

BROWNE BRODIE & FOURIE

SECTIONAL

35
342 8386

A. FOR DEEDS OFFICE USE:

(a) Date of lodgement	2014-06-27	Office of the Registrar of Deeds PETERMARITZBURG
(b) Date of lodgement	2014-06-17	Office of the Registrar of Deeds PETERMARITZBURG

(b) EXECUTE 2011-07-16

Validity date = 5/08/14

DP. GCABASHIE - 20

1. X. GASHE

2. VENTER

3. VENTER

2014-07-11

AGENT: ST 000022705/2014

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

Section 2 John sold

Code	Names of Parties	Firm No.	No. in batch	Title die within
1	Brownie Brownie 35			
2	95c Parvules			
3	95c Parvules			
4				
5				
6				
7				
8				
9				
10				
11				
12				

Reference No.: 19K130096

AGENT: K E - D

Section 2 John sold

A. FOR CONVEYANCERS USE:

(a) Simult with other registers/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:

Indertica checked by...	Proclamation No.	Date	Remarks	Initials and date
(1) Township (proclaimed)				
(2) Endowment even				
(3) Endowment				
(4) Restrictive Conditions				
(5) Microfilm reference				
(6) General Plan				
(7) Title deed				
(8) Bonds against township title				
(9) Date checked				

Main file checked
Section 25 rights
Restrictive Conditions
Signature: [Signature]
Date: 2015/11/4

GPA: checked
Signature:
Date:

Office instructions:

Section:

Registration requested by:

Date:

040002776410

88

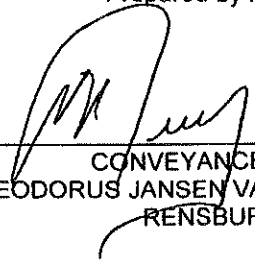
1) Section 158 (3) certificate must confirm whether a real right of extension is registered or not - redraw (R)

DP. GCABASHE
62/01/14

35

Kloppers Durban Incorporated
Attorneys, Notaries & Conveyancers
338 Lilian Ngoyi Road,
Morningside, Durban, 4001

Prepared by me


CONVEYANCER
JAN THEODORUS JANSEN VAN
RENSBURG

FEES	
Stamp Duty.....	
Reg.....	R500-00 499
Walver.....	
OAM Bond.....	

2014 -07- 11

ST000022705 / 2014

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 DURBAN on 11 APRIL 2014 granted to him by

LEE NICOLE SCOTT
Identity Number 6411190089089
Unmarried



GhostConvey 14.11.7.61

And the said appearer declared that his principal had, on 26 February 2014, truly and legally sold for the sum of R600 000,00 (SIX HUNDRED THOUSAND RAND) the following property, by Private Treaty;

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

THE DLAMINI FAMILY TRUST
Registration Number : IT70/2013

A Unit consisting of

- (a) Section No. 2 as shown and more fully described on Sectional Plan No SS 361/1992 in the scheme known as JOHN DOLD in respect of the land and building or buildings situate at DURBAN, IN THE ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 147 (One Hundred and Forty Seven) 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 74372/2003

The said unit is subject to or shall benefit by:

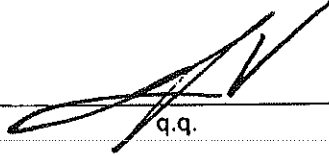
- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.




WHEREFORE all the right, 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 is now entitled thereto, the State, however reserving its rights.

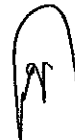
SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at Pietermaritzburg on

2014 -07- 11


q.q.

In my presence


REGISTRAR OF DEEDS




35

L-8*
Dca

Kloppers Durban Incorporated
Attorneys, Notaries & Conveyancers
338 Lilian Ngoyi Road,
Morningside, Durban, 4001

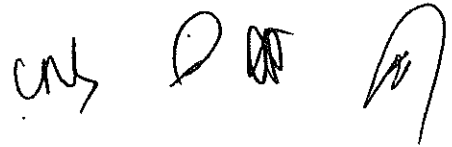
Prepared by me


CONVEYANCER
JAN THEODORUS JANSEN-VAN
RENSBURG

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

LEE NICOLE SCOTT
Identity Number 6411190089089
Unmarried



do hereby nominate and appoint

GIUSEPPE ANGELO COCCIANTE

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Pietermaritzburg or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

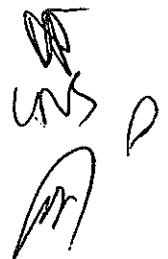
THE DLAMINI FAMILY TRUST
Registration Number : IT70/2013



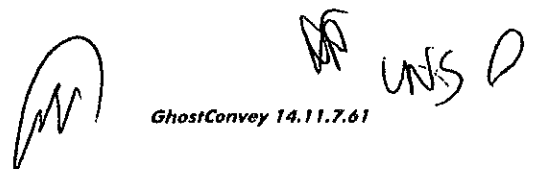
the property described as:

A Unit consisting of

- (a) Section No. 2 as shown and more fully described on Sectional Plan No SS 361/1992 in the scheme known as JOHN DOLD in respect of the land and building or buildings situate at DURBAN, IN THE ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 147 (One Hundred and Forty Seven) 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 74372/2003



the said property having been sold by me on 26 February 2014, to the said transferee/s for the sum of R600 000,00 (Six Hundred Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, 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 DURBAN on 11 APRIL 2014.


in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____



LEE NICOLE SCOTT

2.  _____





Transfer Duty Declaration

TDREP

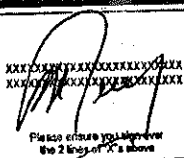
②
a

Reference Details

Transfer Duty Reference Number: TDE00C9778

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name SCOTT	Full Name LEE NICOLE
ID Number 6411190089089	Date of Birth (CCYYMMDD) 1964-11-19
Company / CC / Trust Reg No.	Marital Status NOT MARRIED
Details of Purchaser / Transferee	
Full Name THE DLAMINI FAMILY TRUST	Surname / Registered Name THE DLAMINI FAMILY TRUST
Company / CC / Trust Reg No. 170/2013	Marital Notes if applicable
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD) 2014-02-28	Total Consideration R 600000.00
Total Fair Value R 600000.00	
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person R 600000.00	
Property Description	
1 Section No. 244 shown and more fully described on Sectional Plan No SS 361/1992 in the scheme known as JOHN-DOLU in respect of the land and building or buildings situate at DURBAN, IN THE ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 147 (One Hundred and Forty Seven) square metres in extent.	

