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YUSUF CASSIM & ASSOCIATES
2 Dorset Court
450 Lilian Ngoyi (Windermere) Road
Morningside

Prepared by me,

CONVEYANCER
YUSUF CASSIM
(69137)

FEES	
Stamp Duty.....	4001
Reg.....	R1900-00
Waiver.....	
O/M Bond.....	

VERBIND		MORTGAGED	
VR		R 1 920 000-00	
22 17448			
2022 -10- 03		REGISTRAR/REGISTRAR	

2022 -10- 03

T 35001 22

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **MARCO MAURO MILANESI WHALLEY**
LPCM NUMBER 76421

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

FARHAD HOOMER
Identity Number 761118 5236 08 7
Unmarried

dated 17 August 2021
and signed at DURBAN

YUSUF CASSIM & ASSOCIATES



AND the said Appearer declared that his/her principal had on **16 August 2021** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

SAFEEYA OSMAN FAMILY TRUST
Registration Number IT110/2021(D)

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

1. PORTION 24 OF ERF 903 BRICKFIELD
 REGISTRATION DIVISION FT
 PROVINCE OF KWAZULU-NATAL
 IN EXTENT: 988 (NINE HUNDRED AND EIGHTY EIGHT) Square Metres

First transferred by Deed of Transfer Number T2597/1940 with diagram annexed thereto and held by Deed of Transfer Number T 35000/2022

THIS PROPERTY IS TRANSFERRED:

- A. SUBJECT to the terms and conditions of the original Government Grant No. 806 dated 1st October 1847 in so far as still in force and applicable.
- B. With the benefit of the use of all roads over the Remainder of said Portion Wyndene as shown on General Plan No. 55 x 17 as created in Deed of Transfer No. 2597/1940 aforesaid.
- C. SUBJECT to a 1,83 metres Sewer and Drain Servitude lettered A B b a on the Diagram of the said Lot 24 and shown on the General Plan No. 55 x 17 in favour of Lot 28 as created in Deed of Transfer No. 1092/1940 dated 8th March 1940.
- D. SUBJECT to a 1,83 metres Sewer and Drain Servitude lettered A B b a on the Diagram of the said Lot 24 and shown on the General Plan No. 55 x 17 in favour of the Remainder (Lots 30 and 27) as created in Deed of Transfer No. 2597/1940 aforesaid.
- E. With the benefit of the use of a 1,83 metres sewer and drain servitude over the Remainder of Portion Wyndene (Lot 23) as shown on General Plan No. 55 x 17 as created in Deed of Transfer No. 2597/1940 aforesaid.
- F. SUBJECT to the special conditions as created in Deed of Transfer No. 2597/1940, aforesaid, namely:
 1. All buildings erected on the said Lot shall be of brick, stone or concrete construction.
 2. Only one dwelling-house with the necessary outbuildings shall be erected on the Lot.
 3. No trade or calling shall be carried on, on the said Lot, which shall be used for residential purposes only.
 4. The minimum value of the outbuilding excluding outbuildings shall be the sum

of R1700,00.

That the Transferor his Successors in Title to the Remainder of Portion Wyndene, shall have the right to enforce the performance and observance of the abovementioned special conditions.

2. PORTION 27 OF ERF 903 BRICKFIELD
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL
IN EXTENT: 988 (NINE HUNDRED AND EIGHTY EIGHT) Square Metres

First transferred by Deed of Transfer Number T6206/1944 with diagram annexed thereto and held by Deed of Transfer Number T 35000 | 2022 .

THIS PROPERTY IS TRANSFERRED:

- A. SUBJECT to the terms and conditions of the original Government Grant No. 806 dated 1st October 1847 in so far as still in force and applicable.
- B. SUBJECT to a 1,83 metres Sewer and Drain Servitude lettered ABba on the diagram of the said Lot 27, and as shown on General Plan No. 55 x 17 in favour of transferred subdivisions, as created in relevant subdivisional transfers.
- C. With the benefit of the use of all roads over the Remainder of said Portion Wyndene as shown on General Plan No. 55 x 17 as created in Deed of Transfer No. 6206/1944 aforesaid.
- D. With the benefit of a 1,83 metres sewer and drain servitude over transferred subdivision, as shown on General Plan No. 55 x 17 as created in relevant subdivisional transfers.
- E. SUBJECT to the following conditions, as created in Deed of Transfer No. 6206/1944 dated 7th September 1944
1. All buildings erected on the said Lot shall be of burnt brick, stone or concrete construction.
 2. Only one dwelling-house with the necessary outbuildings shall be erected on the Lot.
 3. No trade or calling shall be carried on, on the said Lot, which shall be used for residential purposes only.
 4. The minimum value of the outbuilding excluding outbuildings shall be the sum of R1700,00.

That the Transferor his Successors in Title to the Remainder of Portion Wyndene, shall have the right to enforce the performance and observance of the abovementioned special conditions.

- F. With the right of enforcement of the aforesaid special conditions numbered E. (1) to (4) against transferred subdivisions of portion Wyndene as created in the

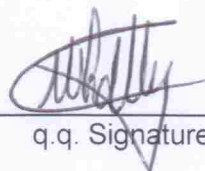
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relevant subdivisional transfers.

WHEREFORE the Appearer, renouncing all the right, title and interest which the said **FARHAD HOOMER, 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 **SAFEEYA OSMAN FAMILY TRUST**, its successors in office 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 **R2 400 000,00 (TWO MILLION FOUR HUNDRED THOUSAND 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.

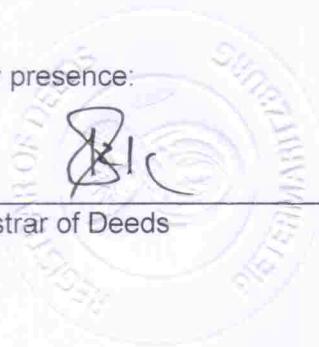
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **PIETERMARITZBURG** on **2022 -10- 03**


q.q. Signature of Appearer

In my presence:



Registrar of Deeds







**Transfer Duty
Declaration**

TDREP

Reference Details

Transfer Duty Reference Number: TDE04BBA2C

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Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	HOOMER	Full Name	FARHAD
ID Number	7611185236087	Date of Birth (CCYYMMDD)	1976-11-18
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED

Details of Purchaser / Transferee

Full Name		Surname / Registered Name	SAFEEYA OSMAN FAMILY TRUST
Company / CC / Trust Reg No.	1102021	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2021-08-16	Total Consideration	R 2400000.00
Total Fair Value	R 2400000.00		

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 2400000.00		
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Property Description

1	1. PORTION 24 OF ERF 903 BRICKFIELD, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT: 988 SQUARE METRES 2. PORTION 27 OF ERF 903 BRICKFIELD, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT: 988 SQUARE METRES
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Receipt

Receipt Details

Transfer Duty Reference Number	TDE04BBA2C	Receipt No.	1200928767
Receipt Amount	R 82935.42		

Declaration by Conveyancer / Attorney

Yusuf Cassim

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.

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XXXXXXXXXXXXXXXXXXXXXXXXXXXX



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

Date (CCYYMMDD) 20220920

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