

# DEEDS OFFICE: BLOEMFONTEIN REGISTRATION

DATE: 30 JUL 2015

PACK NUMBER: 5 of 8

CODE	START	END	TOTAL
T	8366	8385	20
B	4312	4313	2
BC	8064	8070	7
K			
VA			
PA	221	221	1
ANC			
BLANK DEEDS			

NUMBERS NOT ISSUED	TOTAL IN PACK: <u>30</u> DATE STAMPS: _____ CHECK: _____ EMBOSS: _____ CHECK: _____ FINAL CHECK: <u>LL</u> DATE: <u>3/8</u> CHECK: _____ DELIVERY: _____ DATE: _____ CHECK: _____ SIGNATURE: _____ DATE: _____
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DEEDS REMOVED FROM PACK/EXPEDITED/OTHER

**A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:**

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simuls with other registries / sectional titles:

Kode / Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliaser:  
Client copies of deed filed permanently in Deeds Office

Aard en nommer van akte Nature and number of deed	Kode Code	Parawe van ondersoekers Initials of examiners
	T.R.	

(c) Notas / Notes:

**B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:**

Interdikte nagesien deur Interdicts checked by.....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed).....		
	(2) Begiftigingserwe Endowment erven.....		
Datum Date .....	(3) Begiftiging Endowment .....		
	(4) Voorwaardes Conditions.....		
Interdikte nagesien deur Interdicts checked by.....	(5) Mikro Micro.....		
	(6) Algemene plan General Plan.....		
Datum Date .....	(7) Titel akte Title deed.....		
	(8) Verbande teen dorpsitel Bonds against township title .....		
	(9) Datum nagesien Date checked.....		

Kantoor instruksies / Office instructions:

Seksie / Section:

McINTYRE EN VAN DER POST

13

TEL: 051 - 505 0200

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum van indiening / Date of lodgement

INGEDIEN  
23-07-2015

LODGED

(b)

Ma Requirasie  
30/7/15

	Onssoekers / Examiners	Kamers Rooms	Skakeling / Linking	Verwerp / Reject	Passeer / Pass
1	S. FREDERICKS - C40				
2	A.M. BERGMAN C32		6 1		B
3	D.M. MASHEANE - B26				

Ged 36002 van Ef L3 Harris Smith

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:  
Aard van Akte byv.: Transport, Verband, ens.  
Nature of deed e.g.: Transfer, Bond, etc.

Transport

T 000008366 / 2015

Verw. No. / Ref. No.  
WFK 016 / Charlene

Skakeling / Linking  
6

GELYKTYDIGES / SIMULS

Kode Code	Naam van Partye / Names of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
T	SG FERREIRA // K GALAPA TRAINING		13 1	T 4557/2010 by
BC	ART 68: MALUTI-A- PHOFUNG MUNISIPALITEIT		13 2	nr 3 van die
BC	SG FERREIRA // ABSA		18 3	stel 29 JUL 2015
T	G FERREIRA // K GALAPA TRAINING		13 4	T 6150/2006
BC	G FERREIRA // ABSA		13 5	by nr. 51 van die
B	K GALAPA TRAINING // STD BANK		13 6	die stel
6				23-07-2015
7				
8				
9				
10				
11				

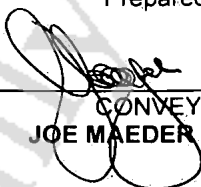
FINAL BLACK BODY

030001398076

McINTYRE &  
VAN DER POST  
**13**  
TEL: 061 - 026 0120


BALDEN VOGEL & PARTNERS INC.  
ATTORNEYS  
49 b Warden Street  
HARRISMITH  
9880  
Docex 2, Harrismith

Prepared by me,

  
CONVEYANCER  
JOE MAEDER VOGEL

SEELP  
STAMP DUTY R.....  
POOI  
FEES R. 11.60

*wop*

<b>VERBIND MORTGAGED</b>	
VIR. FOR <u>R 6 000</u> <i>ms w</i>	
<b>B</b> 000004312 / 2015	
30 JUL 2015	 REGISTRAR/REGISTRAR

**T** 000008365 / 2015

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN:

THAT **LIEZL VAN ZYL**  
appeared before me, REGISTRAR OF DEEDS at **BLOEMFONTEIN**, he/she, the  
said Appearer, being duly authorised thereto by a Power of Attorney granted to  
him/her by

**STEPHANUS GERHARDUS FERREIRA**  
Identity Number 590305 5042 08 9  
Married out of community of property

dated 31 MARCH 2015  
and signed at HARRISMITH

(DeedOfTransferConventional.rtf)

LegalSuite Software / BALDEN VOGEL & PARTNERS INC.

