

**THE FINANCIAL INTELLIGENCE CENTRE ACT (ACT NO 38 OF 2001)
RECORD OF PRESCRIBED CLIENT PARTICULARS
(NATURAL PERSON: SOUTH AFRICAN CITIZEN)
SELLER**

1. Full Names Estate late C.W.P. ROSE
2. Date of Birth 07/06/1951
3. Identity Number 5104075029082 Copy: Yes No
4. If no Identity Number available:
 - 4.1 Reason for unavailability _____
 - 4.2 Passport number _____ Copy: Yes No
 - 4.3 or Drivers License _____ Copy: Yes No
5. Income Tax Number 2667628180
6. Manner of Verification of Income Tax Number EXECUTOR
7. Residential Address 1 Kingsmead Way, Kingsmead, Durban, 4000
8. Postal Address Private Bag 54319, Durban, 4000
9. Telephone Numbers: (H) 031-4020429 (B) _____
10. Cell phone Number _____
11. Email Address (No.ivan@standardbank.co.za)
12. If VAT Vendor – VAT Registration Number _____
13. Is this transaction subject to CGT _____
14. How is the property used: Primary Residence: Let as residence: _____
Business: _____ Used for other (please state) _____
15. Is the property an enterprise asset for VAT purposes _____
16. Banking details Standard, 05143801
17. Marital Status: ANC _____ COP _____ OTHER
18. Spouses full names and ID number _____
18. Electrical Certificate () Seller () Agent
19. Pest Certificate () Seller () Agent
20. Gas Certificate () Seller () Agent
21. Alien Plant Certificate () Seller () Agent
22. Harcourts Hilton VAT Registration No.: 4150175059
23. Selling Agent Identity Number _____
24. Selling Agent Income Tax Number _____

I DECLARE THESE PARTICULARS TO BE CORRECT

ESTATE OF THE LATE
NOMINEE OF THE STANDARD BANK OF SOUTH AFRICA LIMITED
EXECUTOR TESTAMENTARY DATIVE ADMINISTRATOR

Date 5/9/23 EXECUTOR Clients signature _____
 Name of employee who assisted in obtaining and verifying information _____
 Full names Barbara Elizabeth Kogers Signature [Signature]
 Compliance Officer's Ratification of Schedule and annexures
 Name of Compliance Officer: DEBBIE MANONIKU
 Date 29/11/2023 Signature [Signature]


SADD SOUTH AFRICA
ZA

DRIVING LICENCE
CARTÃO DE CONDUÇÃO

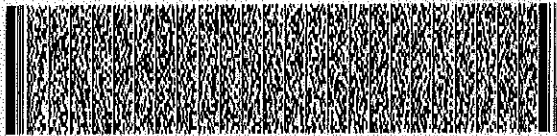
LJ ROSE



















ID No: **02/5406280140082** FEMALE
 Birth: **28/08/1958 ZA** Restriction: **1**
 Licence Number: **20380000283** No. **1**
 Valid: **28/07/2018 - 23/07/2024**
 Issued: **ZA**


Code: **EB**
 Vehicle restriction: **0**
 First issue: **18/11/1998**



[Signature]



DRIVER RESTRICTIONS	R/D/P CATEGORIES	VEHICLE RESTRICTIONS
0 None 1 Glasses / contact lenses 2 Artificial limb	0 Passenger 1 Goods 2 Dangerous goods	0 None 1 Automatic transmission 2 Electrically powered 3 Electrically assisted 4 Max < 18000 kg GVW permitted
A  A1  A2 	A1  A2  A3 	
B  C1 	B  C1  C2 	
C 	C  C3 	
EB  EC 	EB  EC 	





REPUBLIC OF SOUTH AFRICA

**EKSEKUTEURSBRIEF
LETTERS OF EXECUTORSHIP**
(Artikel 13 en 14 van die Boedelwet, No 66 van 1965)
(Section 13 and 14 of the Administration of Estates Act, No 66 of 1965)

