

**A. FOR CONVEYANCER'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...	(1) Township (proclaimed) ..... Proclamation No: ..... Date: .....	
Signature: .....		
Date: .....	(2) Endowment erven: .....	
Main file checked	(3) Endowment: .....	
	(4) Restrictive Conditions .....	
	(5) Microfilm reference: .....	
	(6) General Plan: .....	
GPA: .....checked	(7) Title deed: .....	
Signature: .....		
Date: .....	(8) Bonds against township title: .....	
	(9) Date checked: .....	

Office instructions:

Section:

**40**  
TATHAM  
WILKES  
PHONE  
345 3501

**A. FOR DEEDS OFFICE USE:**

(a) Date of lodgement

**LODGED**  
2012-10-15  
REGISTRAR OF  
PIETERMARITZBURG

Linking: 6 4

R/c 2012/11/26

(b)

**EXECUTE**  
2012-10-30  
BY: \_\_\_\_\_

Examiners	Room	Reject	Pass
1 EB KHUZWAYO	435		Ⓟ
2 M CHIYA	528	6-4	
3			

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

2012-10-24  
**T 032572/2012**

Mr. Cronje - Vincent

Reference No.:  
11LL21522

SIMULS				
Code	Names of Parties	Firm No.	No. in batch	Titles etc. within
1	T Tatham	40		T 17369/109 ② T. JACA
2	C "	40		
3	B Stowells	139		
4	T Tatham	40		
5	C "	40		
6	B Tatham	4393		
7				
8				
9				
10				
11				
12				

BLACKBOOKING Sm 23/10

INPUT

CHECK

REGISTRATION REQUESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NO NYELE


T. BEZUIDENHOUT

Barcode: 040002687587

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

EA 2441 05W NOK

FEES	
Stamp duty	
Reg	R350,00
Serv	
C/M Bond	

Prepared by me,  
  
 Conveyancer,  
 LEWIS BG

2012-10-24  
**T** 032572/2012

## DEED OF TRANSFER

**BE IT HEREBY MADE KNOWN :**

**T H A T**        **DUNCAN STEWART HARRISON**

appeared before me, Registrar of Deeds at PIETERMARITZBURG the said Appearer being duly authorised thereto by a Power of Attorney signed at MULDRSDRIFT on 4 September 2012 and granted by:

**ROBYN PAMELA CRONJE**  
 Identity Number 840108 0092 08 5  
 Unmarried

**AND** the Appearer declared that his/her said Principal had truly and legally sold the undermentioned property on 09 July 2012 and that, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, to and on behalf of:

**ANNE-MARIE VICTORIA VINCENT**

Identity Number 670523 0205 08 8

Married out of community of property

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

ERF 2441 DURBAN NORTH  
REGISTRATION DIVISION FU  
PROVINCE OF KWAZULU-NATAL

In Extent 1 306 (ONE THOUSAND THREE HUNDRED AND SIX) square metres

First registered by Certificate of Registered Title Number T1105/1950 with Diagram S.G. Number 2954/44 annexed thereto and held by Deed of Transfer Number T17369/2009

**THIS PROPERTY IS TRANSFERRED:**

- A. Subject to the conditions of the original Government Grant No. 1556/1847, insofar as applicable.
- B. Subject to the following special conditions as created in Deed of Transfer No. 4897/1953, viz :-
1. The property hereby transferred shall not be subdivided and there shall not be erected thereon more than one dwelling house with the necessary outbuildings and accessories.
  2. Any dwelling house erected on the property hereby transferred shall be solely for the purpose of a private dwelling and shall not be let out or be used in separate portions or at all as flats, a boarding house, separate residences or dwellings, private hotel or anything whatsoever of a like nature.
  3. Neither the property hereby transferred nor any dwelling or erection thereon shall be used either in whole or in part for the purpose of carrying on any business, trade, industry, vocation or calling.
  4. All buildings or erection on the property hereby transferred shall be of good quality, design and construction, and shall be erected in brick, stone or concrete and not otherwise.
  5. The transferee shall not use or suffer to be used the property hereby transferred or any portion thereof or any building or erections thereon for the purpose of advertising or displaying any advertisement.
  6. The foregoing conditions shall operate as servitudes over the property hereby transferred in perpetuity in favour of the following properties originally transferred to Durban North Estates Limited, all situated near the North bank of the River Umgeni, Victoria County, Natal, namely :
    1. The Remainder of Lot 12.

