

A. FOR CONVEYANCER'S USE:

(a) Simuls with other registries/sectional titles:

| Code | Firm | Property | Office |
|------|------|----------|--------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

(b) Client copies of deeds filed permanently in Deeds Registry:

| Nature and number of deed | Code | Initials of examiners and date |
|---------------------------|------|--------------------------------|
| | JKT. | |

(c) Notes:

B. FOR DEEDS OFFICE USE:

| | Remarks | Initials and date |
|---|---|-------------------|
| Interdicts checked by..... Signature:..... Date:..... | (1) Township (proclaimed)..... Proclamation No:..... Date:..... | |
| Main file checked | (2) Endowment even:..... | |
| Section 25 right:..... | (3) Endowment:..... | |
| Restrictive conditions:..... Signature:..... Date:..... | (4) Restrictive conditions:..... | |
| GPA:.....checked | (5) Microfilm reference:..... | |
| Signature:..... Date:..... | (6) General Plan:..... | |
| | (7) Title Deed:..... | |
| | (8) Bonds against township title:..... | |
| | (9) Date checked:..... | |

Office Instructions:

Section:

**TOMLINSON
MNGUNI
JAMES
36
ACC NO.:
PMB 036
PHONE
033 341 9100**

(CONVENTIONAL) SECTIONAL / DDA / ULUNDI / UMZIMKHULU

A. FOR DEEDS OFFICE USE:

(a) Date of lodgement

LODGED
2019-06-14
Office of the Registrar of Deeds:
Pietermaritzburg

Linking
3 1

(b)

EXECUTE 2019-07-05
BY: _____

R.C.C. valid until 14/07/2019

| | Room | Reject | Pass |
|---|--------------|------------|-------------------------------------|
| 1 | M ZWEZWE 433 | | <input checked="" type="checkbox"/> |
| 2 | M CHIYA 528 | | <input checked="" type="checkbox"/> |
| 3 | | 2019-06-28 | |

B(a) FOR CONVEYANCER'S USE:
Nature of deed e.g.: Transfer, Bond, etc.

Transfer

19 18325

Reference No: 464022018/54

Veti Investments (Pty) Ltd / Urban Lime (SA) (Pty) Ltd

SIMULS

| Code | Name of Parties | Firm No. | No. in batch | Titles etc. within |
|------|-----------------|----------|--------------|--------------------|
| 1 | DT TMJ | 36 | 1 | Deft Deed |
| 2 | BC TMJ | 36 | 2 | PA |
| 3 | MB Venn | 43 | 3 | Jkt |
| 4 | | | | BLACKBOOKING |
| 5 | | | | INPUT |
| 6 | | | | CHECK |
| 7 | | | | FOFINASAMY NO2 |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |

Brief description of property (only para. 1 in Deed)
GIF 912 C 913 DURBAN

Registration requested by: *[Signature]* Date: 2019-06-28



Tomlinson Mnguni James
Attorneys, Notaries & Conveyancers
Suite 201 Ridge 6
20 Ncondo Place
Umhlanga Rocks
4320

Prepared by me

CONVEYANCER
NATALIE JANE LUCK

| | |
|------------|------------|
| Stamp duty | R 3 831,00 |
| Reg | |
| Conv | |
| SAI No | |

| | |
|--------------------|------------|
| VETID | 2019-06-28 |
| REGISTRATION | |
| R 20 000 000-00 | |
| B 000009119 / 2019 | |
| 2019-06-28 | |

2019-06-28

| |
|----------|
| 19 18325 |
|----------|

3

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SAMEERA MUSLIM

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

VETI INVESTMENTS PROPRIETARY LIMITED
Registration Number 1996/005672/07

which said Power of Attorney was signed at DURBAN on 28TH JANUARY 2019

And the appearer declared that his/her said principal had, on 16 August 2018, 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:

URBAN LIME PROPERTIES (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2006/023754/07

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

1. ERF 912 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 1045 (ONE THOUSAND AND FORTY FIVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 889/1896 with Diagram annexed thereto and held by Deed of Transfer Number T23994/1996

THIS PROPERTY IS TRANSFERRED:

- (a) SUBJECT to all the terms and conditions of the original Government Grant Number 1737 in so far as they may be now in force and applicable.
- (b) SUBJECT to the following special conditions as created in Deed of Transfer Number T889/1896:

- 1) That a building shall be erected thereon within two years from the date of sale (viz 17th December 1892) of the value of at least R300,00 and that rates shall be levied accordingly on the added value in the third and each succeeding year whether the building is erected or not.

