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Attorneys & Conveyancers
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Overport, Durban
4091

Prepared by me


CONVEYANCER
RIDWAAN YUNOOS DESAI

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE / VALUE	R.....	R. 990.00 BP
MORTGAGE CAPITAL AMOUNT	R.....	R.....
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION ACT.....

2016 -06- 15

T 000016902 / 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT JUSTIN ANSELM BROWNE

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney which said Power of
Attorney was signed at DURBAN on 14th APRIL 2016 and granted to him by

JAYPN TRADE AND INVESTMENT PROPRIETARY LIMITED
Registration Number 2014/074300/07

VIR VERDERE ENDOSEMENTE SIE
FOR FURTHER ENDORSEMENTS SEE PAGE 6

And the appearer declared that his principal had on 11TH APRIL 2016 truly and legally sold by PRIVATE TREATY, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

RAVI GOVENDER
Identity Number 760411 5171 08 6

And

SANDY GOVENDER
Identity Number 791004 0162 08 6
Married in community of property to each other

Their Heirs, Executors, Administrators or Assigns in full and free property

**ERF 564 UMHLATUZANA
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL
IN EXTENT 1419 (ONE THOUSAND FOUR HUNDRED AND
NINETEEN) square metres**

First transferred by Deed of Transfer Number T8575/1954 with Diagram annexed thereto and held under Deed of Transfer Number T24628/2015

THIS PROPERTY IS TRANSFERRED:

- (a) Subject to such of the terms and conditions of the original Government Grant No. 823/1847, as are now in force and applicable.
- (b) With the benefit of a Servitude of pedestrian right 3,66 metres wide along the line marked B.e.C.c. as shown and laid off on diagram S.G.O. No. 479/1941 annexed to Deed Of Transfer No. 4129/1942, over Sub L of Sub 78 of Sub O of Sub X of the farm Bellair No. 823, as created in Notarial Deed of Servitude No. 159/1949S.
- (c) Subject to the following special conditions imposed by the Administrator of the Province of Natal, under the provisions of Ordinance No. 10/1934 (Natal) as created in Deed of Transfer No. 8575/1954, namely:
 - 1. No building whatsoever unless permitted under special circumstances, shall be erected on the lot nearer than 7,62 metres from any boundary abutting on a street, nor within a distance of 3,05 metres from any boundary.

This condition is constituted in favour of the Administration until such time as a local authority is established and thereafter in favour of such local authority.

On consolidation of any two or more lots, this conditions shall apply to the consolidated area as a whole.

2. The owner of the lot shall, without compensation, be obliged to permit the erection, laying and maintenance of electric wires and /or water supply piping over or under the lot along any boundary thereof other than a road frontage and within a distance of 3,05 metres from such boundary, as well as reasonable access thereto for the purpose of maintenance, removal or extension.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

If the owner of the land be aggrieved by the unreasonable exercise of these rights, he shall have the right to appeal to the Administrator whose decision shall be final.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

3. The owner of the lot shall, without compensation, be obliged to permit the construction and maintenance of sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of 3,05 metres from such boundary, as well as reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the lot shall, without compensation, be obliged to allow the sewerage and drainage of any other lot or street to be conveyed along such sewers and drains, provided that if the owner of the lot be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator whose decision shall be final.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

4. The owner of the lot shall, without compensation, be obliged to permit such deposit of material or excavation on the lot as may, in connection with the formation of any street in the township and owing to differences in level between the lot and the street, be deemed necessary, in order to provide a safe and proper slope to the cut and fill, commencing from the boundary of the lot, unless he shall elect, at his own costs, to build a retaining wall to the satisfaction of the local authority.

This condition is constituted in favour of the township owner until such time as a local authority is established and thereafter in favour of such local authority to the exclusion of the township owner.

WHEREFORE the said Appearer, renouncing all right and title which the said:-

JAYPN TRADE AND INVESTMENT PROPRIETARY LIMITED

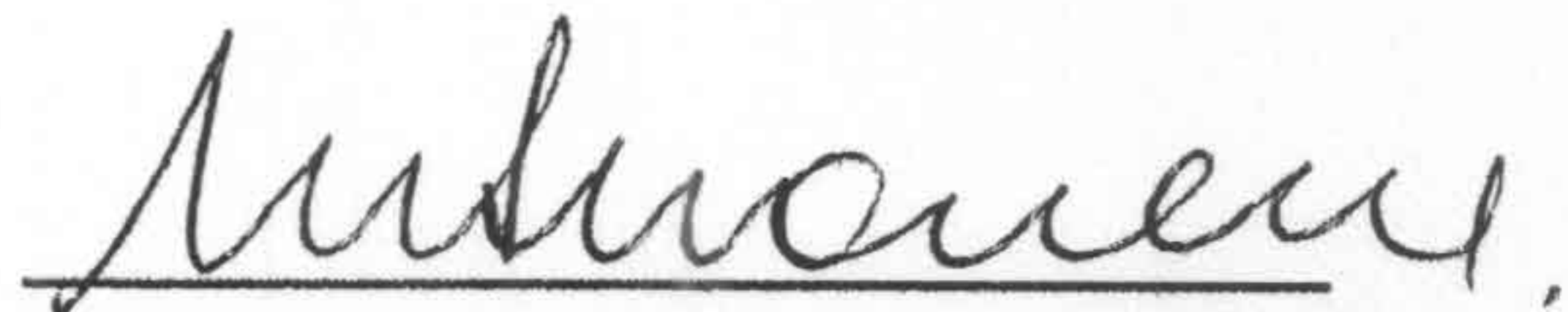
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said:-

RAVI GOVENDER and SANDY GOVENDER
Married as aforesaid

Their Heirs, Executors, 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 to be the sum of **R 1 100 000.00 (ONE MILLION ONE HUNDRED THOUSAND RAND)**.

IN WITNESS WHEREOF I, the 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 2016 -06- 15



q.q.

In my presence



REGISTRAR OF DEEDS



VERBIND		MORTGAGED	
VIR FOR R 800 000.00			
B		000007412 / 2016	
2016 -06- 15		REGISTRATEUR REGISTRAR	