2. Subdivision 1 of Lot D, Remainder of Subdivision E, Subdivision F, Subdivision G, and Subdivision I, all of the Government Lot 12.
3. Subdivision B, Subdivision 1 of Lot C, Remainder of Subdivision C, Subdivision D, all of Government Lot 13 and the Remainder of the said Government Lot 13.
4. The Government Lot No. 14.
5. Subdivision A and the Remainder of Government Lot 15.
6. The Government Lot No. 16.
7. Subdivision J of Lot 12.

C. Subject also to the following further special conditions as created in said Deed of Transfer No. 4897/1953 :-

1. No building or erection shall be placed on the said land within 7,62 metres of boundary line of any road upon which the property hereby transferred abuts without the consent in writing of Durban North Estate Limited, first had and obtained.
2. No buildings or erections shall be placed on the land hereby transferred until plans and location of the same have been submitted and approved by Durban North Estates Limited, who shall bona fide consider the same and no such building or erections shall be made in conflict with any such plans.
3. 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 Durban North Estates Limited, and no building or erection for sanitary purposes shall be made on the property except in the manner and to the design approved by Durban North Estates Limited.
4. All roofs must be of tiles, unless Durban North Estates Limited, in their discretion agree otherwise.
5. 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 Durban North Estates Limited, 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.
6. 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 Durban North Estates Limited, 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 transferee, tenant or occupier of the said property shall by act or omission commit a breach of any of the provisions of this clause Durban North Estates Limited may give him notice in writing to make good such breach within a time specified in such notice as fixed by Durban North Estates Limited and upon his or their failure so to do Durban North Estates Limited, 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 with such notice.
7. 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 without the consent in writing of Durban North Estates Limited, first had and obtained.

8. Durban North Estates Limited, reserve in perpetuity the right without being required to pay compensation therefore 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 Transferee agree not to obstruct or interfere, with or allow any obstruction or interference with such standards, cables, lines and pipes and the like, and agree that Durban North Estates Limited, 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.
9. Upon a breach of any of the foregoing conditions on the part of the Transferee to be observed, Durban North Estates Limited, shall be entitled and are hereby irrevocably authorised and empowered by the Transferee and his 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.
10. Durban North Estates Limited, shall be entitled to assign or delegate the rights conferred upon them by the foregoing including their powers of consent, approval and the like.
11. Any reference in this Deed of Transferee to the "Transferee" shall be deemed to include its assigns or successors in ownership to the said property.
12. In so far 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 by Durban North Estates Limited, and the Transferee on his own behalf and on behalf of his 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 Transferee or his successors in title by the institution against the Transferee or his successors in title in virtue of this Clause. AND WHEREAS the Transferee has already recorded in his contract of purchase the following admission, it is a condition of this transfer that the Transferee and his successors in title shall on acceptance by such other Owners in such event be under the same liability to other Owners as if he had directly contracted with them as on 14 April 1953 so that the said Owner shall have the same rights in respect of any breach by the Transferee or his successors in title as Durban North Estates Limited, have or would have had notwithstanding that such breach may have occurred prior to acceptance.

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

**ROBYN PAMELA CRONJE**  
Unmarried


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

**ANNE-MARIE VICTORIA VINCENT**  
married as aforesaid

her 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 **R1 875 000.00 (ONE MILLION EIGHT HUNDRED AND SEVENTY FIVE THOUSAND RAND)**.

**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 2012 -10- 24

q.q. 

In my presence,


  
\_\_\_\_\_  
**REGISTRAR OF DEEDS**

5

ANNEXED TO T 032572 / 2012

PAGE 6

4

VERBIND		MORTGAGED	
VIR			
FOR <u>R1 020 000,00</u>			
<b>B</b>	018365 / 2012		
	2012-10-24		
		REGISTRATEUR/REGISTRAR	

6

For Information Only

① - 5/11  
Prepared by me,

  
Conveyancer,  
LEWIS BG

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned,

**ROBYN PAMELA CRONJE**

Identity Number 840108 0092 08 5

Unmarried

(the Transferor) hereby nominate, constitute and appoint:

**LINCAN STEWART HARRISON and/or  
INGRID JULIA GRAMKOW**

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor in the name, place and stead of the Transferor to appear before the Registrar of Deeds at PIETERMARITZBURG and then and there to declare that the Transferor did on 09 July 2012, truly and lawfully sell to:

**ANNE-MARIE VICTORIA VINGENT**

Identity Number 670523 0205 08 8

Married out of community of property

for the sum of R1 875 000.00 (ONE MILLION EIGHT HUNDRED AND SEVENTY FIVE THOUSAND RAND):

