

Datum van indiening/Date of lodgement

Ref No./Verw. Nr. tr

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

LODGED
13-07-2021
INGEDIEN

Rates 30/08/2021

2021-08-06

	Ondersoekers/Examiners	Kamers/Rooms	Skakeling/Linking	Verwerp/Reject	Passer/Pass
1	S. BENYA	172	L	I	
2					
3	S MAHOMED-HECTOR				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE

Aard van Akte/Nature of Deed: Trp
A Pretorius
Silver Charm Inv 70
t.g.v./i.f.o.
Verw. No./Ref. No.:

T 000037652 2021

Skakeling/Linking	Titelaktes, ens. binne/Title deeds, etc. within
	T. 7250 / 2021 ✓ S. BENYA 30 JUL 2021

GELYKTYDIGES/SIMULS

No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma/Firm No.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10		Celeste Lizanne Kurucz		

HANDED IN FOR EXECUTION
11 AUG 2021
CAPE TOWN
HANDED IN FOR EXECUTION

BLACKBOOK
11-08-2021
PENELOPE NGOGWANA

89833
12/08/21

080007493048

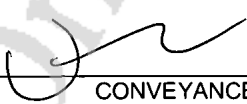
(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed))

3480 Segefeld

A. VIR AKTEBESORGER SE GEBRUIK/FOR COVEYANCER'S USE:			
(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:			
	Kode	Firma/Firm	Eiendom/Property
1			Kantoor/Office
2			
3			
4			
(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:			
Aard en nommer van akte Nature and number of deed:		Cover No. Omslag Nr.:	Parawe van ondersoekers Initials of Examiners
(c) Notas/Notes:			

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:			
		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
Datum Date	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6) Algemene Plan General Plan		
Datum Date	(7) Titellakte Title Deed		
	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien Date checked		
Kantoor instruksies/Office instructions:			
Seksie/Section:			

Prepared by me


CONVEYANCER
UYS FOURIE
(88857)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 450,000.00	R. 707.00
Reason for Exemption	Category Exemption	Exemption i t.o. Sec/Reg. Act/Proc.

DATA / VERIFY
24-08-2021
PENELOPE NGOGWANA

T000037652 0071

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~ALISON TRENTINI (85933) or DE WAAL ESTERHUYSE (78531) or MONICA SMITH (86180) or CELESTE LIZANNE KURUCZ (89833)~~

Celeste Lizanne Kurucz 89833

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to them by

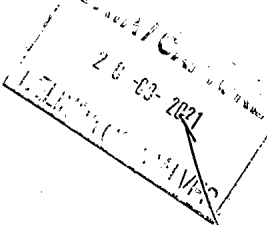
ANLE PRETORIUS
Identity Number 830416 0004 08 9
Married out of Community of Property

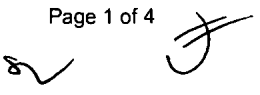
signed at George on 26 May 2021

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 6 May 2021 by Private Treaty

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


26-03-2021
L. J. ...



SILVER CHARM INVESTMENTS 70 PROPRIETARY LIMITED
Registration Number 2002/025038/07

its successors in title or assigns, in full and free property

ERF 3480 SEDGEFIELD
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 439 (FOUR HUNDRED AND THIRTY NINE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T14414/2008 WITH
GENERAL PLAN NUMBER 4839/1995 RELATING THERETO AND HELD BY DEED
OF TRANSFER NUMBER T7250/2021

- A. SUBJECT to the conditions referred to in Deed of Transfer No T10814/2012.
- B.
- C. SUBJECT FURTHER to the conditions contained in Deed of Transfer No. T500 dated 19 August 1878, namely;

"That all drinking places for cattle and use of fountains on the different portion of the farm shall remain as heretobefore and that the rights of all roads shall be respected.

