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Prepared by me:

[Handwritten Signature]

Conveyancer
Shalendran Dhanapal Naidoo
 (LPCM Number: 66487)

VERBIND		MORTGAGED	
VIR	FOR R	2 400 000,00	
B	8430	22	
2022 -05- 3 0		<i>[Signature]</i>	
REGISTRAR			

2022 -05- 3 0

T	22 17959
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

NOSIPO NOMAHLUBI MGOJO

THAT:
 appeared before me, Registrar of Deeds, for the Province of Kwa-Zulu Natal,
 at Pietermaritzburg, he, the said Appearer, being duly authorized thereto by
 a Power of Attorney dated the 10th December 2021 and signed at Durban,
 Province of Kwa-Zulu Natal granted to him by:-

FAIR DEAL SELECT CC
Registration Number: 2006/096240/23

2.

AND THE SAID APPEARER DECLARED THAT the said Principal had on the 7th June 2021 truly and legally sold by Private Treaty and that the Appearer in his capacity aforesaid did, by these presents, cede and transfer to and on behalf of :-

TEMEG DISTRIBUTORS CC
Registration Number: 2010/170465/23

its Successors in Title, Administrators or Assigns in full and free property the following:-

ERF 990 QUEENSBURGH
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU NATAL
IN EXTENT 1351 (ONE THOUSAND THREE HUNDRED
AND FIFTY ONE) SQUARE METRES

First transferred by Deed of Transfer No. **T4531/1944** with diagram annexed thereto and held by Deed of Transfer No. **T17092/2008**.

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the conditions of the original Government Grant No. 823/1847, in so far as applicable.
- B. Subject to the sewer and drain 1,83 metres wide lettered A B E F on the diagram in favour of :-
 - (a) Sub 3 of Sub 7 aforesaid, as created in Deed of Transfer No. T7187/1943 dated the 29th November 1943.
 - (b) Remainder of Sub 7 aforesaid, as created in said Deed of Transfer No. T4531/1944.

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- C. With the use of the Sewer and Drain Servitude 1,83 metres wide as shown on General Plan 93 x 41R over the Remainder of said Sub 7, as created in said Deed of Transfer No. T4531/1944.
- D. With the use of the Road Servitudes lettered D D² D³ and C D¹⁴ D¹⁵ on General Plan No. 93 x 41R over the Remainder of said Sub 7, as created in said Deed of Transfer No. T4531/1944.
- E. Subject to the following special conditions imposed at the instance of the Administrator of Natal, in terms of Ordinance 10/1934 as created in Notarial Deed of Servitude No. 256/1943S dated 13th of October 1943, viz:

“ The Subdivision shall not be further subdivided without the consent of the Administrator “

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

FAIR DEAL SELECT CC
As aforesaid

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 :

TEMEG DISTRIBUTORS CC
As aforesaid

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its Successors in Title, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights and finally acknowledging the purchase price of the said property to be the sum of the **R3 000 000,00 (THREE MILLION RAND)**.

IN WITNESS WHEREOF, I, the said Registrar, together with the said 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 2022-05-30

q.q.

In my presence


REGISTRAR OF DEEDS

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