ERF 2441 DURBAN NORTH  
REGISTRATION DIVISION FU  
PROVINCE OF KWAZULU-NATAL

In Extent 1 306 (ONE THOUSAND THREE HUNDRED AND SIX) square metres



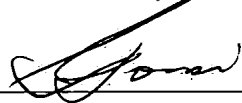
HELD BY Deed of Transfer T17369/2009



and further cede and transfer the said property in full and free property to the said Purchaser to renounce all the right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; 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 Muldersdrift on 4<sup>th</sup> September 2012

AS WITNESSES:

1.   
(Tarryn Nieuwstad)   
ROBYN PAMELA CRONJE
2.   
J. G. CRONJE

For Information





TRANSFER DUTY

TD2

Receipt or exemption certificate

Transfer Duty Act, 1949

Part 2

Our Reference: 2384325

Receipt Number: SARSEF 0021038764

Details of seller(s) or transferor(s)

Full name: **ROBYN PAMELA CRONJE**

Identity/Trust/CC/Company Number: **0084011080092085** Income tax reference number: **00000000000000**

If you are a VAT Vendor, state your VAT: **NO** If you are not registered for Income Tax, state your annual income from all sources: **R 0.00**

Registration Number: **N/A**

Marital Status: **N/A**

Spouse name:

Marital Notes:

Details of purchaser(s) / Transferee(s)

Full name: **ANNE-MARIE VICTORIA VINCENT**

Identity/Trust/CC/Company Number: **006705230205088** Income tax reference number: **000000546063207**

If you are a VAT Vendor, state your VAT: **NO** If you are not registered for Income Tax, state your annual income from all sources: **R 0.00**

Registration Number: **N/A**

Marital Status: **N/A**

Spouse name:

Marital Notes:

Property Details (As per Deeds registry)

Description of Property (as per deeds registry): **ERF 2441 DURBAN NORTH REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL IN EXTENT 1 306 (ONE THOUSAND THREE HUNDRED AND SIX) SQUARE METRES**

Nature of property: **40 ALLAMANDA ROAD GLENHILLS**

Postal Code: **4051**

Details of purchase transaction

Acquisition Date: **09 JUL 2012** Bought By: **PRIVATE TREATY**

Consideration: **R 1 875 000.00** Any other consideration payable: **R 0.00**

Total Consideration: **R 1 875 000.00** Fair Value: **R 0.00**

Calculation of Duty and interest payable

Transfer duty payable on	<b>R 1 875 000.00</b>	being fair value	<b>N.O</b>
Natural person %	0.00 % on R 600000.00 = R 0.00		
	3.00 % on R 400000.00 = R 12000.00		
Non natural person %	5.00 % on R 500000.00 = R 25000.00		
	8.00 % on R 375000.00 = R 30000.00		
Sub total	<b>R 67 000.00</b>		
Penalty / Interest	<b>R 0.00</b>		
Total Paid	<b>R 67 000.00</b>		

Declaration by Conveyancer

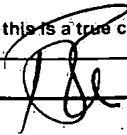
I/ **KIRSTY SINCLAIR** **BARRY GRADYAN LEWIS**

We **TS**

**M**

I hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS web-site (e-filing only)

Signature



Date:  
ddmmyyy

12/10/2012

For Information Only



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 eThekweni Municipality in connection with the under mentioned 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):

RCA No: 266934  
RCC No: 205459  
Date: 2012/09/27  
Valid Until: 2012/11/26

Registered Owner/Seller: MISS,ROBYN PAMELA CRONJE

Purchaser: MRS ANNE-MARIE VICTORIA VINCENT

Description of Property: ERF 2441 DURBAN NORTH

Declaration By Conveyancer:

I **BARRY GRAHAM LEWIS** acting on behalf of

LIVINGSTON LEANDY INC

hereby certify that this is a true copy of the rates clearance certificate drawn from the Law Website

Signature: 

Date: 12/10/2012

Krish Kumar

Deputy City Manager: Treasury

Legal Information: This document originates from a L@W Website. All use and reliance on the information contained in this document is subject to the terms contained in the L@W Website Terms and Conditions, available at [www.lawactive.co.za](http://www.lawactive.co.za).