- 2) That there shall be no building other than outbuildings erected facing the lane.

- (c) SUBJECT to the condition that the property shall not be transferred, leased, mortgaged or otherwise dealt with separately from Lot 913 Durban in favour of the Central Transitional Metropolitan Substructure Council as created in Notarial Deed in Restraint of free alienation Number K914/1996.

2. ERF 913 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 1045 (ONE THOUSAND AND FORTY FIVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 207/1894 with Diagram annexed thereto and held by Deed of Transfer Number T23994/1996

THIS PROPERTY IS TRANSFERRED:

- (d) SUBJECT to all the terms and conditions, in so far as now applicable, contained in the original Government Grant Number 1737
- (e) SUBJECT to the following special conditions as created in Deed of Transfer Number T207/1894:

- 1) That a building shall be erected thereon within two years from the date of sale (viz 17th December 1892) of the value of at least £150 (R300,00) and that rates shall be levied accordingly on the added value in the third and each succeeding year whether the building is erected or not.
 - 2) That there shall be no building other than outbuildings erected facing the lane.
- (f) SUBJECT to the condition that the property shall not be transferred, leased, mortgaged or otherwise dealt with separately from Lot 912 Durban in favour of the Central Transitional Metropolitan Substructure Council as created in Notarial Deed in Restraint of free alienation Number K914/1996.

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

VETI INVESTMENTS PROPRIETARY LIMITED
Registration Number 1996/005672/07

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

URBAN LIME PROPERTIES (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2006/023754/07

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 R19 050 000,00 (NINETEEN MILLION FIFTY THOUSAND RAND) excluding VAT in the sum of R0,00 (NIL RAND), total consideration paid by the transferee to the transferor being the amount of R19 050 000,00 (NINETEEN MILLION 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 PIETERMARITZBURG on **2019-06-28**

In my presence


REGISTRAR OF DEEDS



q.q.

Tomlinson Mnguni James
Attorneys, Notaries & Conveyancers
Suite 201 Ridge 6
20 Ncondo Place
Umhlanga Rocks
4320

Prepared by me



CONVEYANCER
NATALIE JANE LUCK

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

DAVID KIM LABUSCHAGNE
duly authorised hereto by a resolution of the Directors of
VETI INVESTMENTS PROPRIETARY LIMITED
Registration Number 1996/005672/07

do hereby nominate and appoint HAYLEY CANDICE PILLAY and/or LEANDA JANE OSBORNE and/or NATALIE JANE LUCK and/or RAKSHA MAHABEER and/or TYRONE HILTON TATHAM and/or WILLIAM OLIVER NEVILLE JAMES and/or and/or NICHOLAS GUY ROBERTS and/or RADHAKRISHAN PADAYACHEE and/or SAMEERA MUSLIM

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 PIETERMARITZBURG 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:

URBAN LIME PROPERTIES (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2006/023754/07

the property described as:

1. ERF 912 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 1045 (ONE THOUSAND AND FORTY FIVE) Square metres

HELD BY Deed of Transfer Number T23994/1996
2. ERF 913 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 1045 (ONE THOUSAND AND FORTY FIVE) Square metres

HELD BY Deed of Transfer Number T23994/1996

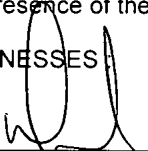
the said property having been sold by me on 16 August 2018, to the said transferee/s for the sum of R19 050 000,00 (Nineteen Million Fifty Thousand Rand) excluding VAT in the sum of R0,00 (NIL RAND), total consideration paid by the transferee to the transferor being the amount of R19 050 000,00 (NINETEEN MILLION FIFTY 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 DURBAN on 28 JANUARY 2019

in the presence of the undersigned witnesses.

AS WITNESSES:

1. 