- D. SUBJECT FURTHER to the following conditions contained in certificate of Registered Title No. T88126/2007 imposed by The South African National Roads Agency Limited (SANRAL) in terms of Section 49 of the South African Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998) namely;
1. No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of the land) shall be erected, laid or established on the land without the written approval of SANRAL within a distance of 20 metres measured from the boundary of the national road.
 2. Access will be obtained via Egret Street. Traffic signals shall be installed at the N2/Egret Street Intersection when warranted.
 3. SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the development hereby approved may have on existing storm water drainage on the property. SANRAL hereby reserves its right to impose any conditions in this regard that it deems reasonable in the circumstances.
 - 4.
 5. SANRAL will not be held liable should it be found at any future time that noise emanating from the road and therefore either the developer, land owner of Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

- E. SUBJECT FURTHER to the following condition contained in Certificate of Registered Title No. T88126/2007 imposed by the Municipality of Knysna in terms of Section 42 of the Land Use Planning Ordinance 15/85:

"The transferee and his successors in title will be members of the AVIEMORE SECURITY VILLAGE HOME OWNERS ASSOCIATION established in terms of Section 29 of Ordinance 15/85, and shall at all times be subject to the Constitution thereof and the property will not be transferred without the written consent of the AVIEMORE SECURITY VILLAGE HOME OWNERS ASSOCIATION."

For Information Only

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

ANLE PRETORIUS, Married as aforesaid

heretofore had to the premises, did, in consequence also acknowledge her to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

SILVER CHARM INVESTMENTS 70 PROPRIETARY LIMITED

its successors in title 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 R450 000,00 (Four Hundred and Fifty 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 Cape Town on

12 August 2021


Signature of appearer q.q.

In my presence

Registrar of Deeds

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Prepared by me


CONVEYANCER
UYS FOURIE
(88857)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

ANLE PRETORIUS
Identity Number 830416 0004 08 9
Married out of Community of Property

Do hereby nominate, constitute and appoint

ALISON TRENTINI (85933) or DE WAAL ESTERHUYSE (78531) or MONICA SMITH
(86180) or CELESTE LIZANNE KURUCZ (89833)

with the power of substitution to be my true and lawful attorney and agent to appear before the Registrar of Deeds at Cape Town, or any other competent official in the Republic of South Africa

And then and there to declare that the Transferor did on 6 May 2021 sell by Private Treaty to

SILVER CHARM INVESTMENTS 70 PROPRIETARY LIMITED
Registration Number 2002/025038/07

for the sum of R450 000,00 (Four Hundred and Fifty Thousand Rand)

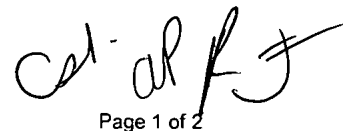
the following property:

ERF 3480 SEDGEFIELD
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 439 (FOUR HUNDRED AND THIRTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T7250/2021


And further cede and transfer the said 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 Transferor might or could do if personally present and acting therein, hereby ratifying, allowing and confirming all and whatsoever the said agent shall lawfully do or cause to be done in the premises by virtue of these presents.



Signed at George on 26 May 2021 in the presence
of the undersigned witnesses.

WITNESSES:

1. 


ANLE PRETORIUS

2. 

For Information Only





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Transfer Duty Declaration

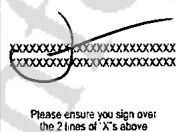
TDREP

Reference Details

Transfer Duty Reference Number: TDE044B7D6

Details			
Details of Seller / Transferor / Time Share Company			
Surname / Registered Name	PRETORIUS	Full Name	ANLE
ID Number	8304160004089	Date of Birth (CCYYMMDD)	1983-04-16
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY
Marital Notes if applicable	Out of Community	Spouse Initials	
Details of Purchaser / Transferee			
Full Name	PROPRIETARY LIMITED	Surname / Registered Name	SILVER CHARM INVESTMENTS 70
Company / CC / Trust Reg No.	200202503807	Marital Notes if applicable	
Details of the Property			
Date of Transaction/Acquisition (CCYYMMDD)	2021-05-06		
Total Fair Value	R 450000.00	Total Consideration	R 450000.00
Calculation of Duty and Penalty / Interest			
Transfer Duty Payable on Natural Person	R 450000.00		
Property Description			
1	ERF 3480 SEDGEFIELD IN THE MUNICIPALITY AND DIVISION OF KNYSNA PROVINCE OF THE WESTERN CAPE IN EXTENT 439 (FOUR HUNDRED AND THIRTY NINE) SQUARE METRES		

Receipt	
Receipt Details	
Transfer Duty Reference Number	TDE044B7D6
Receipt Amount	R 0
Receipt No.	

