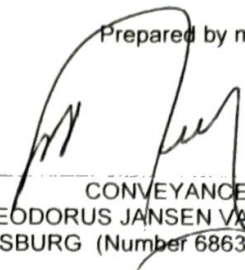


Kloppers Durban Incorporated
Attorneys, Notaries & Conveyancers
7 Church Place
Westville
3629

FEES	
Stamp duty	
Rate	R1142,00
Gov	
GM Fees	

Prepared by me


CONVEYANCER
JAN THEODORUS JANSEN VAN
RENSBURG (Number 68631)

2021-08-31

ST 21 27680

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
SIMONNE NURSE
LPCM NUMBER 72915

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

MARK ANTHONY CORINALDI duly authorised hereto by Special Power of Attorney
signed at Melbourne, Australia on the 8th July 2021 and granted to me by :

GAYLE LYNN TOWNLEY
Identity Number 630502 0022 08 0
Unmarried

which said Power of Attorney was signed at Westville

on 2nd August 2021



And the said appearer declared that his/her principal had, on 20 May 2021, truly and legally sold the following property, by Private Treaty;

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

MAHOMED SALIM EBRAHIM DALA
Identity Number 621201 5105 08 8
and
FARHANA DALA
Identity Number 620310 0249 08 9
Married in community of property to each other

A Unit consisting of

- (a) Section Number 65 as shown and more fully described on Sectional Plan Number SS 58/1980 in the scheme known as OVINGTON COURT in respect of the land and building or buildings situated at DURBAN, in the eThekweni Municipality Area, of which section the floor area, according to the said sectional plan is 66 (Sixty Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST 39179/2019

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, endorsed on the sectional plan and the servitudes referred to in section 19 of the Sectional Titles Act, 1971 (Act No. 66 of 1971); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.



**Kloppers Inc.-
Durban
Prokureur/Attorney**

TEL: 031 303 4210

DEED OF TRANSFER NO. ST 27680/2021

in favour of

MAHOMED SALIM EBRAHIM DALA

And

FARHANA DALA

over

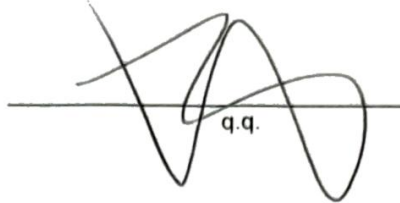
SECTION 65 OVINGTON COURT

KLOPPERS INC. - DURBAN
7 CHURCH PLACE
WESTVILLE
3629
Tel 031 303 4210

Lexis® Convey 18.0.10.6

WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s are now entitled thereto, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R820 000,00 (EIGHT HUNDRED AND TWENTY THOUSAND RAND) .

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on 2021-08-31


q.q.

In my presence



REGISTRAR OF DEEDS



5

CONVEYANCER'S CERTIFICATE

In terms of Section 15B(3) of the Sectional Titles Act 95, 1986 (as amended)

I, JAN THEODORUS JANSEN VAN RENSBURG (Number 68631), the undersigned Conveyancer, do hereby certify and confirm that as at date of registration:

- 1. **GAYLE LYNN TOWNLEY**
Identity Number 630502 0022 08 0
Unmarried

("the Transferor/s") is the registered owner of

A Unit consisting of

- (a) Section Number 65 as shown and more fully described on Sectional Plan Number SS 58/1980 in the scheme known as OVINGTON COURT in respect of the land and building or buildings situated at DURBAN, in the eThekweni Municipality Area, of which section the floor area, according to the said sectional plan is 66 (Sixty Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

- 2. **MAHOMED SALIM EBRAHIM DALA**
Identity Number 621201 5105 08 8
and
FARHANA DALA
Identity Number 620310 0249 08 9
Married in community of property to each other

is the transferee of the said unit/s.

- 3. The body corporate is deemed to be established in terms of Section 2(1) of the Sectional Titles Scheme Management Act 8 of 2011 and has certified that as at date of registration provision has been made that to the satisfaction of the Body Corporate all moneys due to the Body Corporate in respect of the abovementioned unit have been provided for.
- 4. No real right of extension of the undermentioned scheme as contemplated in section 25 of the Sectional Titles Act 95 of 1986 is registered in favour of the developer or the body corporate of a scheme known as OVINGTON COURT.



5. Provision has been made for the separate rating of the said section and a clearance certificate by the local authority is lodged herein.

SIGNED AT

WESTON

on 30 August 2021

CONVEYANCER

JAN THEODORUS JANSEN VAN RENSBURG (Number 68631)

Declaration

Reference Details

Transfer Duty Reference Number TDE045FE00

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	TOWNLEY	Full Name	GARLE LYNN
ID Number	6305020022080	Date of Birth (CCYYMMDD)	1963-05-02
Company / CC / Trust Reg No		Marital Status	NOT MARRIED

Details of Purchaser / Transferee

Full Name	MAHMOED SALIM EBRAHIM	Surname / Registered Name	DALA
Date of Birth (CCYYMMDD)	1962-12-01	ID Number	6212015105088
Company / CC / Trust Reg No		Marital Notes if applicable	South Africa
Marital Status	M.I.C. OF PROPERTY	Spouse Initials	F
Spouse ID Number	6203100249089	Spouse Passport Number	

Details of Purchaser / Transferee

Full Name	FARIHANA	Surname / Registered Name	DALA
Date of Birth (CCYYMMDD)	1962-03-10	ID Number	6203100249089
Company / CC / Trust Reg No		Marital Notes if applicable	South Africa
Marital Status	M.I.C. OF PROPERTY	Spouse Initials	MSE
Spouse ID Number	6212015105088	Spouse Passport Number	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2021-05-20	Total Fair Value	R 820000.00	Total Consideration	R 820000.00
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Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 620000.00
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Property Description

Section Number 55 (as shown) and more fully described on Sectional Plan Number SS 58/1980 in the scheme known as OVINGTON COURT in respect of the land and building or buildings situated within the City of Johannesburg Metropolitan Municipality Area of which section the floor area according to the said sectional plan is 56 (Sixty Six) square metres in extent

Receipt

Receipt Details	Transfer Duty Reference Number TDE045FE00	Receipt No.
Receipt Amount	R 0	

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

JAN THEODORUS JANSEN VAN RENSBURG

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

Date (CCYYMMDD) **20210803**

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 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 : 0101679852
Erven : Not applicable
Portion : Not applicable
Extension : Not applicable
Zoning : Not available
Registration division / Administrative District : Not available
Suburb : POINT
Town : DURBAN
Sectional Title unit number : 65
Exclusive use area and number as referred to on the registered plan : Not available
Real right : Not applicable
Scheme registration number : 58/1980
Sectional Title Scheme Name : SS OVINGTON COURT
Registered owner : GAYLE LYNN TOWNLEY 6305020022080
Name and Identity/ Registration Number of all purchaser/s: MAHOMED SALIM EBRAHIM DALA 6212015105088
 FARHANA DALA 6203100249089

This Certificate is valid until : 07/10/2021
 Given under my hand at DURBAN on 08/08/2021

MUNICIPAL MANAGER
 eTHEKWINI MUNICIPALITY

Date issued: 08/08/2021

Authorised Officer: Thembeke Nzama

Certificate By Conveyancer:  (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

14/8/2021