Estate No: **006652/2022**

**HIERBY WORD GESERTIFISEER dat
THIS IS TO CERTIFY that**

WINNIE NOMPUMELELO ALEXANDER - 8703020447083 (ID) - AS NOMINEE OF: STANDARD TRUST LIMITED

Certified a true copy of the original

behoorlik aangestel is as
has/have been duly appointed

**EKSEKUTEUR/EKSEKUTRISE
EXECUTOR/EXECUTRIX**

en as sodanig gemagtig is om die Boedel van wyle
and is/are hereby authorised as such to liquidate and distribute the Estate of the late

17/11/22

CHRISTOPHER WILLIAM PETER ROSE

Identiteits No:
Identity No: **5106075029082**

wie op
who died on: **25 MAY 2022**

oorlede is, te bereeder en verdeel.

Asst. Meester van die Hooggeregshof
Asst. Master of the High Court : **PIETERMARITZBURG**

Aandag word gevestig op die bepalings van artikel 102.
Attention is directed to the provisions of section 102.

MASTER OF THE KWAZULU
NATAL HIGH COURT
PRIVATE BAG / PRIVAATSAK X9010

25 OCT 2022

PIETERMARITZBURG 3200
MEESTER VAN DIE KWAZULU
NATAL HOOGGEREGSHOF (67)



Villa Valencia Body Corporate

ADDRESS

Reg No: 158/1991

P O Box 13

Email: michelle@infinitepropertymanagement.co.za

Kloof

Contact No.: 0861708090

3610

L ROSE
 2 Villa Valencia,
 10 Silverfern Place,
 Ferncliffe,
 Pietermaritzburg,
 3210

Door No 2
 Reference: LRO001-D2
 Tel: 27836297797
 Email: cwprose@telkomsa.net

STATEMENT

DATE
 2023-09-01

Date	Source	Description	Debit	Credit	Cumulative
2023-08-01		Balance b/f	0	3054.70	-3 054.70
2023-08-01	Invoice INV00290 (Line 1)	Levies	2105.00	0	-949.70
2023-08-01	Invoice INV00290 (Line 2)	CSOS Levies	32.10	0	-917.60
2023-08-01	Invoice INV00290 (Line 3)	Water (2023-06-20 to 2023-07-18) - Previous: 2821, Current: 2831 - Usage: 10	440.60	0	-477.00
2023-08-01	Invoice INV00290 (Line 4)	Reserve Fund	477.00	0	0.00
2023-09-01	Invoice INV00310 (Line 1)	Levies	2105.00	0	2 105.00
2023-09-01	Invoice INV00310 (Line 2)	CSOS Levies	32.10	0	2 137.10
2023-09-01	Invoice INV00310 (Line 3)	Water (2023-07-18 to 2023-08-16) - Previous: 2831, Current: 2830 - Usage: -1	0	48.47	2 088.63
2023-09-01	Invoice INV00310 (Line 4)	Reserve Fund	477.00	0	2 565.63

120+ days	90+ days	60+ days	30+ days	Current	
	0.00	0.00	0.00	0.00	2 565.63

BANKING DETAILS

Bank Name: STANDARD BANK
 Account Number: 031826423
 Branch Code: 051001

Reference: LRO001-D2
 Account Holder: VILLA VALENCIA
 Account Type: CURRENT
 Branch Name: PINETOWN

Total Due
R 2 565.63



**Msunduzi Municipality
TAX INVOICE**

261 Pietermaritzburg, 3200
(033) - 392 3000 Fax: (033) - 392 2517

VAT REGISTRATION NO : 4600107835

ACCOUNT NO. 02140853	ACCOUNT DATE 15.09.2023	ENQUIRIES - CALL CENTER 087 655 5778
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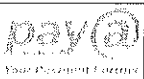



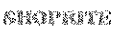
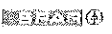


