

11

STBB
2nd Floor
Buchanan's Chambers
Cnr Warwick Street & Pearce Road
Claremont
7708
Docex 9

Prepared by me,

~~CONVEYANCER~~

Tashreeq Jaffar
LPCM Number 96092

Pre-endorsement	
	Amount
Purchase price/Value	R 485 000,00
Mortgage capital Amount	R
Reason for exemption	Exempt i.s.o section Act

T 000008630 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LIEZL SOLOMON

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

DAVID NEAL SHUTTLEWORTH
Identity Number 560213 5111 08 4
Married out of community of property

signed at CLAREMONT on 13 JANUARY 2022

DATA / VERIFY
07-03-2022
PHUMELELA MNAMATA

DATA / CAPTURE
07-03-2022
PENELOPE NGOGWANA

AND the said Appearer declared that his/her principal had on 4 December 2021 truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

1. **BASILIOS DEMETRIOS GADZIOS**
Identity Number 700120 5217 08 7
Married out of community of property
2. **ESTELLE NICOLENE GADZIOS**
Identity Number 671030 0070 08 1
Married out of community of property

their heirs, executors, administrators or assigns in full and free property:

**ERF 12136 KNYSNA
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
WESTERN CAPE PROVINCE**

IN EXTENT: 836 (EIGHT HUNDRED AND THIRTY SIX) SQUARE METRES

FIRST TRANSFERRED and still held by Deed of Transfer No. T52452/2001 with General Plan SG No. 2244/2000 relating thereto.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T8245/1945.
- B. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No. T52452/2001 and imposed by the Knysna Municipality in favour of Thesen Islands Homeowners Association, as a condition of sub-division in terms of Section 42(1) of Ordinance 15 of 1985:

"The within property shall not be transferred without the written consent of the THESEN ISLANDS HOMEOWNERS ASSOCIATION, of which the within transferee and his successors in title shall automatically become a member".

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

DAVID NEAL SHUTTLEWORTH, married aforesaid

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

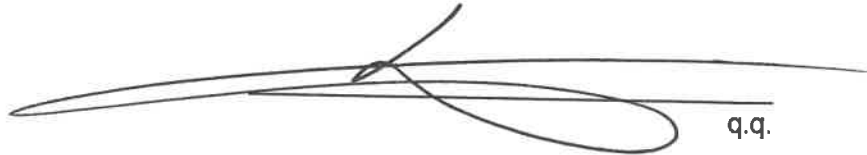
BASILIOS DEMETRIOS GADZIOS and ESTELLE NICOLENE GADZIOS, married aforesaid

their heirs, executors, administrators 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 of the property hereby transferred to be the sum of R11 485 000,00 (ELEVEN MILLION FOUR HUNDRED AND EIGHTY FIVE THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

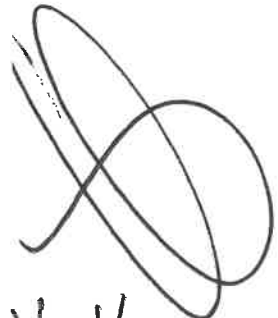
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on *4 March 2022*

 q.q.

In my presence:



Registrar of Deeds


H.H.

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Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE04AAB13

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	SHUTTLEWORTH	Full Name	DAVID NEAL
ID Number	5602135111084	Date of Birth (CCYYMMDD)	1956-02-13
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY
Marital Notes if applicable	OUT OF COMMUNITY OF PROPERTY	Spouse Initials	

Details of Purchaser / Transferee

Full Name	BASILIOS DEMETRIOS	Surname / Registered Name	GADZIOS
Date of Birth (CCYYMMDD)	1970-01-20	ID Number	7001205217087
Company / CC / Trust Reg No.		Marital Notes if applicable	OUT OF COMMUNITY OF PROPERTY
Marital Status	M.O.C OF PROPERTY	Spouse Initials	

Details of Purchaser / Transferee

Full Name	ESTELLE NICOLENE	Surname / Registered Name	GADZIOS
Date of Birth (CCYYMMDD)	1967-10-30	ID Number	6710300070081
Company / CC / Trust Reg No.		Marital Notes if applicable	OUT OF COMMUNITY OF PROPERTY
Marital Status	M.O.C OF PROPERTY	Spouse Initials	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2021-12-04	Total Fair Value	R 11485000.00	Total Consideration	R 11485000.00
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Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 11485000.00
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Property Description

1 ERF 12136 KNYSNA IN THE MUNICIPALITY AND DIVISION OF KNYSNA WESTERN CAPE PROVINCE in extent 836 (EIGHT HUNDRED AND THIRTY SIX) SQUARE METRES

Receipt

Receipt Details

Transfer Duty Reference Number	TDE04AAB13	Receipt No.	1200915116
Receipt Amount	R 1089050.00		

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.

