


Name

S O B H Y Aswani



K No / File No WBK4151848/051/00004  
 4151848/051/00004  
 Record Type  
 SECURITY FILES  
 EXLG168

Filing number

4151848/051/00004

Security type

051

Identification

T27163/15

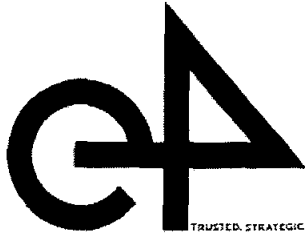
Number

8080 550396

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LEAD CARD  
 01/05/07  
 @1043554 Bank Ldr/apk  
 REGISTRATION 7933

Secure  
Check



**Johnston & Partners**  
25 Claribel Rd, Morningside  
Durban  
Docex: Docex 278  
VAT NO:  
Tel: 0313036011  
Fax: 0313036086  
e-mail info@johnstonkzn.co.za

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**Document Type:** Title Deed  
**Attorney:** JOHNSTON AND PARTNERS  
**Loan Account Number:** 8080550396/001  
**Description:** T27163/2015



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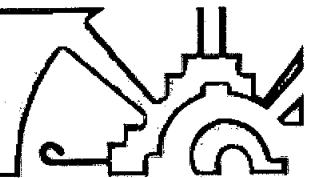
# Deed of Transfer

## T27163/2015

*with compliments*

from

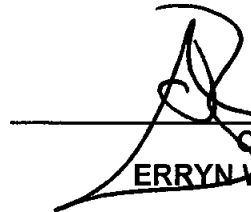
Tel: 031 564 1421 | 031 564 1242  
Fax: 0866 158 615 | DOCEX 183 Durban  
Physical Address: 50 St Andrews Drive, Durban North  
Postal Address: P O Box 20488, Durban North, 4016  
caroline@zeilerjankey.co.za | www.zeilerjankey.co.za



**Zeiler Jankey**  
Attorneys & Conveyancers

**Zeiler Jankey Incorporated  
Attorneys & Conveyancers  
50 St Andrews Drive  
Durban North  
4051**

Prepared by me

  
CONVEYANCER  
ERRYN WYNNE ZEILER

FEES		
INCLUDES	OFFICE FEE	
ANY OTHER REGISTRATION		
PURCHASE PRICE VALUE	R. 1 900 000.00	R. 950 900
MORTGAGE CAPITAL ACCOUNT	R. ....	R. ....
CLASSIFICATION	CATEGORY	EXEMPT IN TERMS OF SECTION ... ACT
EXEMPTION		

2015-09-01

T 000027163 / 2015

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SIMPHIWE GOODEHOPE SHOZI

appeared before me, the Registrar of Deeds at Pietermaritzburg, the said appearer, being duly authorised thereto by a power of attorney signed at DURBAN on 6 August 2015 and granted to him by

**PARAM JOSEPH PAPIAH**  
Identity Number 670109 5081 08 6  
Unmarried

VU ENDOSSERENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE 4

CERTIFIED COPY

And the appearer declared that whereas his principal had on 22 June 2015 truly and legally sold, the undermentioned property by Private Treaty

Now therefore he in his capacity aforesaid, did by these presents, cede and transfer to and on behalf of

1. **SATAR OSMAN ASWANI**  
Identity Number 680520 5904 08 5  
Married, which marriage is governed by the laws of INDIA
2. **HAVAMA YUSUF ASWANI**  
Identity Number 780322 0586 08 5  
Married, which marriage is governed by the laws of INDIA

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

**PORTION 5 (OF 4) OF ERF 2149 DURBAN  
REGISTRATION DIVISION FU  
PROVINCE OF KWAZULU-NATAL**

**IN EXTENT 595 (FIVE HUNDRED AND NINETY FIVE) SQUARE METRES**

FIRST TRANSFER by Deed of Transfer Number T4265/1922 with diagram annexed and held by Deed of Transfer Number T48400/2006.

**THIS PROPERTY IS TRANSFERRED:**

- (a) SUBJECT to the terms and conditions of the original Government Grant Number 1737/1855, in so far as the same are now in force and applicable.
- (b) WITH THE BENEFIT in perpetuity of a servitude of use for the right of way of so much of the Remainder of the said Subdivision A as bounds the said Subdivision on its South-Western boundary, being of the width of 3,05 metres, as shown on the diagram thereof, as created in Deed of Transfer Number T4265/1922 abovementioned.

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

**PARAM JOSEPH PAPIAH, 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

1. **SATAR OSMAN ASWANI, Married as aforesaid**
2. **HAVAMA YUSUF ASWANI, Married as aforesaid**


their heirs, executors, administrators 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 **R 1 900 000.00 (One Million Nine Hundred Thousand Rand)** Transfer Duty having been paid on the amount of R 1 991 200.00 (One Million Nine Hundred And Ninety One Thousand Two Hundred Rand).

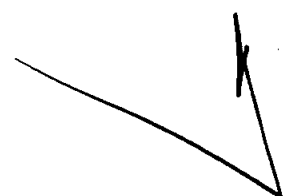
IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.


THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Pietermaritzburg on **2015-09-01**

In my presence

  
\_\_\_\_\_  
Registrar of Deeds

  
\_\_\_\_\_  
Signature of appearer q.q.



