

# CONVENTIONAL/DDA/ULUNDI

# 4

ER Browne Inc.  
Tel. 3947525

**A, FOR DEEDS OFFICE USE:**

(a) Date of lodgement

**LODGED**

2014 -11- 24

OFFICE OF THE REGISTRAR OF DEEDS  
PIETERMARITZBURG

**LODGED**

2014 -09- 01

OFFICE OF THE REGISTRAR OF DEEDS  
PIETERMARITZBURG

32

(b)

**LODGED**

2014 -12- 03

OFFICE OF THE REGISTRAR OF DEEDS  
PIETERMARITZBURG

**EXECUTED**

2014 -12- 22

BY: \_\_\_\_\_

	Examiners	Room	Reject	Pass
1	<del>_____</del> V.L. LANDSBERG	534	3-2 2014 -12- 15 	
2	REINETTE GRAY	434		
3				

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

000043246 / 2014

C46407170  
TRANSFER  
MZIKABANI FIT : OUTSIDE BROADCAST  
.7190 DURBAN

Reference No.:  
C46 407 70

SIMULS					
Code	Names of Parties	Firm No.	No. in batch	Titles etc. within	
1	<del>BC</del> Mzikabani FIT - outside	4			
2	<del>BC</del> Mzikabani FIT - outside	4			
3	BC " - sta	55			
4					
5					
6					
7					
8					
9					
10					

Registration requested by: \_\_\_\_\_

Date: \_\_\_\_\_



57

Prepared by me

CONVEYANCER  
RISHA SINGH

2014 -12- 15

FEE	
Stamp Duty	
Stamp	R 900,00
Stamp	R 1300 000 - 00
Stamp	

000043246 / 2014
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## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**JUSTIN ANSELM BROWNE**

appeared before me, the Registrar of Deeds at Pietermaritzburg, the said appearer, being duly authorised thereto by a power of attorney signed at Durban on 27 January 2014 and granted to him by

**The Trustees of MZIKABANI FAMILY TRUST**  
Registration Number IT1018/01

And the appearer declared that his principal had on 15 January 2014 truly and legally sold, the undermentioned property by Private Treaty

And that he in his capacity aforesaid, did by these presents, cede and transfer to and on behalf of

**OUTSIDE BROADCASTING FACILITIES CC**  
Registration Number 2008/197000/23

its successors in title or assigns, in full and free property

ERF 7190 DURBAN,  
REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL

MEASURING 693 (SIX HUNDRED AND NINETY THREE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER T1882/1918 WITH DIAGRAM SUB  
VOL 383 fol 49 RELATING THERETO AND HELD BY DEED OF TRANSFER  
T5488/2008

SUBJECT to the following conditions:

- A. Subject to all the terms and conditions of the original Government Grant No.1737 in so far as still in force and applicable.
- B. Subject to the following special conditions as created in Deed of Transfer T1882/1918, viz:
  1. The said lot shall not be subdivided.
  2. Only one building to the value of at least R300.00 shall be erected on the said lot and such buildings shall be erected within two years from the date of sale (viz 18 April 1914) and rates will be levied on that amount, added to the value of the land in the third and each succeeding year until the buildings are erected, when rates will be levied on the foregoing amount and this clause shall be the contract or agreement with the meaning of Section 7 of Ordinance No.11, 1911.
  3. The said lot shall be used for residential purposes only.
  4. No liquor or trade will be permitted on the said lots.
  5. No building other than outbuildings shall be erected on the said lot fronting to the foot path on the North Eastern boundary of the said lot and outbuildings shall not be allowed except on the said boundary.

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

The Trustees of MZIKABANI FAMILY TRUST

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

OUTSIDE BROADCASTING FACILITIES CC


its successors in title 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 R 1 300 000.00 (One Million Three 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 SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Pietermaritzburg on

2014 -12- 15

In my presence

  
\_\_\_\_\_  
Registrar of Deeds

  
\_\_\_\_\_  
Signature of appearer q.q.

