



4420

Dickinson &
Theunissen Inc.

ATTORNEYS, CONVEYANCERS, NOTARIES PUBLIC & MEDIATORS
Reg. No. 2001/010106/21

DEED OF TRANSFER NO. :
T 29080/2013
OVER
PORTION 2 OF ERF 2428 PIETERMARITZBURG

FIRST FLOOR, ONE SIMPSON PLACE,
SUNNYSIDE LANE
PINETOWN, NATAL, 3610
P.O. Box 691, Pinetown 3600
TEL: (031) 702 9356
FAX: (031) 701 0674
DOCEX 5, PINETOWN

Dickinson & Theunissen Inc.
 Attorneys, Conveyancers & Notaries Public
 One Simpson Place
 Sunnyside Lane
 PINETOWN
 3610

Prepared by me


 CONVEYANCER
 GRAHAM WILLIAM THEUNISSEN

FEES		
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION: ACT

2013-09-18

T 029080 / 2013

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GIUSEPPE ANGELO COCCIANTE

appeared before me, REGISTRAR OF DEEDS at Pietermaritzburg, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PINETOWN on 20 MAY 2013 granted to him by

**The Trustees for the time being of
 287 CHURCH STREET TRUST
 Registration Number IT225/95/PMB**

FOR FURTHER INFORMATION SEE... 4



And the appearer declared that his said principal had, on 21 February 2013, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

NEWSHELF 1247 PROPRIETARY LIMITED
Registration Number 2011/010439/07

4420

or its Successors in Title or assigns, in full and free property

**PORTION 2 OF ERF 2428 PIETERMARITZBURG, REGISTRATION
DIVISION FT, PROVINCE OF KWAZULU-NATAL**

IN EXTENT 331 (THREE HUNDRED AND THIRTY ONE) Square Metres

**FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER 356/1865, WITH
DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER
NUMBER T12695/95**

THIS PROPERTY IS TRANSFERRED :

- (a) Subject to ll the terms and conditions of the original Government Grant Number 194 in so far as still in force and applicable.
- (b) Subject to and with the benefit of the terms and conditions of certain party wall servitudes affecting Portion D of said Erf 28 Church Street, as created by Notarial Deed of Servitude Number 16/1903 and Number 7/1904.
- (c) With the benefit of a water pipe and valve servitude over the Remainder of the said Erf 28 Church Street as created by Notarial Deed of Servitude Number 93/1927.

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

**The Trustees for the time being of
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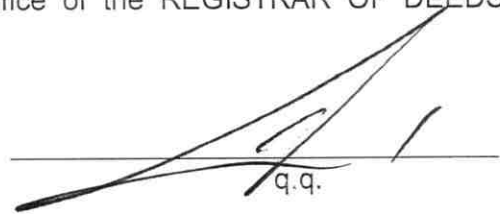
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**NEWSHELF 1247 PROPRIETARY LIMITED
Registration Number 2011/010439/07**


or its Successors in Title 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 R5 600 000,00 (FIVE MILLION SIX 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 DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Pietermaritzburg on 2013-03-18


q.q.


In my presence


REGISTRAR OF DEEDS



(17)

W.O.P

VERBIND		MORTGAGED	
<i>VIR</i> <i>FOR R <u>100 000 000,00</u></i>			
B	019805 / 2013		
	2013-09-18		
		<u>REGISTRATEUR/REGISTRAR</u>	

(19)

Reference Details

Transfer Duty Reference Number: TDE00411C8

Details

Transfer Duty Reference Number: TDE00411C8

Transaction Reference of Related Exchange Transaction

Transfer Duty Reference Number	Total Fair Value	R
Any Other Consideration	R	

Transaction Type

Transaction Type Purchased: Normal

Details of Seller / Transferor / Time Share Company

Nature of Person	INTERVIVOS_TRUST	Full Name	287 CHURCH STREET TRUST ✓
Surname / Registered Name	287 CHURCH STREET TRUST	Initials	
Passport Number		Income Tax Number	2953261209
VAT Number if applicable	4670147786	Company / CC / Trust Reg No.	IT225/95 ✓
Natural Person	NO	Fixed Period (years)	
Connected Person to the Purchaser	NO	Share Percentage	100
Gender		Marital Status	NOT MARRIED
Passport Country		Date Property acquired by seller	1995-04-18
Original Purchase Price	R 910000	Effective Date of Transaction	2013-02-21 ✓