VERBIND	MORTGAGED
VIR  FOR R 500 000,00	
<b>B</b> 000016619 / 2015	
2015-09-01	REGISTRATEUR/REGISTRAR

(4)





**Transfer Duty Declaration**

**TDREP**


24

**Reference Details**

Transfer Duty Reference Number: TDE015FED3

Details	
<b>Details of Seller / Transferor / Time Share Company</b>	
Surname / Registered Name ID Number Company / CC / Trust Reg No. Marital Notes if applicable	PAPIAH 6701095081086  Unmarried
Full Name Date of Birth (CCYYMMDD) Marital Status Spouse Initials	PARAM JOSEPH 1967-01-09 NOT MARRIED  
<b>Details of Purchaser / Transferee</b>	
Full Name Date of Birth (CCYYMMDD) Company / CC / Trust Reg No. Marital Status Spouse ID Number	SATAR OSMAN 1968-05-20  M.I.C OF PROPERTY 7803220586085
Surname / Registered Name ID Number Marital Notes if applicable Spouse Initials Spouse Passport Number	ASWANI 6805205904085 In Community H A  
<b>Details of Purchaser / Transferee</b>	
Full Name Date of Birth (CCYYMMDD) Company / CC / Trust Reg No. Marital Status Spouse ID Number	HAWAMA YUSUF 1978-03-22  M.I.C OF PROPERTY 6805205904085
Surname / Registered Name ID Number Marital Notes if applicable Spouse Initials Spouse Passport Number	ASWANI 7803220586085 In Community S A  
<b>Details of the Property</b>	
Date of Transaction/Acquisition (CCYYMMDD) Total Fair Value	2015-06-22 R 0.00
Total Consideration	R 1991200.00
<b>Calculation of Duty and Penalty / Interest</b>	
Transfer Duty Payable on Natural Person	R 1991200.00
<b>Property Description</b>	
1 PORTION 5 (OF 4) OF ERF 2149 DURBAN REGISTRATION DIVISION FU PROVINCE OF KWAZULU-NATAL IN EXTENT 595 (FIVE HUNDRED AND NINETY FIVE) SQUARE METRES	

Receipt	
<b>Receipt Details</b>	
Transfer Duty Reference Number Receipt Amount	TDE015FED3 R 64296.00
Receipt No.	1200299766

Declaration by Conveyancer/Attorney	
<p>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.</p>	<p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p></p> <p>Please ensure you sign over the 2 lines of "X"s above</p>
Date (CCYYMMDD)	20150818
For enquiries go to <a href="http://www.sars.gov.za">www.sars.gov.za</a> or call 0800 00 SARS (7277)	

ERRYN WYNNE ZEILER  
 COMMISSIONER OF OATHS  
 ZEILER JANKEY INCORPORATED  
 50 ST ANDREWS DRIVE, DURBAN NORTH  
 PRACTISING ATTORNEY

3  
M



**CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)  
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)**

**ISSUED BY eThekweni Municipality**

In terms of Section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to eThekweni Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

**DESCRIPTION OF PROPERTY**

21Digit Code	:	N0FU00850000214900005	
Erven	:	2149	
Portion	:	5 (OF 4)	
Extension	:	DURBAN	
Zoning	:	Not available	
Registration division / Administrative District	:	FU	
Suburb	:	ESSENWOOD	
Town	:	DURBAN	
Sectional Title unit number	:	Not applicable	
Exclusive use area and number as referred to on the registered plan	:	Not applicable	
Real right	:		
Scheme registration number	:	Not applicable	
Sectional Title Scheme Name	:	Not applicable	
Registered owner	:	PARAM JOSEPH PAPIAH	6701095081086
Name and Identity / Registration number of all purchaser/s	:	SATAR OSMAN ASWANI	6805205904085
		HAVAMA YUSUF ASWANI	7803220586085

This Certificate is valid until: 2015/10/05

Given under my hand at Durban on 2015/08/06

Declaration by Conveyancer:

I, **Erwyn Wynne Zeiler** hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the eThekweni Municipality

Conveyancer

18/08/2015  
Date

MUNICIPAL MANAGER  
eThekweni Municipality

Date Issued: 2015/08/06  
Authorised Official: Zenzele Khuzwayo

Our ref: 12A298464/MCEBISI NGCOBO

Your ref: Security Dept

Date: 13 October 2015

25 Clarendon Road, Windermere, Durban 4001  
PO Box 3823, Durban 4000, South Africa

DOCEX 278 DURBAN

t 031 303 6011

f Litigation 031 303 6086

f Conveyancing 031 303 6087

e info@johnstonkzn.co.za

ABSA BANK LIMITED  
DOCEX 49  
KEMPTON PARK



Dear Sir/Madam

**BOND BY JOINT ASWANI MR SO & MRS HY  
IN FAVOUR OF ABSA BANK LIMITED  
ACCOUNT NUMBER: 8080550396/001  
OVER PORTION 5 (OF 4) OF EF 2149 DURBAN**

We enclose herewith the following documents:

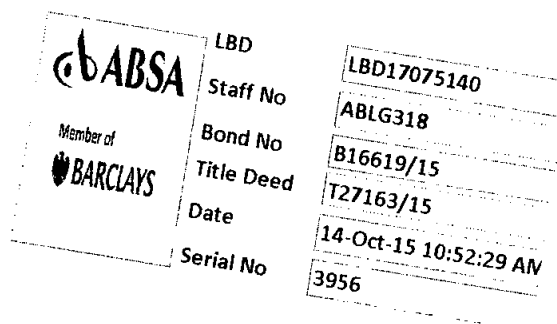
1. Deed of Transfer No.: T 27163/2015
2. Mortgage Bond No.: B 16619/2015

Kindly acknowledge receipt.

Yours faithfully

**JOHNSTON & PARTNERS**

Email: mcebisi@johnstonkzn.co.za



Proprietor : Andrew Johnston

Assisted by : Andrea Ward | Justin Klingbiel | Vanessa Williams | Kandi Stevenson | Noel Hirzel | Ceri Zhekov

VAT Registration No. 4720155995

www.johnstonkzn.co.za

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