TASHREEQ JAFFAR

XXXXXXXXXXXX XXXXXXXXXXXX
XXXXXXXXXXXX XXXXXXXXXXXX

Please ensure you sign over the lines of "X"s above

Date (CCYYMMDD) **17 FEB 2022**

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

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CLAREMONT



KNYSNA LOCAL MUNICIPALITY

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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 KNYSNA LOCAL 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 Knysna Local 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 (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): brandon

Erven: 12136

Portion: 0

Extension: KNYSNA

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: DAVID NEAL SHUTTLEWORTH (5602135111084)

Name and Identity/ Registration Number of all purchaser's: BASILIOS DEMETRIOS GADZIOS (7001205217087) ESTELLE NICOLENE GADZIOS (6710300070081)

This Certificate is valid until: 18/04/2022

Given under my hand at KNYSNA on 17/02/2022

Digitally signed by Knysna Municipality
Signee: Blanche Williams
Sign date: 17/02/2022 10:26:35.917 AM
Expiration date: 06/11/2025 11:04:53 AM

MUNICIPAL MANAGER
Knysna Local Municipality

Date issued: 17/02/2022

Authorised Officer: Blanche Williams

TASHREEQ JAFFAR

Certificate By Conveyancer:

I (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 Knysna Local Municipality.

17 FEB 2022

Conveyancer

Date

21 Digit Code (or Municipal Reference Number): brandon

Certificate number: 12090363

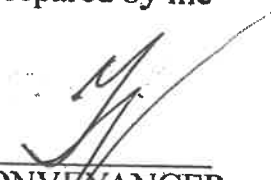
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Theesen Islands Homeowners Association

TRANSFER

Prepared by me


CONVEYANCER

Tashreeg Jaffar
LPCM Number 96092

DAVID NEAL SHUTTLEWORTH
Identity Number 560213 5111 08 4
Married out of community of property

TO

1. **BASILIOS DEMETRIOS GADZIOS**
Identify Number 700120 5217 08 7
Married out of community of property
2. **ESTELLE NICOLENE GADZIOS**
Identify Number 671030 0070 08 1
Married out of community of property

I, the undersigned

ELFRIEDA LOUBSER

On behalf of **THESEN ISLANDS HOMEOWNERS ASSOCIATION** hereby consent to the transfer of Erf 12136 Knysna, as is required by reason of the following title condition contained in Deed of Transfer Number T52452/2001 as follows:

"The within property shall not be transferred without the written consent of the THESEN ISLANDS HOMEOWNERS ASSOCIATION, of which the within transferee and his successors in title shall automatically become a member."

This consent has been granted on facts which are reasonably within the knowledge of the TIHOA and the HOA accordingly do not certify that all improvements on the property are compliant with the approved plans in respect of technical detail, it being recorded that the improvements have not been surveyed and/or measured.

SIGNED at KNYSNA this 16th day of February 2022.



Elfrieda Loubser



Blue Flag Marina

Trustees: I. Austin, W. Cooper, R. Eksteen (Chairperson), J. Lellyett, T. Rossini, C. Smith (Vice Chairperson),
J. Stevens, K. Wainwright, R. Wijnberg
P.O. Box 424, Knysna, South Africa, 6570
Telephone (+27) 44 382 2192/3 Fax (+27) 44 382 2190 E-mail tihoa@tihoa.co.za



**Annexure 1
DEPARTMENT OF LABOUR
OCCUPATIONAL HEALTH AND SAFETY ACT, 1993
CERTIFICATE OF COMPLIANCE**



Certificate of compliance in accordance with regulation 7(1) of the Electrical Installation Regulations, 2009.	CERTIFICATE NO. ECB1901954	Certificate type (tick appropriate block) Initial Certificate <input checked="" type="checkbox"/> Supplementary Certificate <input type="checkbox"/>
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Supplement No.: N/A to Initial Certificate No.: N/A as issued on: N/A

Identification of the relevant electrical installation
(Address or other unique reference, where applicable)

Physical address: H 21 LINEN LANE

Name of building: _____ GPS Co-ordinates: _____

Suburb / Township: THESSON ISLAND Pole number: _____

District / Town / City: KRYSNA Erf / Lot No: 12126

Declaration by registered person

I, BRIAN GOODSON (ID 4661055163183)
 a registered person declare that I have personally carried out the inspection and testing of the electrical installation described in the attached test report as per the requirements of:

a) electrical installation regulations 9(2) (a); (new electrical installation); or

b) electrical installation regulations 9(2) (b); (existing electrical installation); or (Tick appropriate box)

c) electrical installation regulations 9(2) (c); (new part to existing installation)

and deem the installation to be reasonably safe when properly used.

I have entered the number of this certificate on the attached test report(s).