Countersigned by me

CONVEYANCER  
CHRISTOPHER GUY PHILLIPS

Prepared by me

ATTORNEY  
MLAMLI THEMINKOSI  
MAGIGABA

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## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

DUMISANI CHRISTOPHER LUTHULI  
Duly authorised by a resolution of the trustees of  
MZIKABANI FAMILY TRUST  
Registration Number IT1018/01

Which trustee is duly authorised by virtue of Letters of Authority issued by the Master of the High Court of South Africa KwaZulu-Natal High Court, Pietermaritzburg on 8 November 2002

Do hereby nominate, constitute and appoint

**JUSTIN ANSELM BROWNE AND /OR CHRISTOPHER  
GUY PHILLIPS AND / OR RISHA SINGH**

with the power of substitution to be my true and lawful attorney and agent 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 15 January 2014 sell by Private Treaty to

**OUTSIDE BROADCASTING FACILITIES CC**  
Registration Number 2008/197000/23

for the sum of R 1 300 000.00 (One Million Three Hundred Thousand Rand)

the following property:

**ERF 7190 DURBAN,  
REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL**

**MEASURING 693 (SIX HUNDRED AND NINETY THREE) SQUARE METRES**

**HELD BY DEED OF TRANSFER T5488/2008**

And further cede and transfer the said property to the said transferee; to renounce all the right, title and interest which I heretofore had in and to the said property, to free the said property 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 I 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 on 27 January 2014 in the presence of the undersigned witnesses.

WITNESSES:

1. [Signature]

[Signature]  
Transferor / duly authorised agent

2. [Signature]



**Transfer Duty Declaration**

**Reference Details**

Transfer Duty Reference Number: TDE009C7B4

**Details**

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

Surname / Registered Name MZIKABANI FAMILY TRUST  
Company / CC / Trust Reg No. IT1018701

Full Name  
Marital Status

**Details of Purchaser / Transferee**

Full Name  
Company / CC / Trust Reg No. 2008/19700323

Surname / Registered Name OUTSIDE BROADCASTING FACILITIES CC  
Marital Notes If applicable

**Details of the Property**

Date of Transaction/Acquisition (CCYYMMDD) 2014-01-15  
Total Fair Value R 1300000.00

Total Consideration R 1300000.00

**Calculation of Duty and Penalty / Interest**

Transfer Duty Payable on Natural Person R 130000.00

**Property Description**

1 ERF 7190 DURBAN, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL MEASURING 693 (SIX HUNDRED AND NINETY THREE) SQUARE METRES

**Receipt**

**Receipt Details**

Transfer Duty Reference Number TDE009C7B4  
Receipt Amount R 27000.00

Receipt No. 1200150165

**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.

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

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

**CHRISTOPHER GUY PHILLIPS**

Date (CCYYMMDD) 20141024

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



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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	:	NOFU00850000719000000	
Erven	:	7190	
Portion	:	0	
Extension	:	DURBAN	
Zoning	:	Not available	
Registration division / Administrative District	:	FU	
Suburb	:	BULWER	
Town	:	DURBAN	
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	:	MAZIKABANI FAMILY TRUST	IT1018/01
Name and Identity / Registration number of all purchaser/s	:	OUTSIDE BROADCASTING FACILITIES CC	2008/197000/23

This Certificate is valid until: 2015/01/20

Given under my hand at Durban on 2014/11/21

Declaration by Conveyancer:

**CHRISTOPHER GUY PHILLIPS**

I 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

21-11-2014

MUNICIPAL MANAGER  
eThekweni Municipality

Date Issued: 2014/11/21  
Authorised Official: Natesh Rampersadh



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1. Conveyance to sign doc 4.

2. PA to be countersigned - Done.

3) Doc 4 NOT ACCEPTABLE - TDR TO BE AMENDED.  
WITHDRAW DOC 4.  
2014-11-26  
Tlandsberg Done.

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④ PA to local appearer to be appointed at  
⑧ on PA. DONE

②

⑤ Remove doc. marked ②.

DONE  
4/12/2014

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