

HASSAN ABBAS & COMPANY
77 INNES ROAD
MORNINGSIDE
DURBAN

Prepared by me

Reeshah
CONVEYANCER
REESHA SEEOBIN (74467)

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2022-05-17

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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

REESHA SEEOBIN
IDENTITY NUMBER 74467

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

SHERYL SARJOO
Identity Number 780822 0166 08 5
Unmarried

which said Power of Attorney was signed at *Durban* on *20 December 2021*

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And the appearer declared that his/her said principal had, on 6 December 2021, truly and legally sold by , 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:

TRADA INVESTMENTS (PTY) LTD
Registration Number 2015/373882/07

or its Successors in Title or assigns,

1. ERF 269 DURBAN
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL

IN EXTENT 702 (SEVEN HUNDRED AND TWO) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T3474 /1927 with Diagram annexed thereto and held by Deed of Transfer Number T030517/2012

THE PROPERTY IS TRANSFERRED:

- A. SUBJECT to such of the terms and conditions of the original Government Grant No. 1737 as are still in force and applicable.
- B. SUBJECT to the following further special conditions created in said Deed of Transfer Number 3474/1927, namely:-
 1. No subdivision of the property will be permitted and only one entirely detached residence with the necessary outbuilding will be allowed on the Lot.
 2. The Lot shall be used for residential purposes only and it is an express condition that it must not be used for business purposes of any kind whatsoever.
 3. Buildings to the value of at least R1 500 000,00 shall be erected upon the Lot by the Purchaser within eight years from the date of sale (4th June, 1927), failing such erection the Town Council shall be entitled to apply for the Order of Court herein aftermentioned and to retain all such sums as the Purchaser shall have paid to it as or on account of the purchase price, provided always that the Purchaser, if at expiry of the period of eight years aforesaid, he shall partially have erected buildings on the said land of the value less than R1 500,00 shall be entitled upon application to the Town Council in writing to obtain such extension of time for the purpose of completing such buildings to the value aforesaid as the Town Council's Borough Engineer who shall be the sole judge shall consider reasonable. All buildings shall be erected on such level and to such building line as may be determined by the Town Council.

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4. The Purchasers shall pay the rates imposed and levied on the land from date of sale and on buildings from the date of erection thereof. If in the third, fourth, fifth, sixth, seventh or eighth year from the date of sale the buildings on the said land shall be of a rateable value of less than R1 500,00 or if any of such years there shall be no buildings at all upon the said lands, then the registered owner for the time being of such land shall pay to the Corporation in addition to and at the same time as he is due to pay rates imposed and levied for that particular year, a sum equivalent to the difference between the sum which would have been paid as rates in respect of the buildings of a rateable value of R1 500,00 and the amount due upon the buildings valued for rating purposes at R1 500,00, according as there are or are not buildings upon the said land. If upon the expiry of the said period of eight years buildings to the value set out in the preceding conditions shall not have been erected, the Town Council may impose and levy rates upon the said sum of R1 500,00 in each and every year in addition to the rates imposed and levied upon the value of the land without prejudice however to its rights under conditions 3 and 5 hereof.
 5. Should the Purchaser be in breach of Condition 3 hereof, the Town Council shall, upon Notice to the registered owner of the land for the time being, be entitled to apply to the Supreme Court of South Africa, Natal Provincial Division, by way of Notice of Motion or otherwise as the said court may in its discretion direct for an Order authorising the Registrar of Deeds to re-transfer the said land to it, without liability to repay the purchase price or any portion thereof or to pay any compensation whatsoever in respect of any buildings erected upon the said land at the date of such Order or otherwise howsoever, and to recover the expenses of and incidental to such Orders and to re-transfer to the Corporation from such registered owner.

2. PORTION 8 OF ERF 274 DURBAN
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL

IN EXTENT 183 (ONE HUNDRED AND EIGHTY THREE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T3474 /1927 with Diagram annexed thereto and held by Deed of Transfer Number T030517/2012

THIS PROPERTY IS TRANSFERRED:

- A. SUBJECT to such of the terms and conditions of the original Government Grant No. 1737, as are still in force and applicable.
- B. SUBJECT to the special conditions of sale created in said Deed of Transfer Number 3474/1927, as set out after the property numbered 1 hereof, and lettered B.1 to 5

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

SHERYL SARJOO, Unmarried

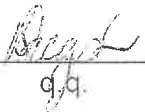
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

TRADA INVESTMENTS (PTY) LTD
Registration Number 2015/373882/07

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 R1 000 000,00 (ONE MILLION RAND) .

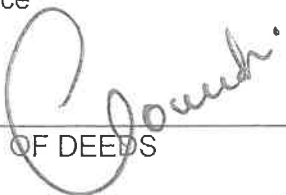
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on **2022-05-17**



g.g.

In my presence



REGISTRAR OF DEEDS