTY) Square Metres

Receipt
Receipt Details

Transfer Duty Reference Number	TDE00A67F3	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.

xxxxxx²xxxxxx²xxxxxx²xxxxxx²
xxxxxx²xxxxxx²xxxxxx²xxxxxx²

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

Date (CCYYMMDD)

20140430

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



eTHEKWINI MUNICIPALITY

(3)
M

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000). It is hereby certified that all amount that became due to eThekwin Municipality in connection with the under mentioned 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 rate of application for this certificate, have been fully paid..

The following sums remain charges upon the property by virtue of section 118(3) of the local government: Municipal Systems Act, 2000 (Act 32 of 2000):-

RCA No: 319732
RCC No: 248565
Date: 03/04/2014
Valid Until: 02/06/2014

Registered Owner/Seller FIRSTRAND BANK LIMITED

Purchaser MR. ATTWELL SIBUSISO MAKHANYA
NONHLE LORRAINE MAKHANYA

Description of Property ERF 147 PHEZULU. REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL

Certificate By Conveyancer:

I, BARRY GRANT LERIC (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the eThekwin Municipality.

Conveyancer

30/4/2014
Date:

KRISH KUMAR

DEPUTY CITY MANAGER: TREASURY

RCC Delivery Method: Other

Prepared by me
CONVEYANCER
BARRY GRAHAM LEWIS

CLEARANCE CERTIFICATE
& CONSENT TO TRANSFER

I the undersigned,

JEAN LEONARD

Acting herein in my capacity as a representative of and duly authorised hereto by
a Resolution of the Directors of :

PHEZULU HOMEOWNERS ASSOCIATION

("the Association")

do hereby certify that –

ATTWELL SIBUSISO MAKHANYA
7105215363089
Married in community of property

and

NONHLE LORRAINE MAKHANYA
7212260365089
Married in community of property
To each other

is entitled to take transfer

**ERF 147 PHEZULU, REGISTRATION DIVISION FT, PROVINCE OF
KWAZULU NATAL
IN EXTENT 1960 (ONE THOUSAND NINE HUNDRED AND SIXTY)
SQUARE METRES**

has bound themselves to the satisfaction of the Association to become
a member thereof;

has complied with the provisions of the Articles of Association and all monies due to the Association have been paid.

This certificate is valid to ...31st MAY 2014.....

SIGNED AT HILLCREST ON 25TH APRIL 2014

AS WITNESSES:

1. 
2. 

