

Botha & Olivier Inc.
Attorneys
239 Chapel Street
PIETERMARITZBURG
3201

Prepared by me

Sanet Botha

CONVEYANCER
SANET BOTHA
LPCM 67305

FEE

Stamp Duty _____

Reg R2014, 00 BP

Serv _____ R

OS Bond _____

VERBIND MORTGAGED

VR FOR R 2 800 000, 00

B 12101 23

2023-08-06

@eddy
REGISTRAR/REGISTRAR

2023-09-06

2023-08-06

T 23-25567

2023-09-06

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SANET BOTHA LPCM 67305

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 CAPE TOWN on 14TH March 2023 granted to her by :

JOHANNA DORETHEA WILHELMINA KEYSER
Identity Number 540513 0004 08 4
Married out of Community of Property

Sanet Botha

And the said appearer declared that her principal had, on 11th September 2022 , truly and legally sold the following property, by Private Treaty;

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

MHOLI MVUYANE
Identity Number 861201 6222 08 9
Unmarried

his heirs, executors, administrators or assigns, in full and free property

ERF 15 ASHBURTON
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU – NATAL

IN EXTENT 2,0108 (TWO COMMA NOUGHT ONE NOUGHT EIGHT)
HECTARES

FIRST transferred by Deed of Transfer T 3527/1984 with General plan SG No. 427/1977 relating thereto and held by Deed of Transfer T 3733/1998.

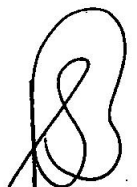
THIS PROPERTY IS TRANSFERRED :

- A. SUBJECT to such of the terms and conditions of the original Government Grant No. 1208, in so far as are still in force and applicable.
- B. Subject to the following special conditions imposed by the Administrator in terms of the Private Townships and Town Planning Ordinance 27/1949, (as amended) and created in said Deed of Transfer No. T 3527/1984, namely:
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 lot along any boundary thereof other than a road frontage and within a distance of 2 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 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 such electric current or water for the benefit of the inhabitants of the township.

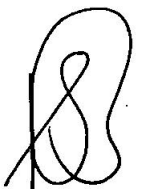
If the owner of the lot be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator whose decision shall be final.

2. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the lot along any boundary thereof



other than a road frontage and within a distance of 2 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 to appeal to the Administrator whose decision shall be final.

3. 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 to the satisfaction of the local authority.
4. Where two or more 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.
5. Subject to the servitude road along the and immediately adjacent to the abutting public street, as shown on General Plan No. 427/1977 in favour of the Local Authority. This Servitude shall lapse as the abutting street is extended beyond the boundary of the township into the adjoining area.



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

JOHANNA DORETHEA WILHELMINA KEYSER
Unmarried

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

MHOLI MVUYANE
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 of the property being R 2 900 000,00 (TWO MILLION NINE HUNDRED THOUSAND RANDS)

IN WITNESS WHEREOF I the said Registrar, together with the Appearer, q.q. 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

~~2023-09-06~~

2023-09-06



q.q.

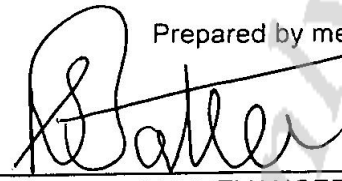
In my presence



REGISTRAR OF DEEDS

BOTHA & OLIVIER INC.
239 CHAPEL STREET
PIETERMARITZBURG
3201

1-5
Dep
m
Prepared by me



CONVEYANCER

SANET BOTHA
LPCM 67305

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

JOHANNA DORETHEA WILHELMINA KEYSER
Identity Number 540513 0004 08 4
Married out of Community of Property

Do hereby nominate, constitute and appoint

SANET BOTHA LPCM

with the power of substitution to be my true and lawful attorney and agent in my name, place and stead to appear before the Registrar of Deeds at Pietermaritzburg, or any other competent official in the Republic of South Africa

And then and there to declare that the Transferor did on 11TH September 2022 sell by Private Treaty the undermentioned property to

MHOLI MVUYANE
Identity Number 861201 6222 08 9
Unmarried

the following property:

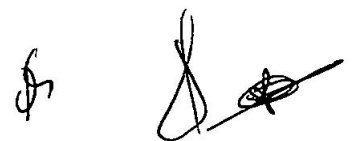
ERF 15 ASHBURTON, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 2,0108 (TWO COMMA ZERO ONE ZERO EIGHT) HECTARES

HELD BY T 3733/1998

for the sum of R2 900 000,00 (Two Million Nine Hundred Thousand Rand)

And further cede and transfer the said 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 Transferor might or could do if personally present and acting therein, hereby ratifying, allowing and confirming all and whatsoever the said agent shall lawfully do or cause to be done in the premises by virtue of these presents.