NATALIE JANE LUCK
PRACTISING ATTORNEY / COMMISSIONER OF OATHS
TOMLINSON MINGUNL JAMES ATTORNEYS
2. _____
2nd FLOOR, SUITE 201, RIDGE 6
20 NCONDO PLACE, UMHLANGA ROCKS, 4320
REPUBLIC OF SOUTH AFRICA



On behalf of VET INVESTMENTS
PROPRIETARY LIMITED



②
M2



Transfer Duty

TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE0302DB3

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name VETI INVESTMENTS PROPRIETARY LIMITED
Company / CC / Trust Reg No. 199600567207

Full Name VETI INVESTMENTS PROPRIETARY LIMITED
Marital Status

Details of Purchaser / Transferee

Full Name URBAN LIME PROPERTIES (SOUTH AFRICA) PROPRIETA
Company / CC / Trust Reg No. 200602375407

Surname / Registered Name IMITED
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2018-08-16
Total Fair Value R 19050000.00

Total Consideration R 19050000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 0.00

Property Description

| | |
|---|--|
| 1 | ERF 912 DURBAN REGISTRATION DIVISION FU PROVINCE OF KWAZULU-NATAL IN EXTENT 1045 (ONE THOUSAND AND FORTY FIVE) Square metres |
| 2 | ERF 913 DURBAN REGISTRATION DIVISION FU PROVINCE OF KWAZULU-NATAL IN EXTENT 1045 (ONE THOUSAND AND FORTY FIVE) Square metres |

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No. TDE0302DB3

Exempt in terms of Section 9 of the Transfer Duty Act Other

Exemptions allowed by another Act Section 9(15)

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.

XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX

NATALIE JANE LUCK
 Please ensure you sign over the 2 lines of 'X' s above

Date (CCYYMMDD) 20190205

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

3
7.2



**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 eThekweni 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 eThekweni Municipality in connection with the under mentioned 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.

The following sums remains as a charge on the property by virtue of Sec 118(3) of the Local Government Municipal Systems Act No. 32 of 2000:

DESCRIPTION OF PROPERTY

21 Digit Code (or Municipal Reference Number) : N0FU00850000091300000

Erven : 912/913

Portion : 0

Extension : DURBAN

Zoning : Not available

Registration division / Administrative District : FU

Suburb : WINDERMERE

Town : DURBAN

Sectional Title unit number : Not applicable

Exclusive use area number as referred to on the registered plan : Not applicable

Real right : Not applicable

Scheme registration number : Not applicable

Sectional Title Scheme Name : Not applicable

Registered Owner/ Seller : VETI INVESTMENTS PROPRIETARY LIMITED / 1996/005672/07

Name and Identity/ Registration number of all purchaser/s : URBAN LIME PROPERTIES (SOUTH AFRICA) PROPRIETARY LIMITED / 2006/023754/07

This Certificate is valid until : 2019/07/13

Given under my hand at Durban, on 2019/05/14



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 eThekweni Municipality

MUNICIPAL MANAGER
eThekweni Municipality

Date Issued : 2019/05/14

Authorized Official : Luyanda Majola

For Information Only

④
m.z

TRACK NUMBER : 48003903708

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 912
TOWNSHIP DURBAN
REG DIV FU

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO T889/896
EXTENT 1045 SQM
CLEARANCE ETHERINGTON

NO INTERDICTS

DOCUMENTS
B25684/1996
K914/1996S
DURBAN, 912

Cond
Cond (c)