**DRIEKIE  
DATA  
NAGIEN**  
31 JUL 2015

**IRENE  
DATA  
OPNEEM**  
2015-07-31

*wop*

*2*

AND the said Appearer declared that his/her principal the said **STEPHANUS GERHARDUS FERREIRA** did on **9 February 2015** truly and lawfully sell and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**KGALAPA TRAINING INSTITUTION CC**  
**Registration Number 2005/160379/23**

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

PORTION 3 (OF 2) OF ERF 63 HARRISMITH, DISTRICT HARRISMITH,  
 PROVINCE FREE STATE

MEASURING: 869 (EIGHT HUNDRED AND SIXTY NINE) Square Metres

FIRST REGISTERED and still held by Certificate of Registered Title  
 T4587/2010 with Diagram SG 1727/2009 relating thereto

WHEREFORE the Appearer, renouncing all the right and title which the said **STEPHANUS GERHARDUS FERREIRA** 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 **KGALAPA TRAINING INSTITUTION CC**, 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 of the property hereby transferred to be the sum of **R3 000 000,00 (THREE MILLION 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.

MEMO

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at  
BLOEMFONTEIN on

3 0 JUL 2015

\_\_\_\_\_  
q.q. Signature of Appearer

In my presence:

\_\_\_\_\_  
Registrar of Deeds

For Information Only

8


llm



BALDEN VOGEL & PARTNERS INC.  
ATTORNEYS  
49 b Warden Street  
HARRISMITH  
9880  
Docex 2, HarriSmith

46  
1 B

Prepared by me,

  
CONVEYANCER  
JOE MAEDER VOGEL

## POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

**STEPHANUS GERHARDUS FERREIRA**  
Identity Number 590305 5042 08 9  
Married out of community of property

do hereby nominate, constitute and appoint:

**CELESTE ANNEMARIE VAN TONDER en/of ANNA MAGRIETHA FERREIRA  
en/of LIEZL VAN ZYL en/of ANEL VORSTER en/of ANRI LOTTERING**

with power of substitution, to be our lawful attorney and agent, in our name, place and stead to appear at the office of the Registrar of Deeds at BLOEMFONTEIN, and then and there as to act as our attorney and agent and to pass transfer to:

**KGALAPA TRAINING INSTITUTION CC**  
Registration Number 2005/160379/23



of the following property, namely:

PORTION 3<sup>(of 2)</sup> OF ERF 63 HARRISMITH, DISTRICT HARRISMITH,  
PROVINCE FREE STATE

MEASURING: 869 (EIGHT HUNDRED AND SIXTY NINE) Square Metres

Held by Certificate of Registered Title T4587/2010

sold to him by me by **Private Treaty** on **9 February 2015**, for the sum of

**R3 000 000.00 (THREE MILLION RAND)**


which has been duly secured; and generally for effecting the purposes aforesaid, to do whatsoever shall be requisite as fully and effectually, to all intents and purposes as I might or could do, if personally present and acting therein; hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Attorney and Agent or substitute, shall in my name lawfully do or cause to be done, by virtue of these presents.


Signed at HARRISMITH

on 31 MAART 2015

in the presence of the undersigned witnesses.

As Witnesses

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

  
\_\_\_\_\_

STEPHANUS GERHARDUS FERREIRA

For Information Only





**SARS**

*EB*

**Transfer Duty Declaration**

**TDREP**

**Reference Details**

Transfer Duty Reference Number: TDE01347E7

**Details**

**Details of Seller / Transferor / Time Share Company**

Surname / Registered Name FERREIRA  
 ID Number 5903055042089  
 Company / CC / Trust Reg No.  
 Marital Notes if applicable N/A

Full Name STEPHANUS GERHARDUS  
 Date of Birth (CCYYMMDD) 1959-03-05  
 Marital Status M.O.C.OF PROPERTY  
 Spouse Initials