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 you sign over the 2 lines of 'X's above</p>
<p>Date (CCYYMMDD)</p> <p>20210705</p>	<p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>

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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 KNYNSNA 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 KNYNSNA 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

Municipal Reference Number	:	ERF 3480 SEDGEFIELD	
Erven	:	3480	
Portion	:		
Extension	:	SEDFIELD	
Zoning	:		
Registration division / Administrative District	:	IN THE MUNICIPALITY AND DIVISION OF KNYNSNA	
Suburb	:	SEDFIELD	
Town	:	SEDFIELD	
Sectional Title unit number	:	0	
Exclusive use area and number as referred to on the registered plan	:		
Real right	:		
Scheme registration number	:		
Sectional Title Scheme Name	:		
Registered owner	:	ANLE PRETORIUS	8304160004089
Name and Identity / Registration number of all purchaser/s	:	SILVER CHARM INVESTMENTS 70 PROPRIETARY LIMITED	2002/025038/07

This Certificate is valid until: 2021/08/30

Given under my hand at KNYNSNA on 2021/06/30

Declaration by Conveyancer:

Uys Fourie hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the KNYNSNA MUNICIPALITY

[Signature]
Conveyancer

5 July 2021
Date

Alide Brinkhuis

**MUNICIPAL MANAGER
KNYSNA MUNICIPALITY**

Date Issued: 2021/06/30
Authorised Official: Alide Brinkhuis

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CONSENT

I, the undersigned, **Leonard Theo Gregory** duly authorised hereto by the AVIEMORE SECURITY VILLAGE HOME OWNERS ASSOCIATION, hereby consent on behalf of the said Association to the registration of transfer of the following property namely:

ERF 3480 SEDGEFIELD IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE.

IN EXTENT 439 (FOUR HUNDRED AND THIRTY NINE) SQUARE METRES

From:

- 1. ANLE PRETORIUS**
Identity Number 830416 0004 089
Married out of community of property

To:

- 1. SILVER CHARM INVESTMENTS 70 PROPRIETARY LIMITED**
Registration Number 2002/025038/07


THUS DONE AND SIGNED AT Pretoria ON THE 5th DAY OF July 2021.



LT GREGORY

AS WITNESS:

1. 

2. 

5e

TRACK NUMBER : 88887493848

BLACK-BOOKING ENQUIRY ON NAME - PRETORIUS ANLE
ID NUMBER - 8384160004889
BIRTH DATE - 19830416
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTIONS

NOTED ON SCAN/MICRO REF

PRETORIUS ANLE

8384160004889 EX8/2015
8384160004889 H6978/2019

20150216 20150409132050
20191206 20200122150938

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



TRACK NUMBER : 88887493848

PROPERTY DETAILS: PRINT FOR PORTION

0
ERF NO 3488
TOWNSHIP SEDGEFIELD
REG DIV KNYSNA RD

PROVINCE

WESTERN CAPE

PREV DESCRIPTION

T14414/2008

DIAGRAM DEED NO

439 SQM

EXTENT

CLEARANCE

SEDGEFIELD PLAN

DO PLAN NUMBER

4839/95

ORIGIN REASON

ORIGIN PROPERTY

GENERAL PLAN FROM

SEDGEFIELD , 1669 0

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
PRETORIUS ANLE

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	PROD	MICROFILM REF
20201114	R350000:00		8384160094889	T7250/2021	0217	20210224153482

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

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