

BUNDLE NUMBER 15 DATE 16 MARCH 2021 TOTAL

55 ✓

ST, SBC, SB SK

	Data	Micro	Final Check
			124
T			
B			
BC			
K			
H			
PA			
VA			
✓ ST 21 7625	21 7637		
✓ SB 4421 21	4426 21		
✓ SBC 21 7702	21 7737		
✓ SK 21 787	21 787		
TG			
BG			
BCG			
TF			
BF			
BCF			

NUMBERING T - Blessing B - Bronwyn BC - Sazi K - Bronwyn H - Bronwyn PA - Bronwyn VA - Bronwyn SS - Bronwyn	FINAL CHECK In Registration NAME :- SCANNING IN :- Bronwyn OUT :- Sazi	DATA INPUT <i>W</i> VERIFY Teresa Haynes	MICRO SCANNED
	FINAL CHECK After Data NAME :- Maree Nel S/CHECK :-	S/CHECKED	DELIVERED
DATE :- ✓ SEAL :- ✓			

ST 7627 / 21 -

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)..... Proclamation No..... Date.....	
Signature.....	(2) Endowment Even.....	
Date.....	(3) Endowment.....	
Main File Checked.....	(4) Restrictive Conditions.....	
Section 25 right.....	(5) Microfirm reference.....	
Restrictive Conditions.....	(6) General Plan.....	
Signature.....	(7) Title deed.....	
Date.....	(8) Bonds against township title.....	
GPA..... checked	(9) Date checked.....	

Office instructions:

Section:

CONVENTIONAL / SECTIONAL / DDA / ULUNDI / UMZIMKHULU

**SHAMOLA
DASRATH
& ASSOCIATES**

18

Tel: 033 3423004

A. FOR DEEDS OFFICE USE:

(a) Date of lodgement

Linking

LODGED
2021-03-03

Office of the Registrar of Deeds
Pietermaritzburg

BLACKBOOKING

(b) INPUT PCHINASAM

CHECK

EXECUTE

By: Teresa Haynes

2021-03-23

Rce 26/4/2021.

Examiners	Room	Reject	Pass
1 HSN MATHENJWA	S29		
2 HC Lourens	J38		
3		2021-03-16	

(b) FOR CONVEYANCER'S USE:
Nature of Deed e.g.; Transfer, Bond, etc.

S TRP

21 7625

Reference No.:

RSS 1670

SIMULS

Code	Name of Parties	Firm No.	No. in batch	Titles etc. within
1	ST HSN Invest/Rosslyn Pty	18		ST. 38400/2020
2	SB Rosslyn Pty/FRB	431		2021-03-16
3	T Man Pury/11 Weather Prop	35		17/04/21
4	BL " " /FRB	431		
5	B 4 Wepm Prop/FRB	18		
6				
7				
8				
9				
10				
11				
12				

SECTION 13 TWENTY-TWO

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

Registration requested by: *[Signature]*

Date: 16/03/2021



R S SINGH & ASSOCIATES
P O BOX 561500
CHATSWORTH
4030

Prepared by me



CONVEYANCER
LEOSHINEE NAIDOO
LPCM NUMBER 71302

FEES	
Stamp-Duty.....	R1086.00
Reg.....	
Waiver.....	
O/M Bond.....	

VERBIND		MORTGAGED	
VIR		680 000.00	
FOR R			
B 4421 21		P.	
2021-03-16		REGISTRATEUR / REGISTRAR	
		2021-03-16	
ST		21 7625	

SECTIONAL DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SHAMOLA DASRATH (LPCM Number 65276) AND OR

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 DURBAN on 03 DECEMBER 2020 granted to her by the

HSM FAMILY TRUST
REGISTRATION NUMBER IT 60/2020 (D)



And the said Appearer declared that her principal had, on **8TH SEPTEMBER 2020**, truly and legally sold the undermentioned property to the undermentioned Transferee and that she, the said Appearer in her capacity aforesaid, do by these presents, cede and transfer in full and free property to and on behalf of:

And that she, in her capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

22 ROSSLYN PROPRIETARY LIMITED
REGISTRATION NUMBER: 2020/698653/07

A Unit consisting of –

- (a) Section Number 13 as shown and more fully described on Sectional Plan Number SS 243/1989 in the scheme known as **TWENTY-TWO** in respect of the land and building or buildings situate at **Amanzimtoti, in the Ethekwini Municipality** of which section the floor area, according to the said sectional plan, is 213 (**Two Hundred and Thirteen**) 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.

