

BROWNE BRODIE & FOURIE SECTIONAL

35
342 8386

A. FOR DEEDS OFFICE USE:

(a) Date of lodgement: **ROMAN LINKED SET**

LODGED
DATE: **2019-09-09**
LODGE MENT CLERK

Office of the Registrar of Deeds
Pretoria, South Africa

Linking: **308** | **337**

(b) EXECUTE BY:

.....

Examiners	Room	Reject	Pass
1			
2			P
3			

NATURE OF DEED: *Transf.*

NJ Investments & Redfain

Reference No.: **195350284**

AGENT: *SD - Same*

2019-09-27
ST 19 29324

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

Code	Name of Parties	Firm No.	No. in batch	Titles etc. within
1				
2				
3				
4	VENN			①
5	BRODIE			
6	VENNS			
7	J LESTIE			
8	WNE PR			
9	OWNI			
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Stamp: **E GOLVEA**

Section 2 Local Council
 Information Only

Registration requested by:

Date:

Barcode: 
040004016625

A. FOR CONVEYANCER'S USE:			
(a) Simult 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)		
Signature:	Proclamation No:		
Date:	Date:		
	(2) Endowment even:		
	(3) Endowment:		
<u>Main file checked</u>			
Section 25 right	(4) Restrictive Conditions:		
Restrictive Conditions			
Signature:	(5) Microfilm reference:		
Date:			
	(6) General Plan:		
GPA:checked	(7) Title deed:		
Signature:			
Date:	(8) Bonds against township title:		
	(9) Date checked:		
Office instructions:			
SS 2 STAG 2			
Section:			

STRAUSS DALY UMHLANGA
9th Floor, Strauss Daly Place
41 Richefond Circle
Ridgeside Office Park
Umhlanga
4020
DX 27, DURBAN

Prepared by me,


CONVEYANCER
ERIC MARTIN MEYER

Stamp with handwritten signature and date: 2019-09-27

VERBODD MORTGAGED
VR FOR R 1331 782,00
19 14641
2019 -09- 27
REGISTRAR

3391

2019 -09- 27

ST 19 29324

SECTIONAL DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:
THAT

GIUSEPPE ANGELO COCCIANTE

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, he/she the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by:

- 1. Identity Number Married Out of Community of Property
- 2. Identity Number Unmarried

together, trading in partnership as

dated 30 MAY 2019

and signed at DURBAN

AND the Appearer declared that his/her said Principal had on **17 January 2018** truly and legally sold the undermentioned property to the undermentioned Transferee for the sum of **R1 902 546,00 (ONE MILLION NINE HUNDRED AND TWO THOUSAND FIVE HUNDRED AND FORTY SIX RAND)** and that he/she, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of :

REDFAIR INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/033735/07

A unit consisting of -

- (a) Section Number 2 as shown and more fully described on Sectional Plan Number SS **19 247** in the scheme known as CORAL POINT in respect of the land and building or buildings situate at SIBAYA, ETHEKWINI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 59 (FIFTY NINE) 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

19 29323

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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 No. 95 of 1986); and
- (ii) Any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.
- (iii) Subject to a servitude in favour of SIBAYA PRECINCT MASTER MANAGEMENT ASSOCIATION (RF) NPC Registration Number 2016/193545/08 (hereinafter the GRANTEE), granted by TONGAAT HULETT DEVELOPMENTS PROPRIETARY LIMITED Registration Number 1981/012378/07 (hereinafter the GRANTOR), as created by Notarial Deed of Servitude K3164/2016S, namely:
- a) the PROPERTY or any portion thereof or interest therein or any sectional title unit erected thereon shall not be alienated or transferred without the prior written consent of the GRANTEE first being had and obtained (provided that the consent of the GRANTEE shall not be required to the transfer or mortgaging of the PROPERTY, or any subdivision thereof, in circumstances where the GRANTOR is the transferor and the PROPERTY is being mortgaged simultaneously with such transfer).

- (iv) Subject to the following conditions in favour of and enforceable by TONGAAT HULETT DEVELOPMENTS PROPRIETARY LIMITED Registration Number 1981/012378/07 hereinafter referred to as "THD"), its successors in title or assigns, as created in Deed of Transfer No. T8062/2017, namely:
 - a) The property or any portion thereof or interest therein, shall not be alienated or transferred without the prior written consent of THD first being had and obtained.

- (v) Subject to the following conditions in favour of and enforceable by the SIBAYA PRECINCT MASTER MANAGEMENT ASSOCIATION (RF) NPC Registration Number 2016/193545/08 (hereinafter referred to as "the MASTER ASSOCIATION") its successors in title or assigns, as created in Deed of Transfer T 8062/2017, namely:
 - a) The property or any portion thereof or interest therein or any sectional title unit erected thereon shall not be alienated or transferred without the prior written consent of the MASTER ASSOCIATION first being had and obtained.

