

A. FOR CONVEYANCER'S USE:

(a) Simultaneous 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	(1) Township (proclaimed)	Remarks	Initials and date
Signature:	Proclamation No:		
Date:	Date:		
Main File checked	(2) Endowment Erven:		
Section 25 right	(3) Endowment:		
Restrictive Conditions	(4) Restrictive Conditions:		
Signature:	(5) Microfilm reference:		
Date:	(6) General Plan:		
GPA:	(7) Title deed:		
Signature:	(8) Bonds against township title:		
Date:	(9) Date checked:		

Office instructions:

Section:



CONVENTIONAL / SECTIONAL / DDA / ULUNDI / UMZIMKHULU

A. FOR DEEDS OFFICE USE:

(a) Date of lodgement

LODGED
2021-06-17

Office of the Registrar of Deeds
Pietermaritzburg

RCC 9/8/21

(b)

CHECKOUT
2021-07-14

By:

Examiners	Room	Reject	Pass
1. A.S. MANANA	206		
2. ZWILE KHUMALO	3.1		
3. Thobela B. Betsi	1		

2021-07-19

T 20909 21

Reference No: **Bhale / 525 377**

SIMULS

Code	Names of Parties	Firm No.	No. in batch	Titles etc. within
1	Thobela B. Betsi	34	1	20.2.2021
2	B. Betsi	37	3	
3	B. Betsi	35	3	
4				
5				
6				
7				
8				
9				
10				
11				
12				

FEES HOLD OVERS

2021-07-16

2021-07-17

Registration requested by:

Law Deed Fee R

Ag R
P & P R



040004285166

STOWELL'S

30

Brookes Attorneys
2 Dias, Fairway Green
3-Abley Road, Kloof

FEES	
Stamp duty	
Reg	R 2157 00
Serv	
G/M Bond	

Prepared by me

CONVEYANCER
LOUISE JANE WHITTAL
LPCM NO. 8536

VERBIND		MORTGAGED	
VIR FOR R 4 050 000, 00			
B	21 11806	 REGISTRATEUR/REGISTRAR	
2021-07-19			

2021-07-19

T 20909 21

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

NEERMALA RAMCHANDRA

LPCM NUMBER 68095

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

BENJAMIN BUYS

Identity Number 620721 5101 08 5

Married out of community of property

which said Power of Attorney was signed at KLOOF

on 17 MARCH 2021

And the appearer declared that his/her said principal had, on 16 February 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ZWANE AND TIMANE BUILDERS CC
Registration Number 2008/192639/23

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

PORTION 2 OF ERF 240 KLOOF EXTENSION 4
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU NATAL

IN EXTENT 1991 (ONE THOUSAND NINE HUNDRED AND
NINETY-ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T1688/2010 with Diagram
SG Number 3139/1990 relating thereto and held by Deed of Transfer Number
T6487/2011.

THIS PROPERTY IS TRANSFERRED:

1. Subject to all the terms and conditions of the original Government Grant Number 999/1851 in so far as the same are still in force and applicable.
2. Subject to the following special conditions as created in Certificate of Registered Title Number 11179/1955, and imposed by the Administrator of the Province of KwaZulu-Natal, under the provisions of Ordinance Number 10/1934 as amended, namely:

- (a) No building whatsoever, unless permitted under special circumstances and in writing by the local authority shall be erected on the lot within a distance of 7,62 metres from any boundary abutting on a street, nor within a distance of 1,83 metres from any other boundary.

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

- (b) 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 lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal, or extension.

The rights conferred by this condition shall be exercised 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 to appeal to the Administrator whose decision shall be final.



- (c) The local authority shall, without compensation, have the right to construct and maintain 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, and shall have 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.
 - (d) 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 in level between the lot and the street, be deemed necessary by the local authority 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 build a retaining wall.
 - (e) No hoardings for advertising purposes shall be erected on the lot hereby transferred save with the written consent of the local authority.
3. Subject to a Road Servitude 1,52 metres wide in favour of the General Public, such Servitude being lettered A E F D on Diagram S.G. Number 3139/1990 of Portion 2 of Erf 240 Kloof Township (Extension Number 4), as created by endorsement dated 25th March 1957 on said Certificate of Registered Title Number 11179/1955



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

BENJAMIN BUYS, Married as aforesaid

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

ZWANE AND TIMANE BUILDERS CC

its Successors in Title 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 R4 500 000,00 (FOUR MILLION FIVE HUNDRED 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 -07- 19

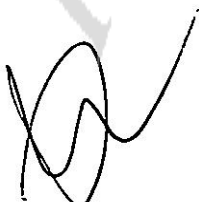


q.q.