Signed at CAPE TOWN on 14 MARCH ²⁰²³ in the presence
of the undersigned witnesses.

WITNESSES:

1. 
2. 


JOHANNA DORETHEA WILHELMINA
KEYSER

**Transfer Duty****TDREP****Declaration****Reference Details**

Transfer Duty Reference Number: TDE05666A8

Details**Details of Seller / Transferor / Time Share Company**

Surname / Registered Name	KEYSER	Full Name	JOHANNA DORETHEA WILHELMINA
ID Number	5405130004084	Date of Birth (CCYYMMDD)	1954-05-13
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY

Details of Purchaser / Transferee

Full Name	MHOLI	Surname / Registered Name	MVUYANE
Date of Birth (CCYYMMDD)	1986-12-01	ID Number	8612016222089
Marital Status	NOT MARRIED	Spouse Initials	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2022-09-11		
Total Fair Value	R	2900000.00	Total Consideration
			R
			2900000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R	2900000.00	
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Property Description

1	ERF 15 ASHBURTON, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2,0108 (TWO COMMA ZERO ONE ZERO EIGHT) HECTARES
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Receipt**Receipt Details**

Transfer Duty Reference Number	TDE05666A8	Receipt No.	1201064640
Receipt Amount	R 139500.00		

Declaration by Conveyancer / Attorney**SANET BOTHA**

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.

LPCM 67305

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

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

Date
(CCYYMMDD)**20230803**

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 MSUNDUZI

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 MSUNDUZI 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

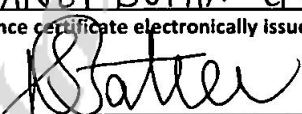
Municipal Reference Number	:	00134614	
Erven	:	15	
Portion	:		
Extension	:	ASHBURTON	
Zoning	:		
Registration division / Administrative District	:	FT	
Suburb	:	ASHBURTON	
Town	:	ASHBURTON	
Sectional Title unit number	:	0	
Exclusive use area and number as referred to on the registered plan	:		
Real right	:		
Scheme registration number	:		
Sectional Title Scheme Name	:		
Registered owner	:	JOHANNA DORETHEA WILHELMINA KEYSER	5405130004084
Name and Identity / Registration number of all purchaser/s	:	MHOLI MVUYANE	8612016222089

This Certificate is valid until: 2023/10/28

Given under my hand at PIETERMARITZBURG on 2023/08/29

Declaration by Conveyancer:

I, SANET BOTHA LPCM 67305 hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the MSUNDUZI


Conveyancer

Signed by: Moges Pillay
Signed at: 2023-08-29 10:19:46 +02:00
Reason: Witnessing Moges Pillay

29/08/2023
Date


MUNICIPAL MANAGER
MSUNDUZI

Date Issued: 2023/08/29
Authorised Official: Moges Pillay

4
R2

PROD DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG
PREPARED BY : DRS04241 - DUMISANI NKOSINATHI MTHEMBU

DATE : 20230830 TIME : 10:47:08.7 PAGE : 1

TRACK NUMBER : 40002816216

PROPERTY DETAILS PRINT FOR PORTION 9
ERF NO 15
TOWNSHIP ASHBURTON
REG DIV FT

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO T3527/984
EXTENT 2.0108
CLEARANCE MSUNDUZI
SG PLAN NUMBER 427/1977

NO INTERDICTS

DOCUMENTS
B22717/2004
B56219/2005
ASHBURTON, 15
ORD 27/1949

HOLDER & SHARE
NEDBANK LTD
NEDBANK LTD

AMOUNT
R1040000.00
R640000.00

O/P/A

SCAN/MICRO REF MDD
2004 0513 2492 0601
2005 1075 0268 0927
1990 0025 0998 1009

OWNER DETAILS

FULL NAME & SHARE
KEYSER JOHANNA DORETHEA WILHELMINA

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
19971008 R455000.00 5405130004084

TITLE DEED
T3723/1998

MDD MICROFILM REF
0220 2005 1160 2706

* 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 ***

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PROD DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG
PREPARED BY : DRS04241 - DUMISANI NKOSINATHI MTHIMBU

DATE : 20230830 TIME : 10:47:30.7 PAGE :

1 R2

TRACK NUMBER : 40002816216

BLACK-BOOKING ENQUIRY ON NAME - KEYSER JOHANNA DORETHEA WILHELMINA

ID NUMBER - 5405130004084

BIRTH DATE - 19540513

MARITAL STATUS - MARRIED OUT

MAIDEN NAME

TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTIONS

NOTED ON SCAN/MICRO REF

KEYSER JOHANNA DORETHEA WILHELMINA

5405130004084

H1006/1987

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