

37

A. FOR CONVEYANCECER'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..... Signature:..... Date:.....	(1) Township (proclaimed) Proclamation No: Date:	
Main File Checked Section 25 right	(2) Endowment even:	
Restrictive Conditions	(3) Endowment:	
Signature:	(4) Restrictive Conditions:	
Date:	(5) Microfilm reference:	
GPA:.....checked	(6) General Plan:	
Signature:	(7) Title Deed :	
Date:	(8) Bonds against township title:	
Office instructions:	(9) Date checked :	
Section:		

033-8459700
PMB 001

J

L

S

L

I

E

S

M

I

T

H

A

N

D

C

O

M

P

A

N

Y

A. FOR DEEDS OFFICE USE:

(a) Date of lodgement

LODGED

2023 -06- 15

OFFICE OF THE REGISTRAR OF DEEDS
PIETERMARITZBURG

(b)

RC 20 23/08/04

Examiners	Room	Reject	Pass
B. Shandu	326	5/3	
Molokuni	32A		

EXECUTED BY:
2023 -06- 28

EXECUTE BY:

B(a) FOR CONVEYANCER'S USE:
Nature of deed eg: Transfer, Bond, etc.

TRANSFER

2023 -06- 22

T -000017169/2023

Reference No: 23 IA 1215
V. SINGH (CP)

PAD WADE / R M DEEB

SIMULS

Code	Name of Parties	Firm No.	No. in batch	Titles etc. within
1	T DEEB / ASHEW F/TAXI	461	1	(T4434/2005 IN NO 4 OF SET)
2	BC " / INVESTEC	40	2	
3	T WADE / DEEB	37	3	
4	BC " / NEDBANK	44	4	
5	BC " / "	44	5	
6	B DEEB / INVESTEC	43	65	
7				
8				
9				
10				
11				
12				

BLACKBOOKING: P. MUGANYI

2023 -06- 21

INPUT DM

CHECK

PORTION 1 OF ERF 2861 DURBAN NORTH

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

Registration requested by:.....

22 JUN 2023

SUBJECT TO COUNTER QUERY



C. Prof. Munk. all paper - key 22.
 G. ~~Cardina~~ Cardiant
 B Shando
 2/16/2023

For Information Only

For Information Only

37

VISHAL SINGH AND ASSOCIATES
Office1, Forest Office Park
15 Summit Drive
Sherwood
Durban
Tel: (031) 912 3796

Prepared by me

CONVEYANCER
VISHAL SINGH
(LPCM NUMBER 66303)

FEES	
Stamp Duty	
Reg	R 2909,00
Corp	
GM Bond	

VERBIND	MORTGAGED
VIR FOR R 6 455 750,00	

S) B 000008183 / 2023	
2023-06-22	REGISTRATEUR/REGISTRAR

T 000017169 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GABRIËL ERNST VENTER (777251)

appeared before me, the Registrar of Deeds at Pietermaritzburg, the said appearer, being duly authorised thereto by a power of attorney granted to him by

PAUL ANTHONY DARBY WADE
Identity Number 670415 5055 08 1
Married out of Community of Property

signed at DURBAN NORTH on 19 MAY 2023

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on **16 April 2023** by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

ROXANNE MICHELLE DEEB
Identity Number 821012 0161 08 5
Married out of Community of Property

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

**PORTION 1 OF ERF 2861 DURBAN NORTH, REGISTRATION DIVISION FU,
 PROVINCE OF KWAZULU-NATAL**

**IN EXTENT 1984 (ONE THOUSAND NINE HUNDRED AND EIGHTY FOUR) SQUARE
 METRES**

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T 2551/1978 WITH
 DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER NUMBER T
 44341/2005

THIS PROPERTY IS TRANSFERRED:

- A. Subject to such of the conditions of the original Government Grant No. 1545, dated 14th September 1847, as are now in force and applicable.
- B. With the benefit of the use of the road 12,19 metres and 7,62 metres wide shown on the diagram of the said Lot 516 over the Remainder of Lot 16 No. 1545, as created by Deed of Transfer No. T2229/1931, dated 29th June 1931.
- C. Subject to the following further special conditions created in said Deed of Transfer No. T2229/1931, namely:

No building or erection shall be placed on the said land within 7,62 metres of the boundary line of any road upon which the property hereby transferred abuts, without the consent in writing of the Transferors first had and obtained.

No buildings or erections shall be placed on the land hereby transferred until plans and location of the same have been submitted to and approved by the Transferors, who shall bona fide consider the same and no such buildings or erections shall be made in conflict with any such plans.

In particular adequate sanitary conveniences shall in each case be erected or provided for on the property if any building or erection intended for human habitation or use is

placed thereon and shall be of the nature and type approved by the Transferors and no building or erection for sanitary purposes shall be made on the property except in the manner and to the design approved by the transferors.

