

DEEDS OFFICE CAPE TOWN

NUMBERING ROOM

PACK NO. 6

CONVENTIONAL DEEDS EXECUTION DATE 06/02/2020

Start number	End number	Total
TR 000003492 / 2020	TR 000003503 / 2020	12
BC 000004265 / 2020	BC 000004285 / 2020	21
B 000002178 / 2020	B 000002183 / 2020	6
H	H	
PA	PA	
K	K	
VA	VA	
Total covers in pack		<u>40</u> <u>38</u>

OUTSTANDING/INCLUDED
..... T. 3574 in pack
..... T. 3491 & B. 2180 in misc pack

NUMBERED BY	
TRANSFERS	Funeka
BC's	Galida
BONDS	Miranda
DATE	
EMBOSS	Langa
PACKS	

06 FEB 2020

39

STRAUSS DALY (Western Cape) INC
Unit 13
Canal Edge One
Tyger Waterfront
Carl Cronje Drive
Bellville
7530

Prepared by me

CONVEYANCER
JOLANDA STANDER

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 600 000,00	R. 1 538,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.

DATA / CAPTIVE

12 -02- 2020

ATHI DAMOYI

T 000003492 / 2020

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~TJAART JOHANNES KRIEL~~ / SHELLEY ANN FELDMAN

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

PIERRE BENHARDUS LOUBSER
Identity Number 3504235013081
Unmarried

which said Power of Attorney was signed at CAPE TOWN on 15 October 2019

DATA / VERIFY
12 -02- 2020
WENDY MINTI

Lexis® Convey. 17.2.1.16

And the appearer declared that his/her said principal had, on 14 September 2019, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**BEFORE SUNSET PROPERTIES 101 PROPRIETARY LIMITED
REGISTRATION NUMBER 2007/004706/07**

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

ERF 839 PAARL
IN THE DRAKENSTEIN MUNICIPALITY
PAARL DIVISION
WESTERN CAPE PROVINCE

IN EXTENT 3440 (THREE THOUSAND FOUR HUNDRED AND FORTY)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 7022 /1924 with
Diagram No. A 1845/1924 relating thereto and held by Deed of Transfer
Number T21424/1979.

A. SUBJECT to the conditions referred to in Deed of Transfer dated 4
February 1896 No 543;

B.

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

PIERRE BENHARDUS LOUBSER, 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

**BEFORE SUNSET PROPERTIES 101 PROPRIETARY LIMITED
REGISTRATION NUMBER 2007/004706/07**

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 R2 600 000,00 (TWO 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 CAPE TOWN on

6 - FEB 2020

q.q.

In my presence



REGISTRAR OF DEEDS

39

STRAUSS DALY (Western Cape) INC
Unit 13
Canal Edge One
Tyger Waterfront
Carl Cronje Drive
Bellville
7530

Prepared by me

CONVEYANCER
JOLANDA STANDER

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

PIERRE BENHARDUS LOUBSER
Identity Number 3504235013081
Unmarried

do hereby nominate and appoint TJAART JOHANNES KRIEL or DIANE DAPHNE KEMP or HENDRIK GIDEON VAN ZYL VISSER or LYNDIA JEAN CHANTLER or SHELLEY ANN FELDMAN or JOLANDA STANDER or SHAMEEMAH NAIDOO-BRENNER or LISA ANN VISAGIE

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 CAPE TOWN 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:

BEFORE SUNSET PROPERTIES 101 PROPRIETARY LIMITED
REGISTRATION NUMBER 2007/004706/07

the property described as:

ERF 839 PAARL
IN THE DRAKENSTEIN MUNICIPALITY
PAARL DIVISION
WESTERN CAPE PROVINCE

IN EXTENT 3440 (THREE THOUSAND FOUR HUNDRED AND FORTY)
Square metres

HELD BY Deed of Transfer Number T21424/1979

the said property having been sold by me on 14 September 2019, to the said transferee/s for the sum of R2 600 000,00 (Two Million 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 *Cape Town* on *15 October 2019*
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