Details of Purchaser / Transferee

Nature of Person	PRIVATE_CO	Deeds Number	✓
Full Name	NEWSHELF 1247 PROPRIETARY LIMITED	Surname / Registered Name	NEWSHELF 1247 PROPRIETARY LIMITED
Income Tax Number	9121271184	Annual income from all sources	R
Non-resident, country of residence		VAT Number if applicable	4850262298
Company / CC / Trust Reg No.	201101043907 ✓	Natural Person	NO
Fixed Period (years)		Connected Person to the Seller	NO
Share Percentage	100	Gender	
Marital Status	NOT MARRIED	Marital Notes if applicable	
Effective Date of Transaction	2013-02-21		

Details of Conveyancer / Attorney

Conveyancing Firm	Dickinson & Theunissen Inc.	Name of Conveyancer	NICOLA DRINN
Business Telephone Number	XXXXXXXXXX	Fax Number	XXXXXXXXXX
Contact Email	samantha@dtinc.co.za		

Details of the Property

Is the property an enterprise asset for VAT purpose?	YES	Was any input tax claimed in respect of the property?	YES
Date of Transaction/Acquisition (CCYYMMDD)	2013-02-21	Is the Property?	IMPROVED
Bought by	PRIVATE TREATY	How was property used?	BUSINESS PURPOSE
Nature of property	COMMERCIAL BUILDING	For what purpose will the property be used?	Business purposes
Are the provisions of Section 35A of the Income Tax Act, 1962, applicable?	NO	Amount of bond	R 0
Local Authority Valuation (Urban Properties)	R 0	Monthly Rental Value	R 0
Value of property	R 5600000	Occupational Rent/Interest Paid or Payable	R 0
Land Value	R 0	Selling Price	R 5600000
Improvement Value	R 5600000	Any Other Consideration Payable	R 0
Total Fair Value	R 5600000	Total Consideration	R 5600000 ✓

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on	R	0.00
Natural Person	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
Sub total	R	0.00
Penalty/Interest	R	0.00
Total Payable	R	0.00
Other than Natural Person	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R
	% on R	= R

Details

VAT Payable	R 0	Tax period when output tax will be declared on the VAT201 Declaration	201308
Output Tax	R 0	Supply is that of a going concern which is subject to the zero rate	R 0

Transaction Status

Exempt in terms of Section 9 of the Transfer Duty Act	Exemptions allowed by another Act
Other	Section 9(15)

Property Description

1	PORTION 2 OF ERF 2428 PIETERMARITZBURG, REGISTRATION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 331 (THREE HUNDRED AND THIRTY ONE) Square Metres
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Voluntary Disclosure Programme

Is this declaration made in respect of a VDP agreement with SARS?	NO	VDP Application No.
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Transfer Duty Reference Number: TDE00411C8

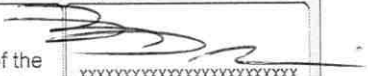
Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No.	TDE00411C8	Exempt in terms of Section 9 of the Transfer Duty Act	Other
Exemptions allowed by another Act	Section 9(15)		

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.



XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

Date (CCYYMMDD) **20130903**

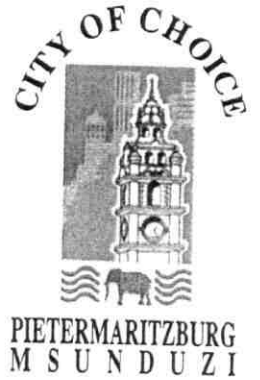
For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

The Msunduzi Municipality
STRATEGIC EXECUTIVE MANAGER : FINANCE

RATES SECTION

Telephone : 033 392 2258 333 Church Street P O Box 261
 Fax : 033 392 2425 Pietermaritzburg, 3201 Pietermaritzburg, 3200

Email : phindile.sithole@msunduzi.gov.za
 Email : Megs.Clinton-Parker@msunduzi.gov.za



CERTIFICATE NUMBER: 30134

RATES CERTIFICATE

THE MSUNDUZI MUNICIPALITY

THIS CERTIFICATE IS ISSUED IN COMPLIANCE WITH SECTION 118 OF ACT 32 OF 2000.

This is to certify that all Rates and Penalties payable on the undermentioned property have been paid, and all claims and other requirements under Ordinance 14 of 1936 and Section 10, Ordinance 16 of 1968, as amended, have been satisfied, performed or secured.

Amounts owing in terms of Section 175 (1) of the Local Authorities Ordinance No. 25 of 1974 have been paid.

DESCRIPTION OF LAND OR RIGHT IN LAND:

✓
2428/2 287 CHURCH STREET
PMB - PIETERMARITZBURG, THE MSUNDUZI MUNICIPALITY

Transfer From: 287 CHURCH STREET TRUST

To: NEWSHELF 1247 PTY(LTD)

This certificate is valid until: 30 September, 2013

Number: 000385/0001

Given under my hand at PIETERMARITZBURG on 24 July, 2013

Strategic Executive Manager Finance

Phindile

24 July, 2013