



FOR DEEDS OFFICE USE:  
**LOGGED**  
 2017-05-05  
 OFFICE OF THE REGISTRAR OF DEEDS  
 PIETERMARITZBURG

EXECUTE  
 BY: ...2017-05-11...

Room: 326, 405, A/2  
 REFLECT: 2/11  
 PASS: 17 12840

FOR CONVEYANCER'S USE  
 Nature of deed eg.: Transfer, Bequest, etc.  
 TRF

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

Code	Name of Parties	Firm No.	No. in batch	Deeds lodged
1	venns	43	2	12/11/18
2		43		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

TU66901088  
 (2)



Registration requested by: \_\_\_\_\_ Date: \_\_\_\_\_

Acc. No.: 0917 8516  
 AGENT: \_\_\_\_\_



**venns** ATTORNEYS  
**43**  
 PHONE 033 355 3100

Per id (or 9) Erf 90 Bergville

**A. FOR CONVEYANCER'S USE:**

(a) Simults 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:**

Interdicts checked by: _____	Remarks	Initials and date
Signature: _____ Date: _____	(1) Township (proclaimed) Proclamation No.: _____ (2) Endowment event: _____ (3) Endowment: _____ (4) Restrictive Conditions: _____ (5) Microfilm references: _____ (6) General Plan: _____ (7) Title Deed: _____	
Main file checked: _____ Section 25 right: _____ Restrictive Conditions: _____ Signature: _____ Date: _____		
GPA: _____ checked Signature: _____ Date: _____	(8) Bonds against township title: _____ (9) Date checked: _____	

Office instructions: \_\_\_\_\_  
 Section: \_\_\_\_\_

① Complete date & place of deed with initials  
PA at preamble of deed

Done

*[Signature]*  
10/1/2017

For Information

NO. 100-100000

10/1/17

For Information

Prepared by me

s



CONVEYANCER

FEES	
Stamp Duty	
Reg	R930.00 SP
Waiver	
O/M Bond	

2017-05-15 17 12840

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### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

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 *Bequille* on *26 February 2017* granted to him  
by

And the appearer declared that his said principal had, on 19 January 2017, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**SIPHIWAYINKOSI SIBANGANI MCHUNU**  
**Identity Number**  
**Unmarried**

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

PORTION 10 (OF 9) OF ERF 70 BERGVILLE  
REGISTRATION DIVISION GS  
PROVINCE OF KWAZULU NATAL

IN EXTENT 1255 (ONE THOUSAND TWO HUNDRED AND FIFTY FIVE)  
Square metres

First Transferred by Deed of Transfer No T24442/2008 with diagram L.G. No. 2147/2007 annexed and held by Deed of Transfer No.T46690/2008.

**THIS PROPERTY IS TRANSFERRED:**

- A. Onderhewig aan die terme and voorwaardes van Grondbrief Nr. 1227 wat nog van toepassing is en en wat nie verval het by wyse van samesmelting weens Transportakte Nr. T14122/1984.
- B. Onderhewig aan die terme en voorwaardes van Grondbrief Nr. 10481 wat nog van toepassing is en wat nie verval het by wyse van samesmelting weens Transportakte Nr. 14122/1984.
- C. Onderhewig aan die volgende voorwaardes opgelê deur die Administrateur, soos geskep in Akte van Transport Nr T114/1938, naamlik:-

The Erf shall not be further subdivided without the consent of the Administrator

- D. Onderhewig aan die spesiale voorwaardes opgelê deur die Administrateur in terme van Ordonnansie Nr 27 van 1949 (soos gewysig) soos geskep in Akte van Transport Nr T25624/1981, naamlik:-

- 1. The Local Authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the land along any boundary thereof other than a road frontage and within a distance of 1,8 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or

extension.

Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires.

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 inhabitants of the township.

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

2. The Local Authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of 1.8 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance removal or extension, and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any land or street conveyed along such sewers and drains; provided that if the owner of the land 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. Where two or more pieces of land or portions thereof subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.

- E. Met die voordeel van die gebruik van die paaie 10.66 metres wyd oor die Resterende Gedeelte van Onderver deling B, soos geskep in Akte van Transport Nr 114/1938.