I declare that the persons responsible for the design, specification, procurement, construction commissioning and inspection and test have completed the relevant sections of the test report

Registered person registration number: IE 28030 Date of registration: 29/7/7

Type of registration: (Tick appropriate box)

Tester for Single Phase Installation Electrician Master Installation Electrician

Signature: B Goodson Date: 14/12/21

Contact details of registered person:

Address: 300 Capt Dethle, Brenton on Lake, Krysna

Tel. No. _____ Fax No. _____

Cell No. 072 2827412 Email: brian.goodson@hotmail.com

NOTE: 1. This certificate is not valid unless all the sections have been completed correctly and the test report in the format approved by the chief inspector is attached.
 2. This certificate will be invalid if any corrections have been made.

Declaration by electrical contractor

I, BRIAN GOODSON (ID 46610755163183)
 declare that the electrical installation has been carried out in accordance with the requirements of the Occupational Health and Safety Act, 1993, and regulations made thereunder.

Electrical contractor registration number: WC 00188 Date of registration: 29/7/7

Signature: B Goodson Date: 14/12/21

Contact details of electrical contractor: Name: _____

Address: 300 Capt Dethle, Brenton on Lake, Krysna

Tel. No. _____ Fax No. _____

Cell No. 072 2827412 Email: brian.goodson@hotmail.com

Recipient Name: Natalie Kunzela Signature: _____ Date: 14 Dec 2021

Squeak Pest Control Inspection Report:



Property: H21 Thesen Island Knysna ERF:12136	Owner: David Shuttleworth Occupier: Purchaser:	Inspection by: P32268 Inspection date: 07-01-2022 Age of Property:
Type of House & Roof: Brick & Plaster construction, pitched corrugated roof. Bargeboards, painted pine - No visible infestation at date of inspection.		
Type of Timber & Infestation in Main Roof: Exposed painted pine rafters, SABS (limited access in areas) - No visible infestation at date of inspection.		
Eaves: Closed with painted hardboard - No visible infestation at date of inspection.		
Ceilings: Ceilings, exposed painted pine No visible infestation at date of inspection.		
Floors & skirtings: Floors, tiled & carpeted. Skirtings, painted pine (limited access in areas) - No visible infestation at date of inspection.		
Joinery: Interior door frames, painted meranti - Ambrosia beetle holes, not a concern with woodborer clearance. Interior doors, standard pine with veneer (painted) - No visible infestation at date of inspection. Exterior doors & frames, aluminium. Window frames, aluminium. B.I.C: bedrooms, chipboard and veneer - No visible infestation at date of inspection. B.I.C: bathrooms, chipboard and veneer - No visible infestation at date of inspection. B.I.C: kitchen & scullery, chipboard and veneer - No visible infestation at date of inspection.		
General: Pergolas, painted pine - No visible infestation at date of inspection. Balustradings, painted pine - No visible infestation at date of inspection. Double garage doors, steel. Decking, pine construction - No visible infestation at date of inspection. Side gates, painted pine - No visible infestation at date of inspection. Front gate, painted pine - No visible infestation at date of inspection. Flatlet, as main house - No visible infestation at date of inspection. Jetty, pine construction (main supports ½ in water – limited access) - No visible infestation at date of inspection. No furniture was inspected.		

CONDITIONS:

LATENT INFESTATION AND INACCESSIBLE TIMBER:

Timbers at present appearing to be free of infestation may actually be infested with wood-destroying organisms, though this may sometimes be impossible to detect until flight holes or wood powder appear on the surface, or soil deposits by subterranean termites is spotted around the infested timber. Under normal conditions this may not be evident for two years or more in the case of Hylotrupes or Oxypyleurus beetles, or one year or less in the case of Anobium or other wood-destroying organisms, such as subterranean termites. Inspections are only carried out of exposed and accessible timbers, and only when the contractor has specified written instruction, will non-accessible timbers be opened up for inspection

LIMITATION OF LIABILITY: The liability of the contractor shall therefore be limited to exposed and accessible timbers actually inspected. Under no circumstances whatsoever shall the contractor be liable for any consequential damage arising from the outbreak of any wood-destroying organism: whether it may be in any part of the accessible or non-accessible timbers of the inspected property before or after the date of inspection.

WOOD DESTROYING INSECTS: The following timber destroying insects are commonly found in houses in the Republic of South Africa; Hylotrupes bajulus (Italian Beetle); Phoracantha recurva (Long Horned Beetle); Anobium punctatum (Common Furniture Beetle); Lyctus Brunneus (Powderpost beetle); Stenoscelis hylastoides (Cossonid woodborer); Nicobium castaneum, Cryptotermes brevis (West Indian drywood termite) and various subterranean termites. All of them are destructive and may cause considerable damage.



South African
Pest Control
Association
Reg Number: ATN044


Signed for and on behalf of Squeak Pest Control:

P32268

Squeak Pest Control cc
PO Box 1247 Knysna 6570 044 382 1337- Fax 086 661 3350
Email sales@squeakpestcontrol.co.za