42

TRACK NUMBER : 48802687587

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 2441  
TOWNSHIP DURBAN NORTH  
REG DIV FU  
  
PROVINCE KWAZULU NATAL  
PREV DESCRIPTION  
DIAGRAM DEED NO T1185/958  
EXTENT 1306 SQM  
CLEARANCE ETHERWINE

NO INTERDICTS

DOCUMENTS  
88938/2009  
DEN/NORTH, 2441  
  
HOLDER & SHARE  
STANDARD BANK OF SOUTH AFRICA LTD

AMOUNT R1120000.00  
O/P/A  
SCAN/MICRO REF 20090515112703  
MDD 8511  
1992-1071.2284

OWNER DETAILS

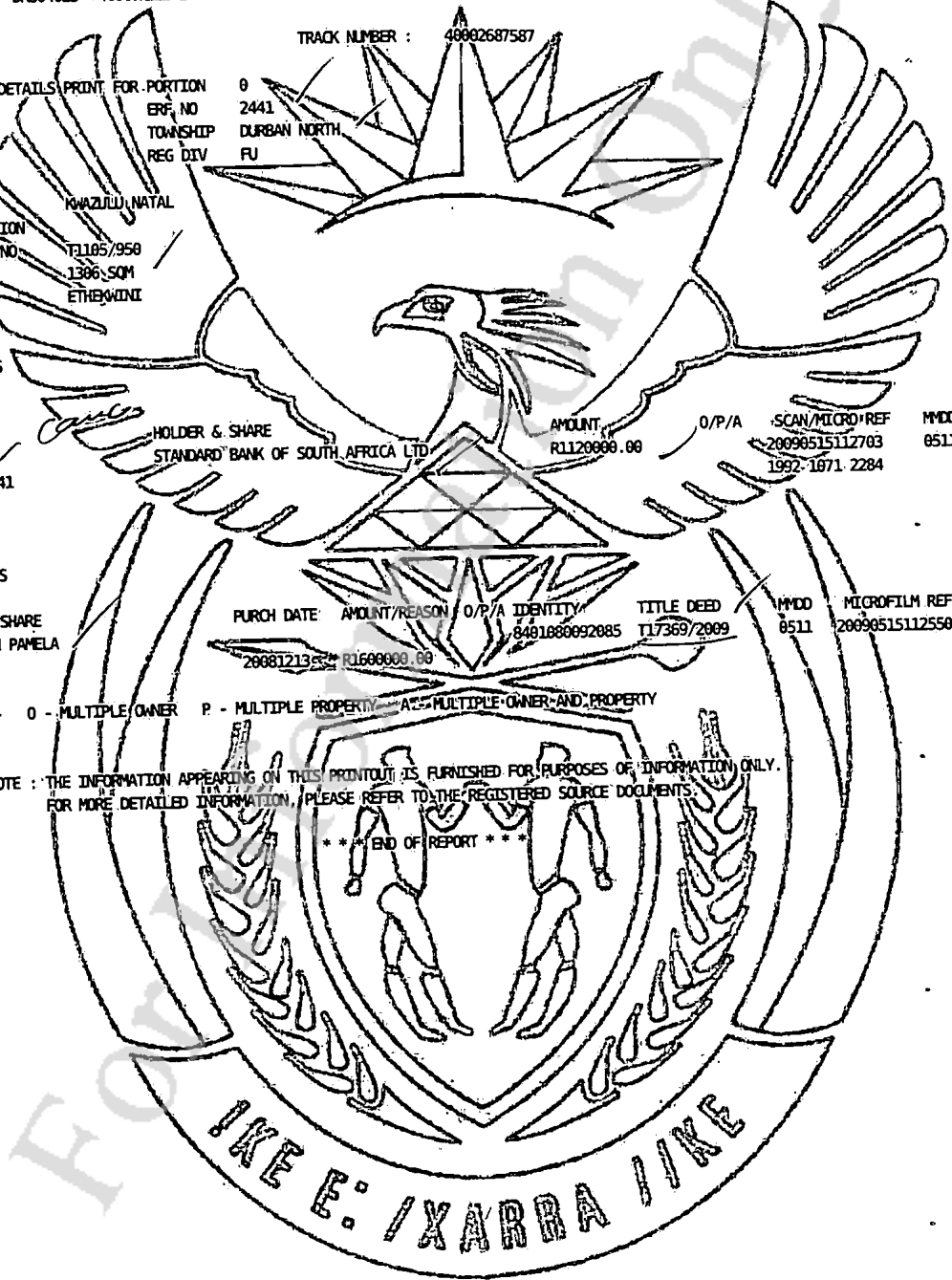
FULL NAME & SHARE  
CRONJE ROBYN PAMELA

PURCH DATE 20081213  
AMOUNT/REASON R1600000.00  
O/P/A  
IDENTITY 8401680092085  
TITLE DEED T17369/2009  
MDD 8511  
MICROFILM REF 20090515112550

\* O/P/A - 0 - 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 \*\*\*



TRACK NUMBER : 48802687587

BLACK-BOOKING ENQUIRY ON NAME - CRONJE, ROBYN PAMELA  
ID NUMBER - 8401080092085  
BIRTH DATE - 19840108  
MARITAL STATUS - UNMARRIED  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

\*\* 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 \*\*\*