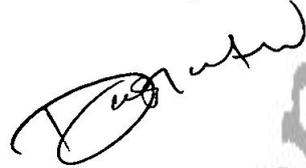
HELD BY DEED OF TRANSFER NUMBER ST 38400/2020

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 of the common property shown on the said sectional plan.

WHEREFORE all the right, 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 are now entitled thereto, the State, however reserving its rights and finally acknowledging the purchase price to be the sum of **R850 000.00 (EIGHT HUNDRED AND FIFTY THOUSAND RAND)**.

SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at PIETERMARITZBURG on 2021-03-16



q.q.

In my presence



REGISTRAR OF DEEDS



R S SINGH & ASSOCIATES
P O BOX 561500
CHATSWORTH
4030

Prepared by me

18
1-60


CONVEYANCER
LEOSHINEE NAIDOO
LPCM NUMBER 71302

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

SIVASHAN SINGH
Identity Number 820120 5037 08 4

Duly authorised hereto by resolution of the

HSM FAMILY TRUST
REGISTRATION NUMBER IT 60/2020 (D)

Acting by virtue and under Letters of Authority Number IT 60/2020 (D)
(SECTION 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)
ISSUED BY THE MASTER OF THE HIGH COURT (KWAZULU-NATAL ON
29th JANUARY 2020 AT DURBAN)

Do hereby nominate, constitute and appoint

SHAMOLA DASRATH (LPCM Number 65276) and/or

Conveyancer, with power of substitution to be my Agent, to appear at the Office of the Registrar of Deeds in PIETERMARITZBURG or elsewhere and then and there as my act and deed to pass transfer to:

22 ROSSLYN PROPRIETARY LIMITED
REGISTRATION NUMBER: 2020/698653/07

the property described as:

A Unit consisting of –

- (a) Section Number 13 as shown and more fully described on Sectional Plan Number SS 243/1989 in the scheme known as **TWENTY-TWO** in respect of the land and building or buildings situate at **Amanzimtoti, in the Ethekwini Municipality** of which section the floor area, according to the said sectional plan, is 213 (**Two Hundred and Thirteen**) square metres in extent ; and


GhostConvey 7.6.7.2a

- (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.

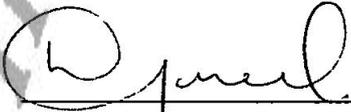
HELD BY DEED OF TRANSFER NUMBER ST 38400/2020

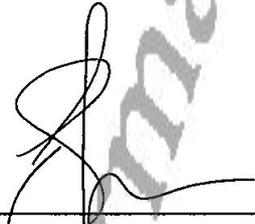
The said property having been sold by me on 8TH SEPTEMBER 2020, to the said transferee/s for the sum of **R850 000.00** (EIGHT HUNDRED AND FIFTY THOUSAND RAND)

And further cede and transfer the said property in full and free property to the said transferees, to renounce all the right, title and interest which the Estate heretofore had in and to the said property, to promise to free and warrant the said property, and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents, 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 I might or could do if personally present and acting herein; hereby ratifying, allowing and confirming all and whatsoever my attorney and agent shall lawfully do or cause to be done in the premises by virtue of these presents.

EXECUTED AT Durban on 03 December 2020 in the presence of the undersigned witnesses.

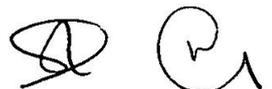
AS WITNESSES:

1. 



S. SINGH

2. 



For Information Only

For Information Only



Transfer Duty Declaration

TDREP

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Reference Details

Transfer Duty Reference Number: TDE040096C

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name Company / CC / Trust Reg No.	FAMILY TRUST IT000602020D
Full Name Marital Status	HSM
Details of Purchaser / Transferee	
Full Name Company / CC / Trust Reg No.	22 ROSSLYN 202069865307
Surname / Registered Name Marital Notes if applicable	PROPRIETARY LIMITED
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD)	2020-09-08
Total Fair Value	R 850000.00
Total Consideration	R 850000.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person	R 0.00
Property Description	
1 A UNIT CONSISTING OF SECTION NUMBER 13 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS 243/ 1989 IN THE SCHEME KNOWN AS TWENTY-TWO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT AMANZIMTOTI, IN THE ETHERKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 213 (TWO HUNDRED AND THIRTEEN) SQUARE METRES IN EXTENT	