Receipt	
Receipt Details	
Transfer Duty Reference Number TDE00C9778	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.	 Please ensure you sign over the 2 lines of X's above
Date (CCYYMMDD) 20140609	For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)



35

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

3
DL

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 : 0310811665

Erven : Not applicable

Portion : Not applicable

Extension : Not applicable

Zoning : Not available

Registration division / Administrative District : Not available

Suburb : BULWER

Town : DURBAN

Sectional Title unit number : 2

Exclusive use area and number as referred to on the registered plan : Not available

Real right : Not applicable

Scheme registration number : 361/1992

Sectional Title Scheme Name : SS JOHN DOLD

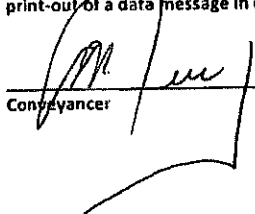
Registered owner : LEE NICOLE SCOTT 6411190089089

Name and Identity/ Registration Number of all purchaser/s: : THE DLAMINI FAMILY TRUST : IT70/2013

This Certificate is valid until : 05/08/2014

Given under my hand at DURBAN on 06/06/2014

Certificate By Conveyancer: I JAN THEODORE JAMES VAN ROOYBURG (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

9/6/2014
 Date

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 06/06/2014

Authorised Officer: Natesh Rampersadh

CONVEYANCER'S CERTIFICATE

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

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

1. **LEE NICOLE SCOTT**
Identity Number 6411190089089
Unmarried

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

A Unit consisting of

- (a) Section No. 2 as shown and more fully described on Sectional Plan No SS 361/1992 in the scheme known as JOHN DOLD in respect of the land and building or buildings situate at DURBAN, IN THE ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 147 (One Hundred and Forty Seven) 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. **THE DLAMINI FAMILY TRUST**
Registration Number : IT70/2013

is the transferee of the said unit/s.

3. The body corporate of the scheme has certified that as at date of registration all moneys due to the said body corporate in respect of Unit 2 have been paid (or that provision has been made to the satisfaction of the Body Corporate for the payment thereof).
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 JOHN DOLD.
5. Provision has been made for the separate rating of the said unit and a clearance certificate by the local authority is lodged herein.
6. The Transferee Trust is an inter vivos Trust.

SIGNED AT DURBAN on 26 June 2014


CONVEYANCER
JAN THEODORUS JANSEN VAN RENSBURG

5
6

TRACK NUMBER : 48892776418

PROPERTY DETAILS (PRINT FOR UNIT 2
SCHEME NO 361/1992
SCHEME NAME SS JOHN DOLD
REG DIV NOT AVAILABLE

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO 361/992
EXTENT 147 SQM
CLEARANCE ETHERWINE
SG PLAN NUMBER
CONDITIONS

CORPORATE DATE 19930518

SCHEME SITUATED AT DURBAN , 6325

NO INTERDICTS

DOCUMENTS

SB27478/2088
SB48381/2085

HOLDER & SHARE

SOUTH AFRICAN HOME LOANS GUARANTEE TRUST TRLS R150000.00
SOUTH AFRICAN HOME LOANS GUARANTEE TRUST TRLS R299000.00

AMOUNT O/P/A

SCAN/MICRO REF MDD
20888724150458 0716
2885 8837 0302 0728

OWNER DETAILS

FULL NAME & SHARE
SCOTT LEE NICOLE

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED

20030919 R195000.00 6411190089009 ST74372/2003

MDD MICROFILM REF
1218 29888724150510

* 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 ***

IKHE IXABRA IKHE

6

TRACK NUMBER : 48862776410

PROPERTY DETAILS PRINT FOR SECTIONAL SCHEME
SS. JOHN DOLD
SCHEME NO 361/1992
REG DIV NOT AVAILABLE

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO
EXTENT
CLEARANCE ETHERINGTON
SG PLAN NUMBER
CONDITIONS

CORPORATE DATE 19930510

SCHEME SITUATED AT DURBAN 6325

UNIT DETAILS 361/1992 UNITS 1-4 TOTAL UNITS 4

INTERDICTS I-5916/1995LG-18/8/1 - closure of ptn of road
CASE NUMBER CASE DATE/TITLE NR
995

NOTED ON 19950817

DOCUMENTS SS361/1992
HOLDER & SHARE AMOUNT O/P/A SCAN/MICRO REF MFD
DURBAN, 6325 UNITS, 154 20081117093859

* 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 ***

IKHE: /XARRA /IKHE

7
a

PROD DEEDS REGISTRATION SYSTEM - PIETERHARTZBURG
PREPARED BY : DRS84883 - COLVIA ESTIE

DATE : 20140627 TIME : 11:43:18.1 PAGE : 1

TRACK NUMBER : 40882776419

BLACK-BOOKING ENQUIRY ON NAME - SCOTT LEE NICOLE
ID NUMBER - 6411190889089
BIRTH DATE - 19641119
MARRITAL STATUS - UNMARRIED
HAIDEN 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 ***