- (vi) Subject to the following conditions in favour of and enforceable by the SIBAYA SUB PRECINCT 1B MANAGEMENT ASSOCIATION (RF) NPC Registration Number 2016/430621/08 (hereinafter referred to as "the SUB PRECINCT 1B ASSOCIATION") its successors in title or assigns, as created in Deed of Transfer No T 8062/2017, namely:
 - a) The property or any portion thereof or interest therein or any sectional title unit erected thereon shall not be alienated or transferred without the prior written consent of the SUB PRECINCT 1B ASSOCIATION first being had and obtained.

WHEREFORE all the right, title and interest which the transferor heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the transferor is entirely dispossessed of, and disentitled to the same; and that by virtue of these presents the aforesaid transferee is now entitled thereto, the State however, reserving its rights.

SIGNED, executed and sealed at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on 2019 -09- 27


 g.g. Signature of Appearer

In my presence,



Registrar of Deeds

STRAUSS DALY INC

STRAUSS DALY UMHLANGA
 9th Floor, Strauss Daly Place
 41 Richefond Circle
 Ridgeside Office Park
 Umhlanga
 4320
 DX 27, DURBAN

Prepared by me,


 CONVEYANCER
 ERIC MARTIN MEYER

POWER OF ATTORNEY TO TRANSFER

We, the undersigned,

1. **Identity Number**
Married Out of Community of Property
2. **Identity Number**
Unmarried

together, trading in partnership as

DO HEREBY nominate, constitute and appoint

GIUSEPPE ANGELO COCCIANTE

with power of substitution, to be our true and lawful Attorney and Agent to appear before the Registrar of Deeds at **PIETERMARITZBURG** and then to declare that the said Transferor, did on **17 January 2018** sell to:

REDFAIR INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/033735/07

by **Private Treaty** the following property for the sum of

R1 902 546,00 (ONE MILLION NINE HUNDRED AND TWO THOUSAND FIVE HUNDRED AND FORTY SIX RAND) :

A unit consisting of -

- (a) Section Number 2 as shown and more fully described on Sectional Plan Number SS (about to be registered), in the scheme known as CORAL POINT in respect of the land and bui AYA, ETHEKWINI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 59 (FIFTY NINE) 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 (about to registered)

STRAUSS DALY INC

(1-6)

and to transfer the said property in full and free property to the said **REDFAIR INVESTMENTS PROPRIETARY LIMITED**, and to renounce all the right, title and interest which the Transferor heretofore had in and to the said property, to do whatsoever shall be necessary as effectively as we could do if personally present and hereby promising to ratify and confirm all that our Attorney shall lawfully do by virtue hereof.

Signed at DURBAN on 30 May 2019
undersigned witnesses.

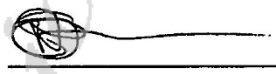
in the presence of the

As Witnesses

1. Stewart



(for

2. 



(for



For Information



Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE0344707

2

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name
ID Number

Full Name
Date of Birth (CCYYMMDD)

Details of Seller / Transferor / Time Share Company

Surname / Registered Name
ID Number

Full Name
Date of Birth (CCYYMMDD)

Details of Purchaser / Transferee

Full Name REDFAIR INVESTMENTS PROPRIETARY LIMITED
Company / CC / Trust Reg No. 201803373507

Surname / Registered Name REDFAIR INVESTMENTS PTY LTD
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2018-01-17
Total Fair Value R 1902546.00

Total Consideration R 1902546.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 0.00

Property Description

1 SECTION NUMBER 2 CORAL POINT SS(ABOUT TO BE REGISTERED) SITUATE AT SIBAYA, ETHEKWINI METROPOLITAN MUNICIPALITY, MEASURING 59 (FIFTY NINE) SQUARE METRES IN EXTENT

Receipt

Receipt Details

Transfer Duty Reference Number TDE0344707
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.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

e74368e5358b1445e0571
03c3854636dd2a158c5

Date (CCYYMMDD) 20190730

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

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CONVEYANCER'S CERTIFICATE

(in terms of Section 15B(3) of the Sectional Titles Act 1986)

3

I, the undersigned, **ERIC MARTIN MEYER**, Conveyancer, do hereby certify that as at date of registration in respect of the following transfer:

TRANSFEROR/S:

1. **Identity Number**
Married Out of Community of Property
 2. **Identity Number**
Unmarried
- together, trading in partnership as**

TRANSFeree/S:

REDFAIR INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/033735/07

PROPERTY:

A unit consisting of -

- (a) **Section Number 2 as shown and more fully described on Sectional Plan Number SS (about to be registered), in the scheme known as CORAL POINT in respect of the land and building or buildings situate at SIBAYA, ETHEKWINI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 59 (FIFTY NINE) square metres in extent; and**
 - (b) **an undivided share** **ne apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.**
1. A Body Corporate is not deemed to be established in terms of Section 2 of the Sectional Titles Management Act 8 of 2011 and no monies are payable.


STRAUSS DALY INC

- 2. No real right of extension of a scheme as contemplated in Section 25 of Act 95 of 1986 (as amended) is registered in favour of the Developer or the Body Corporate.

