

COPY

JERUSHA BRIJLAL ATTORNEYS
SUITE 62, WHITEHOUSE SHOPPING
CENTRE
3333 CHRIS HANI ROAD
PHOENIX

Prepared by me

CONVEYANCER
RADHAKRISHNAN PADAYACHEE

| FEES | |
|-----------------|-----------|
| Stamp Duty..... | R1 588.00 |
| Reg..... | |
| Waiver..... | |
| O/M Bond..... | |

BSJ
R

2019 -08- 29

T0-0025731 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Hayley Candice Pillay

Appeared before me, the Registrar of Deeds at Pietermaritzburg, the said Appearer, being duly authorised thereto by a power of attorney granted to him by

The Trustees of ANGEL FAMILY TRUST

Registration Number IT1432/2001/PMB

signed at DURBAN on 4 July 2019

And the Appearer declared that:

Vir ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5

And the Appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 9th May 2019 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

The Trustees of CONVENANT FAMILY TRUST

Registration Number IT240/2019/DURBAN (D)

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

ERF 7292 DURBAN, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL

IN EXTENT 692 (SIX HUNDRED AND NINETY TWO) SQUARE METRES

**FIRST TRANSFERRED BY DEED OF TRANSFER T1868/1915 WITH ANNEXED
DIAGRAM AND HELD BY DEED OF TRANSFER 37719/2005**

THIS PROPERTY IS TRANSFERRED:

A. Subject to the conditions of the original Government Grant No. 1737/1855, so as now applicable.

B. Subject to the following special conditions created in said Deed of Transfer No. 1868/1915, namely:

(1) The said land shall not be subdivided.

- (2) Only one building to the value of at least R500,00 which shall be entirely detached with the necessary outbuildings shall be erected on the said Lot and such buildings shall be erected within two years from date of sale (viz 24th July, 1915) and rates will be levied on the amount added to the value of the land in the third and each succeeding year until the buildings are erected, when rates will be levied on the value of such buildings, but not less than the foregoing amount, and this Clause shall be the Contract or Agreement within the meaning of Section 7 of Ordinance No. 11,1911.
- (3) The said lot shall be used for residential purposes only and shall not be used for business purposes of any kind whatsoever
- (4) Plans of all buildings, including outbuildings, proposed to be erected on the said Lot shall be submitted to the Town Council of the Borough Durban for its approval before any building operations are commenced, and all Plans must comply with the Building Bye-laws in force at the time of the erection of any buildings
- (5) No buildings other than outbuildings shall be erected on the said Lot to the back lanes and outbuildings shall not be allowed except on the back lanes.

WHEREFORE the Appearer, renouncing all the right and title the said

The Trustees of ANGEL FAMILY TRUST

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



The Trustees of CONVENANT FAMILY TRUST

its successors in office or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R2 250 000,00 (Two Million Two Hundred and Fifty Thousand Rand), the value of the property being the sum of R1 320 000,00 (One Million Three Hundred and Twenty Thousand 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 SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Pietermaritzburg on 2019 -08- 2 9

In my presence



Registrar of Deeds



Signature of Appearer *q.q.*

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| 2019 -08- 2 9 | | REGISTRATEUR / REGISTRAR |