**Details of Purchaser / Transferee**

Full Name KGALAPA TRAINING INSTITUTION  
 Company / CC / Trust Reg No. 200516037923

Surname / Registered Name KGALAPA TRAINING INSTITUTION  
 Marital Notes if applicable

**Details of the Property**

Date of Transaction/Acquisition (CCYYMMDD) 2015-02-09  
 Total Fair Value R 3000000.00

Total Consideration R 3000000.00

**Calculation of Duty and Penalty / Interest**

Transfer Duty Payable on Natural Person R 3000000.00

**Property Description**

1 PORTION 3 OF ERF 63 HARRISMITH, DISTRICT HARRISMITH, PROVINCE FREE STATE, MEASURING 869 SQUARE METRES

**Receipt**

**Receipt Details**

Transfer Duty Reference Number TDE01347E7  
 Receipt Amount R 157000.00

Receipt No. 1200287308

**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 'X's above

bc893c0637932093acd166  
 677bb9841a380c1688

Date: (CCYYMMDD)

20150710

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



31 B

I, the undersigned, LIEZL VAN ZYL, Conveyancer, hereby certify that the correct property description is:

Portion 3 (of 2) of Erf 63 Harrismith, district Harrismith, province Free State

CONVEYANCER

LIEZL VAN ZYL

For Information Only



# MALUTI-A-PHOFUNG MUNICIPALITY MASEPALA wa MALUTI-A-PHOFUNG

Gen B

012841

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 MALUTI A PHOFUNG 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 Maluti A Phofung 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 200)

21 Digit Code (or Municipal Reference Number): F01S00020000006300003

Erven: 63

Portion: PIN 3

Extension: .....

Zoning: RESIDENTIAL

Registration division/ Administrative District: HARRISMITH

Suburb: .....

Town: HARRISMITH

Sectional Title unit number: .....

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

Real right: .....

Scheme registration number: .....

Registered owner: SG & S FERREIRA

Name and Identity/ Registration number of all purchaser/s: KALAPA TRAINING INSTITUTION CC  
Reg no! 2005/160379/23

This certificate is valid until: 31-AUGUST-2015 Date Issued: 17-07-15

Given under my hand at: PHUTHADITJHABA, on 17-JULY-2015 Authorised Official: [Signature]

[Signature]

MUNICIPAL MANAGER  
Maluti A Phofung Municipality

I hereby certify that this certificate covers the property as set out in Deed as Portion 3 (of 2) of erf 63 Harrismith.

WORK TO SERVE LIEZL VANZYL  
CONVEYANCER Hooglandpers 68912

TRACK NUMBER : 30001398076

BLACK-BOOKING ENQUIRY ON NAME - FERREIRA STEPHANUS GERHARDUS  
ID NUMBER - 5903055042089  
BIRTH DATE - 19590305  
MARITAL STATUS - MARRIED OUT  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDLCTS

NOTED ON-SCAN/MICRO REF

FERREIRA STEPHANUS GERHARDUS	5903055042089	H381/1989	0
	5903055042089	H336/1989	0
	5903055042089	VA234/2012-T4587/2010	20120220 20120314110655
FERREIRA STEPHANUS GERHARDUS		I-6340/1989R-891207	0
		I-6611/1990R-4026/89-891207	0

\*\* 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 E: /XARRA /IKHE

Q B

TRACK NUMBER : 38861398876

PROPERTY DETAILS PRINT FOR PORTION 3  
OF PORTION 2  
ERF NO 63  
TOWNSHIP HARRISMITH  
REG DIV HARRISMITH RD

PROVINCE FREESTATE  
PREV DESCRIPTION  
DIAGRAM DEED NO T4587/2010  
EXTENT 869 SQM  
CLEARANCE MALUTI A PHORING LOCAL MUNICIPALITY  
SG PLAN NUMBER LGL727/2009