SIGNED at Durban
on 19 July 2019

[Signature]
CONVEYANCER

STRAUSS DALY INC
9th Floor Strauss Daly Place
41 Richefond Circle
Ridgeside Office Park
4320

For Information Only

STRAUSS DALY UMHLANGA
9th Floor, Strauss Daly Place
41 Richefond Circle
Ridgeside Office Park
Umhlanga
4320
DX 27, DURBAN

Prepared by me,


CONVEYANCER
ERIC MARTIN MEYER

CONSENT TO TRANSFER

I, the undersigned,

Acting for and duly authorised hereto by the **SIBAYA PRECINCT MASTER MANAGEMENT ASSOCIATION (RF) NPC Registration Number 2016/193545/08** (hereinafter "the MASTER ASSOCIATION") being duly authorised by a Resolution of the **MASTER ASSOCIATION**

do hereby confirm that the Memorandum of Incorporation of the **MASTER ASSOCIATION** has been complied with and on behalf of the **MASTER ASSOCIATION**, consent to the registration of transfer of the following property:

A unit consisting of -

- (a) Section Number 2 as shown and more fully described on Sectional Plan Number SS (about to be registered), in the scheme known as CORAL POINT in respect of the land and building or buildings situate at SIBAYA, ETHEKWINI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 59 (FIFTY NINE) 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.

From:

1. _____
Identity Number
Married Out of Community of Property
2. _____
Identity Number
Unmarried

together, trading in partnership as
PARTNERSHIP

To:

REDFAIR INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/033735/07

CAS


Which property was purchased on 17 January 2018 for the sum of R1 902 546,00 (ONE MILLION NINE HUNDRED AND TWO THOUSAND FIVE HUNDRED AND FORTY SIX RAND) inclusive of Value Added Tax, if applicable.

SIGNED at Durban on 24 July 2019

WITNESSES:

1.  _____

2.  _____

 _____

STRAUSS DALY UMHLANGA
9th Floor, Strauss Daly Place
41 Richefond Circle
Ridgeside Office Park
Umhlanga
4320
DX 27, DURBAN

Prepared by me,


CONVEYANCER
ERIC MARTIN MEYER

CONSENT TO TRANSFER

I/we the undersigned,

DUNGANI KAPRIAL GUMEVE

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duly authorised hereto by virtue of a Resolution of Directors of **TONGAAT HULETT DEVELOPMENTS PROPRIETARY LIMITED** Registration Number 1981/012378/07 passed at LA LUCIA

do hereby consent to the registration of transfer of the following property, namely:

A unit consisting of -

- (a) Section Number 2 as shown and more fully described on Sectional Plan Number SS (about to be registered), in the scheme known as CORAL POINT in respect of the land and building or buildings situate at SIBAYA, ETHEKWINI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 59 (FIFTY NINE) 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.

From:

1.

**Identity Number
Married Out of Community of Property**

2.

**Identity Number
Unmarried**

together, trading in partnership as I _____

To:

REDFAIR INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/033735/07

T.K



Which property was purchased on 17 January 2018 for the sum of R1 902 546,00 (ONE MILLION NINE HUNDRED AND TWO THOUSAND FIVE HUNDRED AND FORTY SIX RAND) inclusive of Value Added Tax, if applicable.

SIGNED at Tongaat
on 07 Aug

2019

WITNESSES:

1. _____

2. _____

For Information Only

STRAUSS DALY UMHLANGA
9th Floor, Strauss Daly Place
41 Richefond Circle
Ridgeside Office Park
Umhlanga
4320
DX 27, DURBAN

Prepared by me,


CONVEYANCER

CONSENT TO TRANSFER

I, the undersigned, _____

acting for and duly authorised hereto by the **SIBAYA SUB PRECINCT 1B MANAGEMENT ASSOCIATION (RF) NPC Registration Number 2016/430621/08** (hereinafter "the SUB PRECINCT 1B ASSOCIATION") being duly authorised by a Resolution of the SUB PRECINCT 1B ASSOCIATION

do hereby confirm that the Memorandum of Incorporation of the SUB PRECINCT 1B ASSOCIATION has been complied with, the transferee has bound itself to become and remain a member of the SUB PRECINCT 1B ASSOCIATION for the duration of its ownership and on behalf of the SUB PRECINCT 1B ASSOCIATION, consent to the registration of transfer of the following property:

A unit consisting of -

- (a) Section Number 2 as shown and more fully described on Sectional Plan Number SS (about to be registered), in the scheme known as CORAL POINT in respect of the land and building or buildings situate at SIBAYA, ETHEKWINI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 59 (FIFTY NINE) 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.

From:

1. Identity Number
Married Out of Community of Property
2. Identity Number
Unmarried

together, trading in partnership as

To: REDFAIR INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/033735/07

Which property was purchased on 17 January 2018 for the sum of R1 902 546,00 (ONE MILLION NINE HUNDRED AND TWO THOUSAND FIVE HUNDRED AND FORTY SIX RAND) inclusive of Value Added Tax, if applicable.


1

SIGNED at Durban on 24 July 2019

WITNESSES:

1. 

2. 