HOLDER & SHARE
ABSA BANK LTD

AMOUNT
3116000.00

O/P/A
P

SCAN/MICRO-REF
1996 0697 0757
1996 0697 0758
1993 0050 0269

MDD
0827
0827

OWNER DETAILS

FULL NAME & SHARE
VETI INV PTY LTD

PURCH DATE
19960611

AMOUNT/REASON
R2100000.00

O/P/A IDENTITY
96/05672/07

TITLE DEED
T23994/1996

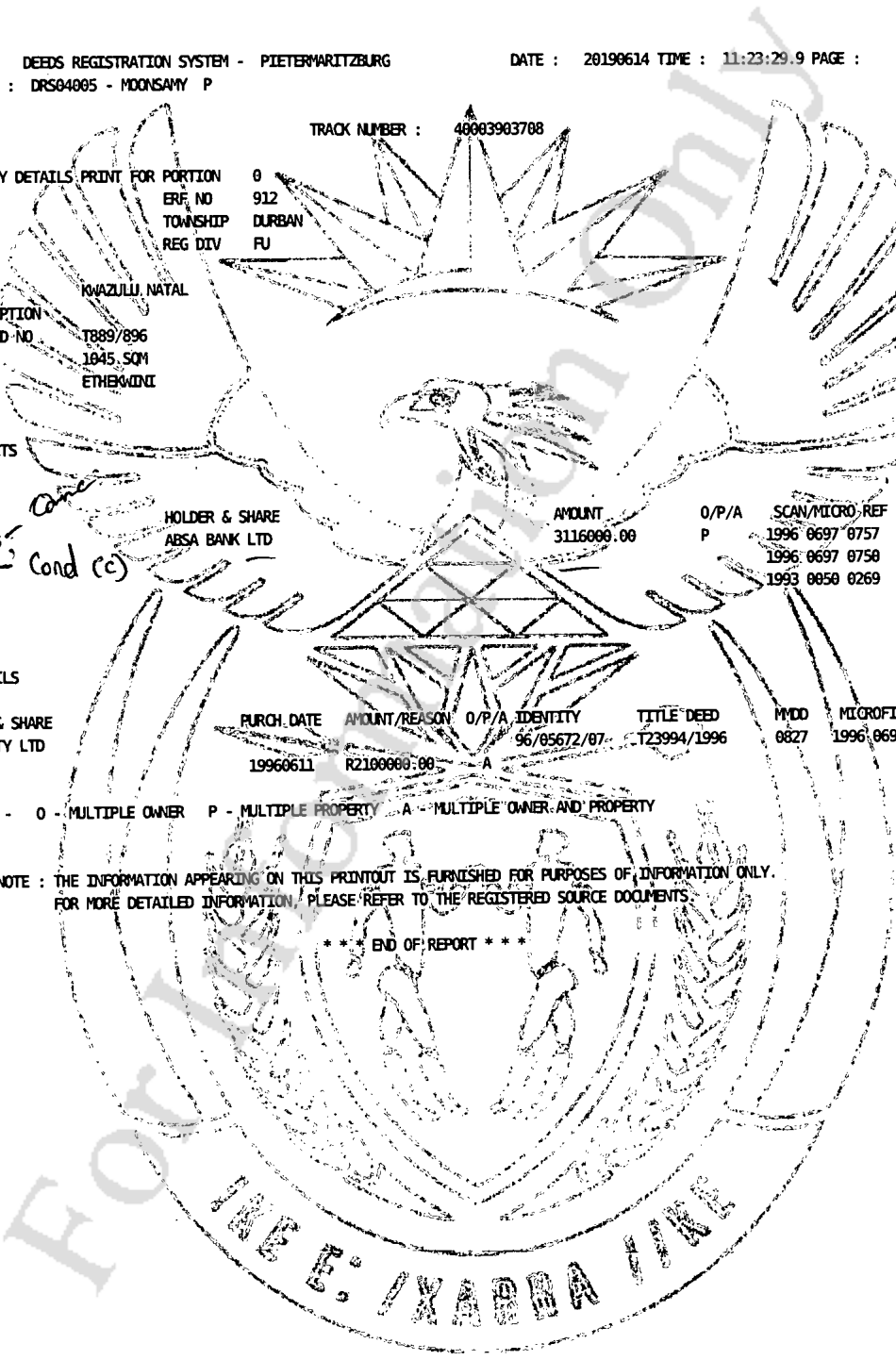
MDD
0827

MICROFILM REF
1996 0697 0735

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

** 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 ***



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TRACK NUMBER : 48083903788

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 913
TOWNSHIP DURBAN
REG DIV FU

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO T287/894
EXTENT 1845 SQM
CLEARANCE ETHERINGTON

NO INTERDICTS

| DOCUMENTS | HOLDER & SHARE | AMOUNT | O/P/A | SCAN/MICRO-REF | MDD |
|-------------|----------------|------------|-------|----------------|------|
| B25684/1996 | ABSA BANK LTD | 3116880.00 | P | 1996 0697 0757 | 0827 |
| K914/1996S | | | | 1996 0697 0750 | 0827 |
| DURBAN, 913 | | | | 1993 0050 0271 | |