NO INTERDICTS

DOCUMENTS  
E1071/2012  
VA234/2012

*68/2*  
*Judge*

HOLDER & SHARE  
ABSA BANK LTD  
T4587/2010

AMOUNT  
R1000000.00

O/P/A SCAN/MICRO REF  
20120314110427  
20120314110655

MDD  
0220  
0220

OWNER DETAILS

FULL NAME & SHARE  
FERREIRA STEPHANUS GERHARDUS

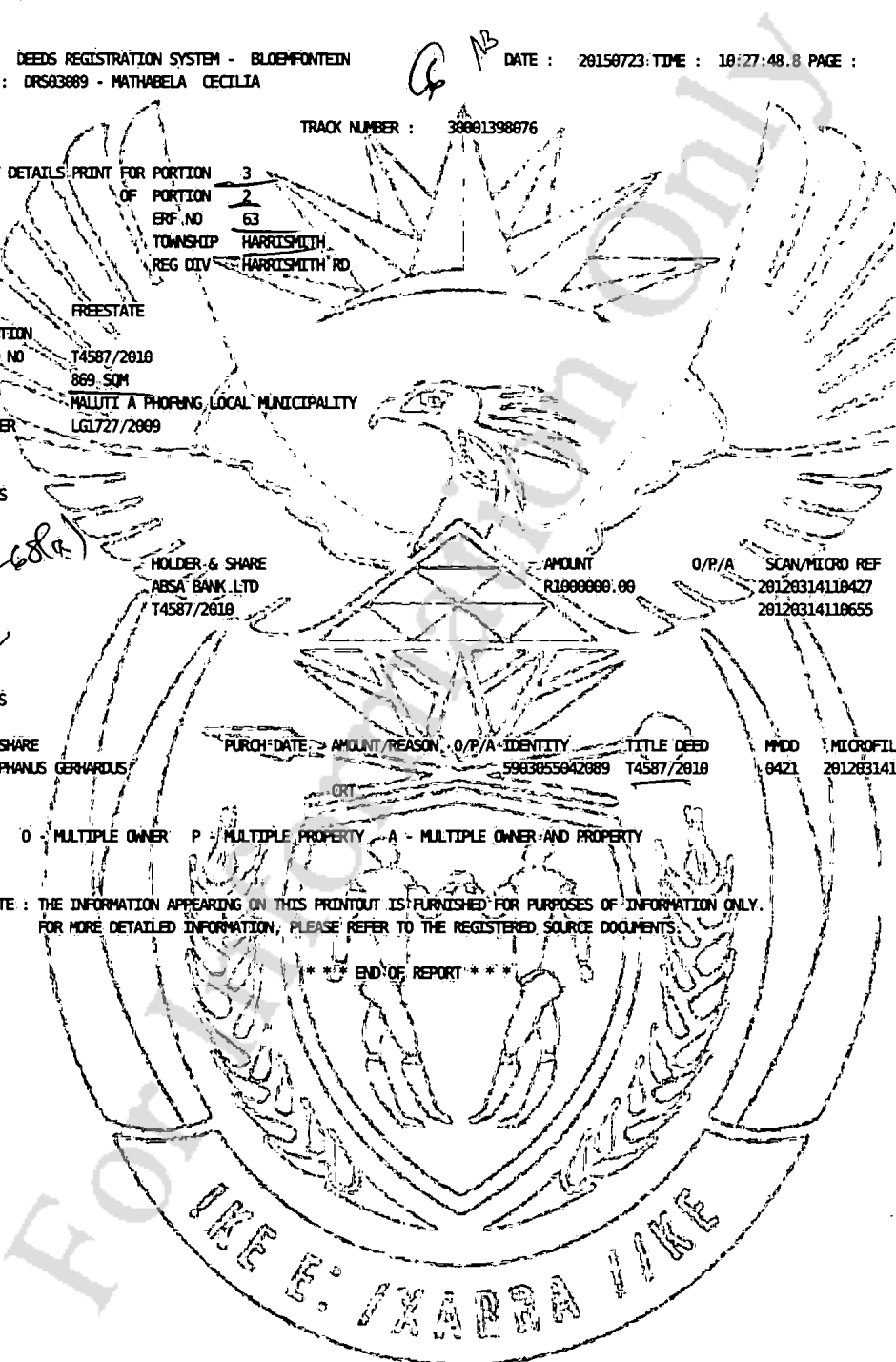
PURCH DATE > AMOUNT/REASON O/P/A IDENTITY TITLE DEED  
5963855042089 T4587/2010  
ORT

MDD MICROFILM REF  
0421 20120314110558

\* O/P/A : O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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\*\*\* END OF REPORT \*\*\*



REP. OF S. AFRICA