F. Onderheuwig aan 'n Pad serwituut geletter a b C D op Diagram S.G. Nr. 2147/2007 ten gunste van die Stadsraad van Bergville, soos geskep deur Akte van Serwituut Nr.278/1981s.

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

**Registration Number**

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

**SIPHIWAYINKOSI SIBANGANI MCHUNU , Unmarried**

his Heirs, Executors, Administrators 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 R850 000,00 (EIGHT 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

2017-05-15



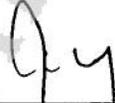
q.q.

In my presence



REGISTRAR OF DEEDS

Prepared by me

  
CONVEYANCER

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

duly authorised hereto by a resolution of the members of

Registration Number

do hereby nominate and appoint GEORGE DAVID DU TOIT and/or LAUREN ANN MALTBY and/or NOSIPO NOMAHLUBI MGOJO and/or REDVERS JOHN LEE

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:

**SIPHIWAYINKOSI SIBANGANI MCHUNU**  
Identity Number  
Unmarried

the property described as:

PORTION 10 (OF 9) OF ERF 70 BERGVILLE  
REGISTRATION DIVISION GS  
PROVINCE OF KWAZULU NATAL

IN EXTENT 1255 (ONE THOUSAND TWO HUNDRED AND FIFTY FIVE)  
Square metres

HELD BY Deed of Transfer Number T46690/2008

TP   
GhostConvey 15.9.6.8

the said property having been sold by me on 19 January 2017, 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 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 Bergville on 28 February 2017  
in the presence of the undersigned witnesses.

AS WITNESSES :

1.  

2. 



**Transfer Duty  
Declaration**

**TDREP**

**Reference Details**

Transfer Duty Reference Number: TDE021712E

Details	
<b>Details of Seller / Transferor / Time Share Company</b>	
Surname / Registered Name	Full Name
Company / CC / Trust Reg No.	Marital Status
<b>Details of Purchaser / Transferee</b>	
Full Name	Surname / Registered Name
Date of Birth (CCYYMMDD)	ID Number
Marital Status	Spouse Initials
<b>Details of the Property</b>	
Date of Transaction/Acquisition (CCYYMMDD)	2017-01-19
Total Fair Value	R 850000.00
Total Consideration	R 850000.00
<b>Calculation of Duty and Penalty / Interest</b>	
Transfer Duty Payable on Natural Person	R 850000.00
<b>Property Description</b>	
1 PORTION 10 (OF 9) OF ERF 70 BERGVILLE REGISTRATION DIVISION GS PROVINCE OF KWAZULU NATAL IN EXTENT 1255 (ONE THOUSAND TWO HUNDRED AND FIFTY FIVE) Square metres	

Receipt	
<b>Receipt Details</b>	
Transfer Duty Reference Number	TDE021712E
Receipt No.	1200465215
Receipt Amount	R 3000.00

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>	<p>XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX</p> <p>Please ensure you sign over the 2 lines of 'X's above</p>
<p>CCYYMMDD: 20170503</p>	<p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>



OKHAHLAMBA LOCAL MUNICIPALITY

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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 OKHAHLAMBA 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 Okhahlamba 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 (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): Celive  
Erven: 70  
Portion: PORTION 10 (OF 9)  
Extension: BERGVILLE  
Zoning:  
Registration division / Administrative District:  
Suburb:  
Town:  
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:  
Name and Identity/ Registration Number of all purchaser/s:

This Certificate is valid until: 24/07/2017  
Given under my hand at BERGVILLE on 25/04/2017

Digitally signed by Okhahlamba Local Municipality  
Signee:  
Sign date: 25/04/2017 03:11:08  
Expiration date: 24/02/2019 10:05:19

MUNICIPAL MANAGER  
Okhahlamba local municipality

Date issued: 25/04/2017

Authorised Officer: Thokozane Excellence Gambu

Certificate By Conveyancer: \_\_\_\_\_ (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 Okhahlamba local municipality.

