

**DEED OF TRANSFER  
T 17194/05**

**LOWE & WILLS**  
ATTORNEYS, NOTARY PUBLIC & CONVEYANCERS

**HEAD OFFICE:**

307/309 Pietermaritz Street  
Pietermaritzburg, 3201  
Tele: [033] 3947156  
Docex: 50  
Fax: [033] 3947159

**BRANCH OFFICE:**

27 Jacqueline Drive  
Ballito, 4420  
Tele: (032) 9461854  
Fax : (032) 9463023  
P O Box 56, Ballito

Prepared by me,

*[Signature]*  
CONVEYANCER  
WILS, CA

F E E S	
Stamp Duty.....	
Reg.....	R280-00
Serv.....	
O/M Bond.....	

\*R

LOWE & WILLS  
307/309 Pietermaritz Street  
Pietermaritzburg  
3201  
DX 50, PIETERMARITZBURG

2005-04-15

T 05 17194

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **CLIVE ANTHONY WILLS**

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

**CRAIG SUTHERLAND STEEL**

**Identity Number Identity Number 720128 5240 08 8**

**Married out of community of property**

dated 10<sup>TH</sup> DECEMBER 2004

and signed at PIETERMARITZBURG

AND the said Appearer declared that his/her principal the said **CRAIG SUTHERLAND STEEL** had on **1 July 2004** truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**PRANOSHCHAND BHAGWANDEEN**  
**Identity Number Identity Number 710605 5005 08 4**  
**and**  
**KESHINEE BHAGWANDEEN**  
**Identity Number Identity Number 710103 0196 08 2**  
**Married in community of property to each other**

their heirs, executors, administrators or assigns in full and free property:

PORTION 6 (OF 1) OF ERF 2114 PIETERMARITZBURG  
 REGISTRATION DIVISION FT  
 PROVINCE OF KWAZULU-NATAL

IN EXTENT: 926 (NINE HUNDRED AND TWENTY SIX) Square Metres

First transferred by Deed of Transfer No. T 988/1922 with Diagram S.G. O. Sub Vol. 503 Fol. 46 annexed thereto and held by Deed of Transfer No. T 37868/094

**THIS PROPERTY IS TRANSFERRED:**

1. Subject to such of the terms and conditions of the original Government Grant No. 453/1846 as are still in force and applicable.
2. Subject to the following special conditions as created in Deed of Transfer No. T 988/1922 namely:-
  - 2.1 The ,2286 metre brick party wall constructed one half on the abovementioned property and one half of Remainder of B of said Erf 14 Boom Street and shown on the respective diagrams of said Subdivision A and said Remainder marked H.G. and F.E. shall be a party wall belonging equally to the owner of said Subdivision A and the owner of said Remainder.
  - 2.2 The said wall shall not be interfered with in any way without the consent of the owners of both hereinbefore mentioned properties.

WHEREFORE the Appearer, renouncing all the right and title which the said **CRAIG SUTHERLAND STEEL** 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 PRANOSHCHAND BHAGWANDEEN and KESHINEE BHAGWANDEEN, their heirs, executors, administrators or assigns now is and henceforth

shall be entitled thereto, conformably to local custom. State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of R190 000.00 (ONE HUNDRED AND NINETY THOUSAND RANDS).

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

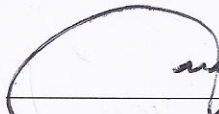
2005 -04- 15



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q.q. Signature of Appearer

In my presence:



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Registrar of Deeds



13/12/04

- Transfer Duty – Form B
- Declaration by Purchaser

TRANSFEROR (Seller)

CRAIG SUTHERLAND STEEL : Identity Number Identity Number 720128 5240 08 8 and duly assisted by

TRANSFeree (Purchaser)

PRANOSHCHAND BHAGWANDEEN : Identity Number Identity Number 710605 5005 08 4 and KESHINEE : Identity Number Identity Number 710103 0196 08 2

DESCRIPTION OF PROPERTY

PORTION 6 (OF 1) OF ERF 2114 PIETERMARITZBURG  
REGISTRATION DIVISION FT  
PROVINCE OF KWAZULU-NATAL

IN EXTENT: 926 (NINE HUNDRED AND TWENTY SIX) Square Metres

255156

Postal Code of district in which property is situated

VATABLE	V	OTHER	O	DUTIABLE	T
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Date of transaction **1 July 2004**

Consideration **R190 000.00**

TRANSFER DUTY PAID BY **LOWE & WILLS (B0217/0001/WU)**

Postal Address:

FOR OFFICIAL USE

Transfer duty paid on R **190 000.00**

Being

*Purchase Price*

Act under which duty charged

*40/W9*



*N. R. ...*  
Receiver of Revenue

TAXPAYER SERVICE CENTRE

CASH REGISTER RECEIPT

2004-12-14 000000256

(Transfer Duty)

R 2,000.00

CHEQUE

# The Msunduzi Municipality

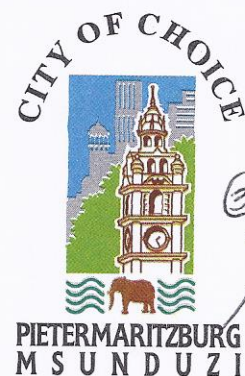
## STRATEGIC EXECUTIVE MANAGER [FINANCE]

### CITY FINANCES [RATES SECTION]

Telephone : 033 3951258  
Fax : 033 3951425  
Email : [jayp@msunduzi.gov.za](mailto:jayp@msunduzi.gov.za)  
Email : [pamd@msunduzi.gov.za](mailto:pamd@msunduzi.gov.za)

333 Church Street  
Pietermaritzburg  
3201

P O BOX 261  
Pietermaritzburg  
3200



C E R T I F I C A T E N U M B E R : 29

### R A T E S C E R T I F I C A T E

THE MSUNDUZI MUNICIPALITY

THIS CERTIFICATE IS ISSUED IN COMPLIANCE WITH SECTION 118  
OF ACT 32 OF 2000

This is to certify that all Rates and Penalties payable on the undermentioned property have been paid, and all claims and other requirements under Ordinance 14 of 1936 and Section 10, Ordinance 16 of 1968, as amended, have been satisfied, performed or secured.

Amounts owing in terms of Section 175 (1) of the Local Authorities Ordinance No. 25 of 1974 have been paid.

DESCRIPTION OF LAND OR RIGHT IN LAND:

Stand No./Standplaas Nr. 2114 / 2114/1/6 / 142 GREYLING STREET  
PMB - PIETERMARITZBURG, THE MSUNDUZI MUNICIPALITY

This certificate is valid until: 31 January, 2005

Number: 058595/0001

Given under my hand at PIETERMARITZBURG on 10 January, 2005

Strategic Executive Manager Finance

  
..... 10 January, 2005