All roofs must be of tiles unless the Transferors in their discretion agree otherwise.

The Transferee shall fence or hedge the property hereby transferred within six (6) months from the date of purchase. No fence shall be of such a nature as would be likely in the bona fide opinion of the Transferors to depreciate the value of any adjoining property or would in their bona fide opinion be unsightly nor shall it be allowed to fall into disrepair.

The Transferee or any tenant or occupier of the said property hereby transferred or portion thereof shall not do or suffer to be done anything which in the bona fide opinion of the Transferors is noisome, injurious or objectionable or a public or a private nuisance or a source of damage, disturbance or annoyance to the owners, tenants or occupiers of land and buildings in the neighbourhood of the property hereby transferred. If the Transferees, tenant or occupier of the said property shall by act or omission commit a breach of any of the provisions of this clause the Transferors may give them notice in writing to make good such breach within a time specified in such notice as fixed by the Transferors and upon his or their failure so to do Transferors may, but shall not be bound to, enter upon the property hereby transferred and take steps to abate such nuisance and may recover the cost from any person served with such notice.

The transferee shall not grant any servitude of right of way or any right of access over the said property hereby transferred or any portion thereof within the consent in writing of the Transferors first has and obtained.

The Transferors reserve in perpetuity the right without being required to pay compensation therefor by themselves or others, to lay, erect, maintain and use standards, cables, lines, pipes and the like under, on and over the said land for the purpose of conveying electric current, water, drainage, sewerage and the like and the Transferees agree not to obstruct or interfere with, or allow any obstruction or interference with any such standards, cables, lines, pipes and the like, and agree that the Transferors by themselves or others may enter upon the said property at all reasonable times for the purpose of enforcing the rights reserved and the obligations accepted in this clause.

Upon a breach of any of the foregoing conditions on the part of the Transferees to be observed, the Transferors shall be entitled and are hereby irrevocably authorised and empowered by the Transferees and their successors in title to apply for and obtain an interdict restraining any person or persons from committing or continuing to commit a breach of any of the aforesaid conditions.

The Transferors shall be entitled to assign or delegate the rights conferred upon them by the foregoing including their powers of consent, approval and the like.

Any reference in this deed of transfer to the "Transferees" shall be deemed to include their heirs, executors, administrators and assigns or successors in ownership to the said property.

Insofar as any condition in this Transfer contained confers any rights upon owners of other property than that hereby transferred (hereinafter referred to as other Owners) it shall be deemed and regarded as a stipulation made by the Transferors and the



Transferees on their behalf and behalf of their successors in title, for the benefit of such other Owners and such other Owners shall be entitled to the benefit thereof and their acceptance thereof shall be sufficiently evidenced either by notice thereof to the Transferees on their successors in title or by the institution of proceedings against the Transferees or their successors in title in virtue of this clause.

AND WHEREAS the Transferees have already recorded in their contract of purchase the following admission, it is a condition of this transfer that the Transferees and their successors in title shall on such acceptance by such other Owners in such event be under the same liability to other Owners as if they had directly contracted with them as on the 11th May 1931 so that the said other Owners shall have the same rights in respect of any breach by the Transferees or their successors in title as the Transferors have or would have had notwithstanding that such breach may have occurred prior to such acceptance.

- D. Subject to the following conditions imposed and enforceable by the Transferor and/or his heirs, executors, administrator or assigns, as owner of the Remainder of the said Lot 516 of Lot 16 No. 1545, held under Deed of Transfer No.T9007/1973, namely:
1. That no building or structure over the height of six (6) metres shall be erected upon the property hereby transferred.
 2. No trees, shrubs, hedges, fences or any structure may be grown or erected upon the property in such a manner as to obstruct the view of the Transferor aforesaid.



3 ✍.

WHEREFORE the appearer, renouncing all the rights and title the said

PAUL ANTHONY DARBY WADE, Married as aforesaid

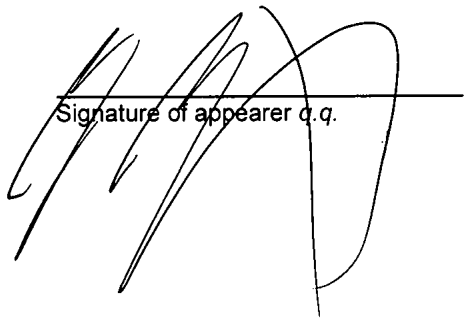
heretofore had to the premises, did, in consequence also acknowledge him to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

ROXANNE MICHELLE DEEB, Married as aforesaid

her heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of **R7 450 000,00 (Seven Million Four 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
2023 -06- 22



Signature of appearer d.q.