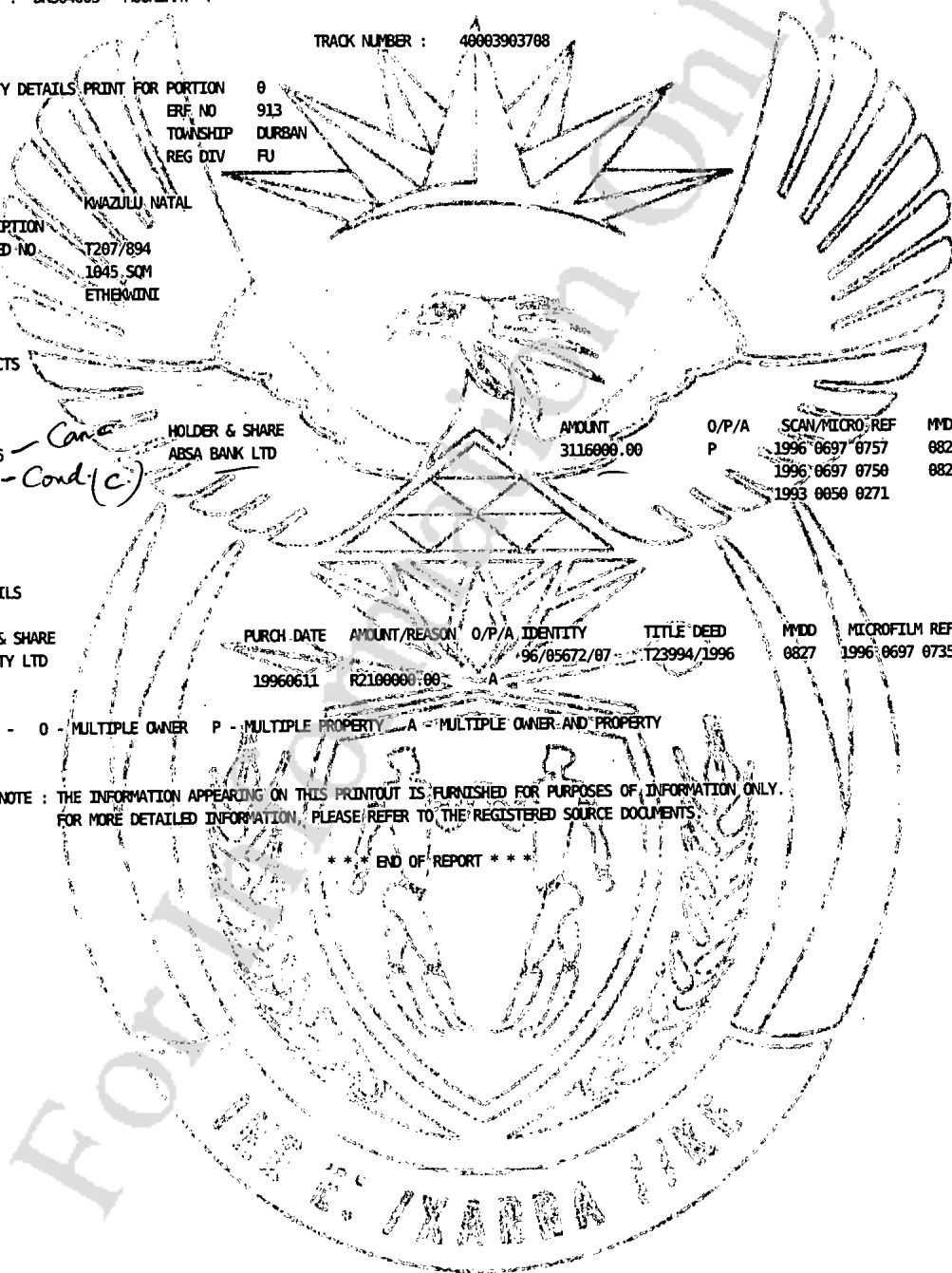
OWNER DETAILS

| FULL NAME & SHARE | PURCH DATE | AMOUNT/REASON | O/P/A | IDENTITY | TITLE DEED | MDD | MICROFILM REF |
|-------------------|------------|---------------|-------|----------|-------------|------|----------------|
| VETI INV PTY LTD | 19960611 | R2186880.00 | - | A | 96/05672/07 | 0827 | 1996 0697 0735 |

* 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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M-2

TRACK NUMBER : 40003903708

BLACK-BOOKING ENQUIRY ON NAME - VETI INV PTY LTD
ID NUMBER - 96/05672/07
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTIONS

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*** END OF REPORT ***