WADE FRANCOIS SKRIKER
COMMISSIONER OF OATHS

2. CANDIDATE ATTORNEY

REFERENCE NO. 9/1/8/2 BELLVILLE
DATED: 11/09/2017
UNIT 13, CANAL EDGE ONE
TYGERWATERFRONT
CARL CRONJE DRIVE, BELLVILLE


PIERRE BENHARDUS LOUBSER



Transfer Duty Declaration

TDREP**Reference Details**

Transfer Duty Reference Number: TDE0386B17

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name	LOUBSER
ID Number	3504235013081
Company / CC / Trust Reg No.	
Marital Notes if applicable	UNMARRIED
Details of Purchaser / Transferee	
Full Name	BEFORE SUNSET PROPERTIES 101 (PTY) LTD
Company / CC / Trust Reg No.	200700470607
Surname / Registered Name	BEFORE SUNSET PROPERTIES 101 (PTY) LTD
Marital Notes if applicable	
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD)	2019-09-14
Total Fair Value	R 2600000.00
Total Consideration	R 2600000.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person	R 2600000.00
Property Description	
1 ERF 839 PAARL IN THE DRAKENSTEIN MUNICIPALITY PAARL DIVISION WESTERN CAPE PROVINCE IN EXTENT 3440 (THREE THOUSAND FOUR HUNDRED AND FORTY) Square metres	

Receipt	
Receipt Details	
Transfer Duty Reference Number	TDE0386B17
Receipt No.	1200709900
Receipt Amount	R 119000.00

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.	
	
Please sign and sign over the 2 lines of X's above	
ID/140661209628558e569 0c6d772656b306971	
Date (CCYYMMDD)	20190914
For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)	

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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 DRAKENSTEIN 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 Drakenstein 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): Muriël
Erven: 839
Portion: 0
Extension: PAARL
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: PIERRE BENHARDUS LOUBSER (3504235012081)
Name and Identity/ Registration Number of all purchaser/s: BEFORE SUNSET PROPERTIES 101 PROPRIETARY LIMITED
(2007/004706/07)

This Certificate is valid until: 14/03/2020
Given under my hand at PAARL on 14/01/2020

Digitally signed by Drakenstein Municipality
Signee: Mkuseli Mtshoko
Sign date: 14/01/2020 12:58:51.710 PM
Expiration date: 14/10/2020 02:39:53 PM

MUNICIPAL MANAGER
Drakenstein Local Municipality

Date issued: 14/01/2020

Authorised Officer: Mkuseli Mtshoko

Certificate By Conveyancer:

JOLANDA STANDER (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 Drakenstein Local Municipality.

JOLANDA STANDER

Conveyancer

Date

20/01/2020

21 Digit Code (or Municipal Reference Number): Muriël

Certificate number: 11493730

4

TRACK NUMBER : 88007348399

BLACK-BOOKING ENQUIRY ON NAME - LOUBSER PIERRE BEMHARDUS
ID NUMBER - 350423
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE¹: 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 ***



TRACK NUMBER : 88887348399

PROPERTY DETAILS PRINT FOR PORTION

0
ERF NO 839
TOWNSHIP PAARL
REG DIV PAARL RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T7822/1924
EXTENT 3440 SQM
CLEARANCE PAARL MUN

NO INTERDICTIONS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
LOUBSER PIERRE BENHARDUS

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
358423

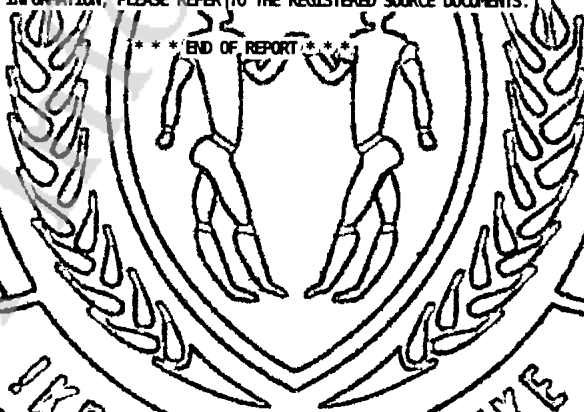
TITLE DEED
T21424/1979

MMD MICROFILM REF
6883

* 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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