In my presence



Registrar of Deeds




37

VISHAL SINGH AND ASSOCIATES
Office 1, Forest Office Park
15 Summit Drive
Sherwood
Durban
Tel: (031) 912 3796

Prepared by me


CONVEYANCER
VISHAL SINGH
(LPCM NUMBER 66303)

1-5
30
-6
\$


POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

PAUL ANTHONY DARBY WADE
Identity Number 670415 5055 08 1
Married out of Community of Property



Do hereby nominate, constitute and appoint

CATHERINE ANNE SMITH (LPCM NUMBER 67297) or CHRISTINE ISABEL SPEIRS (LPCM NUMBER 69199) or BILAL OSMAN (LPCM NUMBER 73923) or MARC PETER SHARRATT (LPCM NUMBER 73192) or KATELYN MARIE MCFARLANE (LPCM NUMBER 72806) or GABRIEL ERNST VENTER (LPCM NUMBER 77735) or DERONE SOOKRAJ (LPCM NUMBER 76857) or VISHAL SINGH (LPCM NUMBER 66303)

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 **16 April 2023** sell by Private Treaty the undermentioned property to

ROXANNE MICHELLE DEEB
Identity Number 821012 0161 08 5
Married out of Community of Property

the following property:

**PORTION 1 OF ERF 2861 DURBAN NORTH, REGISTRATION DIVISION FU,
PROVINCE OF KWAZULU-NATAL**

**IN EXTENT 1984 (ONE THOUSAND NINE HUNDRED AND EIGHTY FOUR) SQUARE
METRES**


HELD BY DEED OF TRANSFER NUMBER T 44341/2005

for the sum of **R7 450 000,00 (Seven Million Four Hundred and Fifty 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 Durban North on 19 May 2023 in the presence
of the undersigned witnesses.

WITNESSES:

1. 

2. 


PAUL ANTHONY DARBY WADE

37

033 845 9



Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE0552CC3

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name WADE	Full Name PAUL ANTHONY DARBY
ID Number 6704155055081	Date of Birth (CCYYMMDD) 1967-04-15
Company / CC / Trust Reg No.	Marital Status M.O.C OF PROPERTY
Marital Notes if applicable Out of Community	Spouse Initials
Details of Purchaser / Transferee	
Full Name ROXANNE MICHELLE	Surname / Registered Name DEEB
Date of Birth (CCYYMMDD) 1982-10-12	ID Number 8210120161085
Company / CC / Trust Reg No.	Marital Notes if applicable Out of Community
Marital Status M.O.C OF PROPERTY	Spouse Initials
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD) 2023-04-16	
Total Fair Value R 7450000.00	Total Consideration R 7450000.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person R 7450000.00	
Property Description	
PORTION 1 OF ERF 2861 DURBAN NORTH, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL IN EXTENT 1984 (ONE THOUSAND NINE HUNDRED AND EIGHTY FOUR) SQUARE METRES	

Receipt	
Receipt Details	
Transfer Duty Reference Number TDE0552CC3	Receipt No. 1201055973
Receipt Amount R 617100.00	

Declaration by Conveyancer / Attorney	
<p>CHRISTINE ISABEL SPEIRS (69199)</p> <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>xxxxxxx xxxxxxx xxxxxxx</p> <p><i>[Signature]</i></p> <p>Please ensure you sign over the lines of 'X's above</p>
Date (CCYYMMDD): 20230614	For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

37

033 845



3

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 eThekweni 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 eThekweni 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

21Digit Code	:	N0FU00860000286100001	
Erven	:	2861	✓
Portion	:	PORTION 1	✓
Extension	:	DURBAN NORTH	✓
Zoning	:	Not available	
Registration division / Administrative District	:	FU	
Suburb	:	BROADWAY	
Town	:	DURBAN NORTH	
Sectional Title unit number	:	Not applicable	
Exclusive use area and number as referred to on the registered plan	:	Not applicable	
Real right	:		
Scheme registration number	:	Not applicable	
Sectional Title Scheme Name	:	Not applicable	
Registered owner	:	PAUL ANTHONY DARBY WADE	6704155055081
Name and Identity / Registration number of all purchaser/s	:	ROXANNE MICHELLE DEEB	8210120161085

This Certificate is valid until: 2023/08/04

Given under my hand at Durban on 2023/06/05

Declaration by Conveyancer:

I, Thabsile Buthelezi 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

Date

7/06/2023

MUNICIPAL MANAGER
eThekweni Municipality

Date Issued: 2023/06/05
Authorised Official: Thabsile Buthelezi

④
R

TRACK NUMBER : 48864426927

PROPERTY DETAILS PRIVY FOR PORTION
ERF NO 2861
TOWNSHIP DURBAN NORTH
REG DIV FU

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO T2551/978
EXTENT 1984 SQM
CLEARANCE ETHERINGTON