Exemption Certificate	
Exemption Certificate Details	
Transfer Duty Reference No.	TDE040096C
Exempt in terms of Section 9 of the Transfer Duty Act	SECTION 9(11) / 9(12)
Exemptions allowed by another Act	

Declaration by Conveyancer / Attorney	
<p>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.</p>	 XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX LEOSHNEE NAIDOO Please ensure you sign over the 2 lines of 'X's above fe48b9334c2500ae94040 3e4f499e1ad7dd079a
Date (CCYYMMDD)	20210215
For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)	



**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 eTHEKWINI MUNICIPALITY

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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 eTHEKWINI 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.

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): Not applicable

DESCRIPTION OF PROPERTY

Municipal Reference Number : 7000443634
Erven : Not applicable
Portion : Not applicable
Extension : Not applicable
Zoning : Not available
Registration division / Administrative District : Not available
Suburb : AMANZIMTOTI
Town : AMANZIMTOTI
Sectional Title unit number : 13
Exclusive use area and number as referred to on the registered plan : Not applicable
Real right : Not applicable
Scheme registration number : SS243/1989
Sectional Title Scheme Name : TWENTY-TWO
Registered owner : HSM FAMILY TRUST IT60/2020(D)
Name and Identity/ Registration Number : 22 ROSSLYN PROPRIETARY LIMITED 2020/698653/07

This Certificate is valid until : 27/04/2021

Given under my hand at DURBAN on 26/02/2021

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 26/02/2021

Authorised Officer: Thembisa Dube

Certificate By Conveyancer:

SHAMOLA DASRATH

I _____ (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 eThekweni Municipality.



Conveyancer

02 March 2021

Date

CONVEYANCER'S CERTIFICATE

(UNDER SECTION 15B(3) OF THE SECTIONAL TITLES ACT 95, 1986)

I, LEOSHINEE NAIDOO, the undersigned Conveyancer, do hereby certify and confirm that as at date of registration:

HSM FAMILY TRUST
REGISTRATION NUMBER IT 60/2020 (D)

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

A Unit consisting of –

- (a) Section Number 13 as shown and more fully described on Sectional Plan Number SS 243/1989 in the scheme known as **TWENTY-TWO** in respect of the land and building or buildings situate at **Amanzimtoti, in the Ethekwini Municipality** of which section the floor area, according to the said sectional plan, is 213 (**Two Hundred and Thirteen**) 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. **22 ROSSLYN PROPRIETARY LIMITED**
REGISTRATION NUMBER: 2020/698653/07

is the transferee of the said unit/s.

3. The body corporate has certified that all moneys due to the Body Corporate by the Transferor in respect of the said unit, as at date of registration have been paid for or that provision has been made to the satisfaction of the Body Corporate for the payment thereof.
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 **TWENTY-TWO**
5. The units in the said scheme are separately rated.

SIGNED AT DURBAN on 15th FEBRUARY 2021



CONVEYANCER
LEOSHINEE NAIDOO
(LPCM 71302)

58
1

PROD DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG
PREPARED BY : DRS04023 - KHANYILE E

DATE : 20210309 TIME : 08:25:47.7 PAGE :

TRACK NUMBER : 40004014775

PROPERTY DETAILS PRINT FOR UNIT 13
SCHEME NO 243/1989
SCHEME NAME SS TWENTY-TWO
REG DIV NOT AVAILABLE

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO 243/989
EXTENT 213 SQM
CLEARANCE ETHERWINI
SG PLAN NUMBER
CONDITIONS

CORPORATE DATE 19900208

ORIGIN REASON ORIGIN PROPERTY
SCHEME SITUATED AT AMANZIMTOTI , 379 , 1

NO INTERDICTION

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
HSM FAMILY TRUST	20200225	R300000.00		IT 60/2020	ST38400/2020	1119	20201201154012

* O/P/A - O - 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 ***

1 

TRACK NUMBER : 40004014775

BLACK-BOOKING ENQUIRY ON NAME - HSM FAMILY TRUST
ID NUMBER - IT 60/2020
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - TRUST

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***

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