In my presence



REGISTRAR OF DEEDS



Brookes Attorneys
2 Dias, Fairway Green
3 Abrey Road, Kloof

Prepared by me



CONVEYANCER
LOUISE JANE WHITTAL ()
LPCM No. 8536

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

BENJAMIN BUYS
Identity Number 6207215101085
Married out of community of property

do hereby nominate and appoint

Neil Bailey Painter (LPCM Number 65957) and/or
Neermala Ramchandra (LPCM Number 68095) and/or
Reesha Seegobin (LPCM Number 74467)

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:

ZWANE AND TIMANE BUILDERS CC
Registration Number 2008/192639/23

the property described as:

PORTION 2 OF ERF 240 KLOOF EXTENSION 4, REGISTRATION
DIVISION FT, PROVINCE OF KWAZULU NATAL

IN EXTENT 1991 (ONE THOUSAND NINE HUNDRED AND NINETY ONE)
Square metres

HELD BY Deed of Transfer Number T6487/2011

the said property having been sold by me on 16 February 2021, to the said transferee/s for the sum of R4 500 000,00 (Four Million Five Hundred 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.

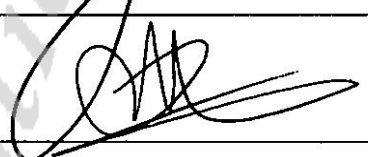
Signed at KLOOF on 17th MARCH, 2021
in the presence of the undersigned witnesses.

AS WITNESSES :

1.



2.



BENJAMIN BUYS





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

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 : 5196136695
Erven : 240
Portion : 2
Extension : KLOOF EXT 4
Zoning : Not available
Registration division / Administrative District : Not available
Suburb : KLOOF
Town : KLOOF EXT 4
Sectional Title unit number : Not applicable
Exclusive use area and number as referred to on the registered plan : Not applicable
Real right : Not applicable
Scheme registration number : Not applicable
Sectional Title Scheme Name : Not applicable
Registered owner : BENJAMIN BUYS 6207215101085
Name and Identity/ Registration Number of all purchaser/s: ZWANE AND TIMANE BUILDERS CC 2008/192639/23

This Certificate is valid until : 09/08/2021

Given under my hand at DURBAN on 10/06/2021

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 10/06/2021

Authorised Officer: Wendy Zaca

Certificate By Conveyancer:

LOUISE JANE WHITTAL

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 Ethekwini Municipality.

Conveyancer

Date

10 June 2021

TRACK NUMBER : 40004285166

PROPERTY DETAILS: PRINT FOR PORTION 2
ERF NO 240
TOWNSHIP KLOOF EXT 4
REG DIV FT

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO T1688/2010
EXTENT 1991 SQM
CLEARANCE ETHERWINI
SG PLAN NUMBER 3139/1990

NO INTERDICTS

DOCUMENTS
B4157/2011

HOLDER & SHARE
FIRSTSTRAND BANK LTD

AMOUNT
R3500000.00

O/P/A SCAN/MICRO REF MMD
20110311114008 0303

OWNER DETAILS

FULL NAME & SHARE
BUYS BENJAMIN

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED
20100819 R3500000.00 6207215101085 T6487/2011

MMD MICROFILM REF
0303 20110311113812

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY - A - MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

THE E. XABBA /ME

PROD DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG
PREPARED BY : DRS04006 - PEEL T

DATE : 20210624 TIME : 08:30:35.9 PAGE :

1

TRACK NUMBER : 40004285166

BLACK-BOOKING ENQUIRY ON NAME - BUYS BENJAMIN
ID NUMBER - 6207215101885
BIRTH DATE - 19620721
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTIONS

NOTED ON SCAN/MICRO REF

BUYS BENJAMIN

6207215101885

H610/1997

19970306 1997 0182 0248

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