Conveyancer

3/05/2017  
Date

4)

TRACK NUMBER : 48893659623

PROPERTY DETAILS PRINT FOR PORTION 18 ✓  
OF PORTION 9 ✓  
ERF NO 70 ✓  
TOWNSHIP BERGVILLE ✓  
REG DIV GS ✓

PROVINCE KWAZULU-NATAL ✓  
PREV DESCRIPTION ✓  
DIAGRAM DEED NO T24442/2008 ✓  
EXTENT 1255 SQM ✓  
CLEARANCE OKHHLAMBA ✓  
SG PLAN NUMBER 2147/2007 ✓

NO INTERDICTION

DOCUMENTS

B36840/2008

care

HOLDER & SHARE  
STANDARD BANK VAN SUID-AFRIKA BFK

AMOUNT  
R400000.00

O/P/A

SCAN/MICRO REF  
20081017081615

MPOD  
1009

OWNER DETAILS

FULL NAME & SHARE  
SIZHE MILLS CC  
0.000000

PURCH DATE  
20080722

AMOUNT/REASON  
R800000.00

O/P/A IDENTITY  
200803895823

TITLE DEED  
T46690/2008

MPOD  
1009

MICROFILM REF  
20081017081446

\* 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 \*\*\*

IKHE: IXARRA IKHE

TRACK NUMBER : 48003659623

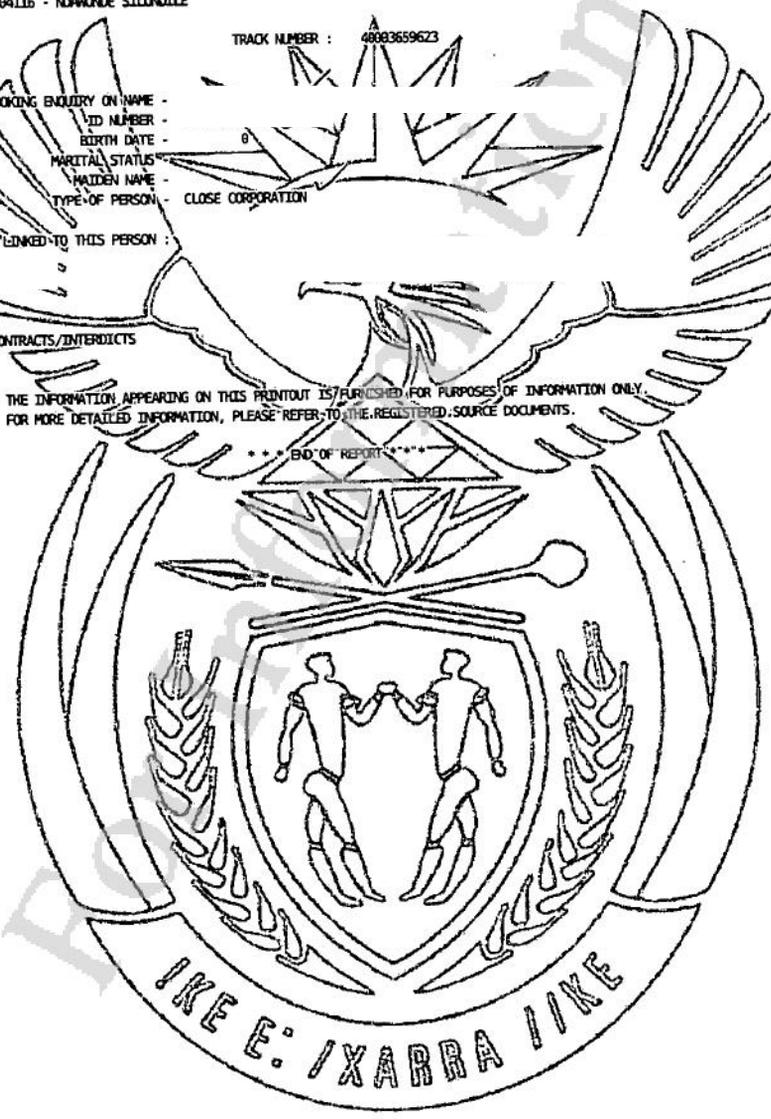
BLACK-BOOKING ENQUIRY ON NAME -  
ID NUMBER -  
BIRTH DATE - 0  
MARITAL STATUS -  
Maiden Name -  
TYPE OF PERSON - CLOSE CORPORATION

OTHER REFERENCES LINKED TO THIS PERSON :

PERSON HAS NO CONTRACTS/INTERDICTIONS

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



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