NO INTERDICTS

DOCUMENTS
B49281/2005
DBN/NORTH, 2861, 1

HOLDER & SHARE
NEDBANK LTD

AMOUNT
R2180000.00

O/P/A SCAN/MICRO REF
2005 0986 0912
1993 0019 1738

MDD
0831

OWNER DETAILS

FULL NAME & SHARE
WADE PAUL ANTHONY DARBY

PURCH DATE AMOUNT/REASON
20050602 R3450000.00

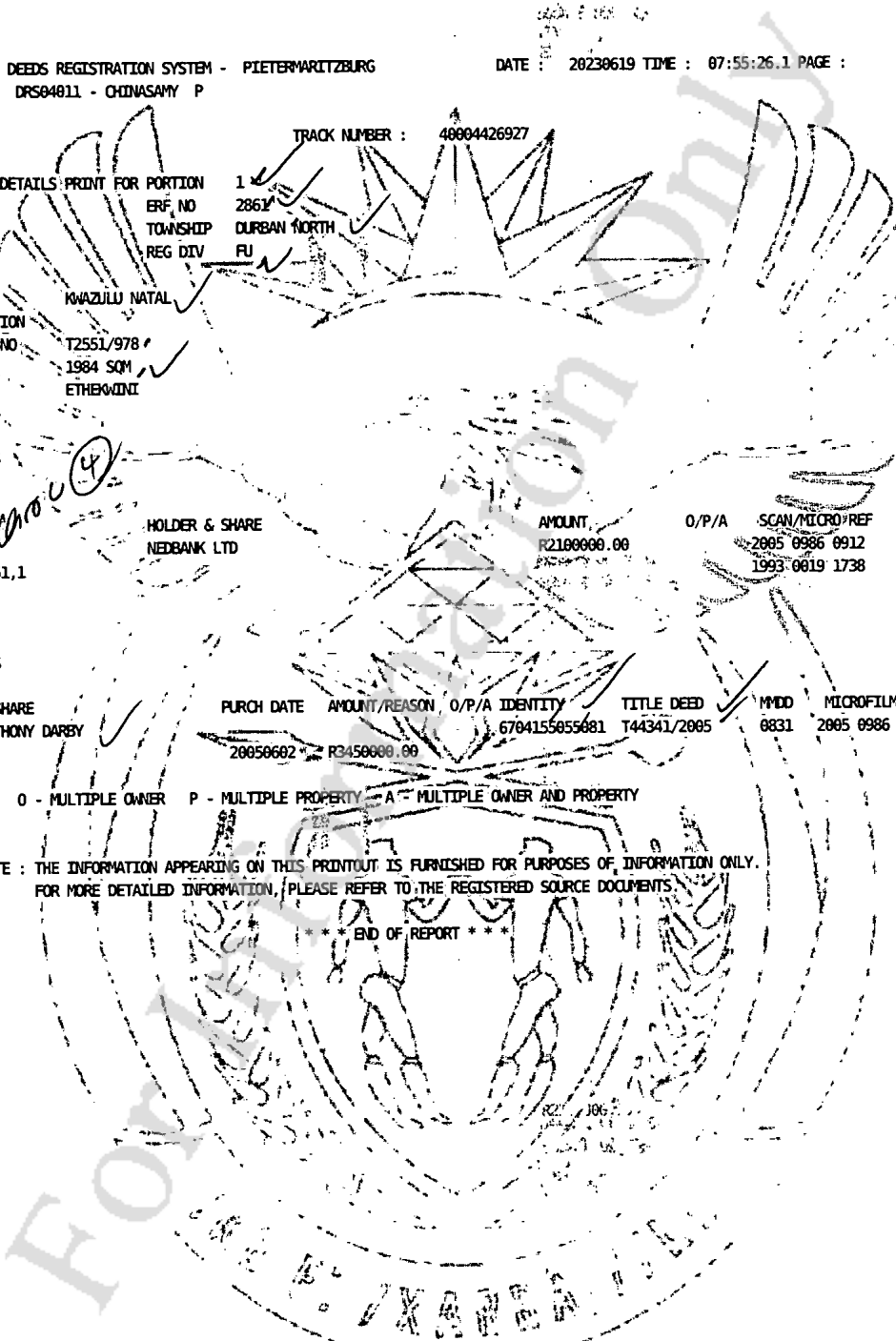
O/P/A IDENTITY TITLE DEED
6704155855681 T44341/2005

MDD MICROFILM REF
0831 2005 0986 0898

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

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRIVYOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



TRACK NUMBER : 48864426927

BLACK-BOOKING ENQUIRY ON NAME - WADE PAUL ANTHONY DARBY
ID NUMBER - 6704155055081
BIRTH DATE - 19670415
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

** 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 ***

