


35

Da Costa Inc.
Block 2, Gleneagles Park
10 Flanders Drive
Mount Edgecombe
Tel: +27315026902
Fax: +27865949819

FEES	
Stamp Duty	
Reg	2990.00
Water	
Other	

Prepared by me

 CONVEYANCER
 PREYA SUDU

2016 -12- 14

T000039509/2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GIUSEPPE ANGELO COCCIANTE

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 10 NOVEMBER 2016 and granted to him by

BRADFORD ERROL LOVEDALE
Identity Number 670104 5718 08 4
Unmarried

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 23 October 2016 by Private Treaty

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

**VIA VERDERE ENDOSSEMENTE SIEN
FOR FURTHER ENDORSEMENTS SEE PAGE ... 4**



KREOLAN GOVENDER
Identity Number 910921 5207 08 5
Unmarried

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

PORTION 44 OF ERF 246 BLUFF
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 1010 (ONE THOUSAND AND TEN) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER T4024/1931 WITH DIAGRAM
RELATING THERETO AND HELD BY DEED OF TRANSFER T23322/2010

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the terms and conditions of the original Government Grant No. T.2691/1854 in so far as still in force and applicable and do not lapse by merger by reason of Deed of Transfer No. T.5998/1955.
- B. Subject to and with the benefit of the servitude created in Deed of Transfer No. T.4024/1931 in the following terms:
"Subject to the use in favour of adjoining owners of road 7,62 metres wide and with the benefit of the use, in common with all other owners and occupiers of subdivisions of the Lot 14 and 15 Bluff, of all roads as laid off and shown on the diagrams thereof."
- C. Subject to a 3 metre Sewer and Drain Servitude in favour of the City Council of the City of Durban which runs immediately along and parallel to the boundary lettered AD on Diagram SGO Sub Vol 833 Fol 70 annexed to Deed of Transfer No. T.4024/1931, as created in Notarial Deed of Servitude No. K844/77S.

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

BRADFORD ERROL LOVEDALE, Unmarried

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

KREOLAN GOVENDER, Unmarried

his 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 R 1 695 000.00 (One Million Six Hundred and Ninety Five 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.

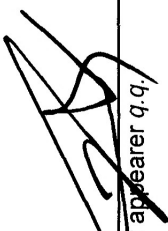
THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Pietermaritzburg on

2016 -12- 14

In my presence



Registrar of Deeds



Signature of appearer q.q.



①

ANNEXED TO T 000039509 / 2016

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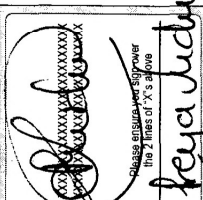
VERBIND	MORTGAGED
VIR	
FOR R1 480 000.00 000018587/2016	
B 000018387/2016	REGISTRAR/REGISTRAR
2016 -12- 14	

[Handwritten signature]
③

Reference Details

Transfer Duty Reference Number: TDE0206F0B

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name LOVEDALE	Full Name BRADFORD ERROL
ID Number 6701045718084	Date of Birth (CCYYMMDD) 1967-01-04
Company / CC / Trust Reg No. Unmarried	Marital Status NOT MARRIED
Details of Purchaser / Transferee	
Full Name KREOLAN	Surname / Registered Name GOVENDER
Date of Birth (CCYYMMDD) 1991-09-21	ID Number 9109215207085
Company / CC / Trust Reg No. NOT MARRIED	Marital Notes, if applicable Unmarried
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD) 2016-10-23	Total Consideration R 1695000.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person R 1695000.00	R 1695000.00
Property Description	
1 PORTION 44 OF ERF 246 BLUFF REGISTRATION DIVISION FU PROVINCE OF KWAZULU-NATAL IN EXTENT 1010 (ONE THOUSAND AND TEN) SQUARE METRES	
Receipt	
Receipt Details	
Transfer Duty Reference Number TDE0206F0B	Receipt No. 1200435114
Transfer Duty Amount R 41700.00	

Declaration by Conveyancer / Attorney	
<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>Please ensure the signature is in the 2 lines of 'X's above</p>
Date (CCYYMMDD) 20161202	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 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 : NOFU00270000024600044

Erven : 246

Portion : PORTION 44

Extension : BLUFF

Zoning : Not available

Registration division / Administrative District : FU

Suburb : OCEAN VIEW

Town : BLUFF

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

: BRADFORD ERROL LOVEDALE

Name and Identity / Registration number of all purchaser/s

: KREOLAN GOVENDER

: 6701045718084

: 9109215207085

This Certificate is valid until: 2017/01/10

Given under my hand at Durban on 2016/11/11

Declaration by Conveyancer: *Pray Lulu*

I, *Pray Lulu* 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

Pray Lulu
Conveyancer

21/2/16

Date

MUNICIPAL MANAGER
eThekweni Municipality

Date Issued: 2016/11/11
Authorised Official: Adams Vanessa