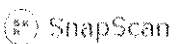

Mr. CWP ROSE
2 VILLA VALENCIA
588 TOWN BUSH ROAD
PIETERMARITZBURG
3201

VAT REGISTRATION		TAX INVOICE NUMBER 3000688347	
DEPOSIT			
CASH	1,000.00	GUARANTEE	0.00
VALUATION			
MARKET VALUE	2,800,000.00	IMPERMISSIBLE VALUE	15,000.00
		RATEABLE VALUE	2,785,000.00
AREA	303 m2	ASSESSMENT RATES	43,470.00

BUILDING	
ADDRESS	UNIT 2, VILLA VALENCIA
LOCATION	PMB - PIETERMARITZBURG
DESCRIPTION	PMB/3005/199 - UNIT 2

DATE	DETAILS	TARIFF	CHARGE	VAT	AMOUNT
15.08.2023	BALANCE BROUGHT FORWARD				9,121.37
	PAYMENTS:				
29.08.2023	PAYMENT - THANK YOU				3,521.13-
14.09.2023	PAYMENT - THANK YOU				5,300.00-
	ASSESSMENT RATES:				
15.09.2023	RATES RESIDENTIAL	0.01610000	3,736.54		3,736.54
15.09.2023	BASIC REBATE RESIDENTIAL	0.01610000-	114.04-		114.04-
	ELECTRICITY:				
15.09.2023	DOMESTIC 1 PHASE - KWH-A1 READDT = 20230907 ESTIMATE CURR = 14,653,037 PREV = 14,311,018 CONS = 342,018 METER 461095				
15.09.2023	342.018 KWH - DOMESTIC 1 PHASE - KWH-A1	1.62660000	556.33	83.45	639.78
15.09.2023	DOMESTIC BASIC - A1	44.44000000	44.44	6.67	51.11
15.09.2023	DOMESTIC 1 PH. AMPS- A1 60A	16.46000000	987.60	148.14	1,135.74
	REFUSE:				
15.09.2023	REFUSE DOMESTIC	131.40000000	131.40	19.71	151.11

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INS. PLAN	VAT TOTAL	TOTAL DUE
0.00	0.00	300.24	5,600.24	0.00	257.97	5,900.48

 0208	 02140853		
			
 >>>>>>9 184 5 02 140 853 6			
			
	<table border="1" style="width:100%"> <tr> <td>TOTAL OUTSTANDING 5,900.48</td> <td>FINAL DATE FOR PAYMENT 15.10.2023</td> </tr> </table> <p align="center">11352 0214 0853 </p> <p align="center">    </p> <p align="center">    </p> <p align="center">    </p>	TOTAL OUTSTANDING 5,900.48	FINAL DATE FOR PAYMENT 15.10.2023
TOTAL OUTSTANDING 5,900.48	FINAL DATE FOR PAYMENT 15.10.2023		



RESERVE PRICE INSTRUCTION

Lindsay Jean Rose (The Seller), Beneficiary

having entered into a Sole Mandate and Auction Agreement for

2 Villa Valencia PMBurg (The Property)

Harcourts Auctions (The Agent / Auctioneer)

Instruct that:

- 1. Notwithstanding Clause 2 of the Sole Mandate Agreement in favour of The Agent over The Property, the Gross Auction Reserve and Selling Price be set at

R 2 700 000 (Two million seven hundred thousand) which includes the Agents Commission as agreed in Clause 4 of the Sole Mandate Agreement.

- 2. I mandate the Agent / Auctioneer to place Seller / Vendor Auction bids for me as deemed necessary by The Agent / Auctioneer up to a maximum gross amount as stated in 1 above (up to, but not exceeding the reserve price)

This instruction supersedes any previous instructions given relating to the marketing and sale of The Property.

DATED at Hulbar on this 23 day of September 2023.

[Signature]
Seller/Duly Authorised

[Signature]
The Agent