



A. CHRISTOPHER INCORPORATED,
Attorneys, Notaries and Conveyancers,
6th Floor, Permanent Building,
343 Smith Street,
Bay Passage Entrance,
DURBAN

Prepared by
[Signature]
Conveyancer

SUNDAR J.

VERBIND		MORTGAGED	
VIR FOR R 150000,00		BC	017389707
B	28098/92	GEKANSLEER CANCELLED	
92 08 18		REGISTRATEUR/REGISTRAR	(2)
		REGISTRATEUR/REGISTRAR	2007-04-05

92 08 18

T 20758/92

DEED OF TRANSFER
=====

BE IT HEREBY MADE KNOWN :

THAT **TYRONE HILTON TATHAM** of Pietermaritzburg,
Natal, Conveyancer, appeared before me, the Registrar of Deeds
for the Province of Natal, at Pietermaritzburg, he, the said
Appearer, being duly authorised thereto by a Power of Attorney
granted to him by :

SURAMMA NAIDOO
Identity Number 341204 0282 08 3
Widow

which Power of Attorney is dated the 22nd day of July 1992
and signed at Durban, Natal.

AND/.....

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AND the said Appearer declared that his Principal had truly and legally sold on the 6th day of July 1992

AND that he, the said Appearer in his capacity aforesaid did by these presents cede and transfer in full and free property to and on behalf of :

VISHNU NAIDOO
Identity Number 600916 5136 05 7

and

BEVERLEY LYNETTE NAIDOO
Identity Number 610102 0184 05 7

Married in community of property
to each other

their heirs, executors, administrators or assigns,
a certain piece of land being :

Lot 951 UMHLATUZANA, situate
in the City of Durban,
Administrative District of
Natal, in extent TWO THOUSAND
ONE HUNDRED AND EIGHT
(2108) Square Metres

REGISTRATION DIVISION	F	T
REGISTRASIE AFDELING		

First transferred by Deed of Transfer No. 2485/1953

with Diagram annexed thereto and held by Deed of Transfer
No. T 14778/1979.

THIS PROPERTY IS TRANSFERRED : -

- A. Subject to the terms and conditions in so far as still in force and applicable and contained in the original Government Grant No. 823, dated the 1st December 1847.
- 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. 479/41 annexed to Deed of Transfer No. 4129/41 dated 11th August 1942, over Sub L of Sub 78 of Sub 0 of Sub X of the farm Bellair No. 823, as created in Notarial Deed of Servitude No. 159/49S dated 14th May 1949 and registered on the 18th June 1949.

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 said Deed of Transfer No. 2485/1953 :-

- (a) The lot shall not be subdivided without the consent of the Administrator.
- (b) Except with the consent of the Administrator, the lot shall not be used for other than residential purposes.
- (c) No row of tenement houses, boarding house, hotel or block of residential flats and not more than one dwelling house with the necessary outbuildings shall be erected on the lot without the consent of the Administrator.
- (d) No building or structure of any kind shall be erected on the lot unless the walls thereof are constructed of burnt brick, stone or concrete or of other permanent and fireproof material, provided that a building, structure or fence of iron or asbestos sheeting or similar material fixed to a framework of wood or metal shall not be permitted.

In the event of any building or structure being erected in contravention of this condition, the township owner or the local authority as the case may be, shall have the right to demolish the said building or structure without any compensation to the owner of such building or structure or to the builder thereof.

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.

- (e) 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 other boundary.

This condition is constituted in favour of the Administrator 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 condition shall apply to the consolidated area as a whole.

(f)/.....

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(f) 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 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.

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.

(g) The owner of the lot shall, without compensation, be obliged to permit the construction and maintenance of sewers and drains over or under the lot along any boundary thereof other than a road frontage and within a distance of three comma nought five (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.

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(h)/.....

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- (h) 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 cost, to build a retaining wall.

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.

- (i) No dwelling house or other building shall be erected on the lot without the provision of satisfactory sanitary arrangements for the use of the occupants thereof, provided that pending the installation of water borne sewerage, such sanitary arrangements shall provide for a bucket removal service.

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.

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WHEREFORE/.....

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

SURAMMA NAIDOO
Widow

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

VISHNU NAIDOO and BEVERLEY LYNETTE NAIDOO
Married in community of property to each other

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 of the said property to be the sum of ONE HUNDRED THOUSAND RAND (R100 000,00).

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 in the Province of Natal, on

92 08 18

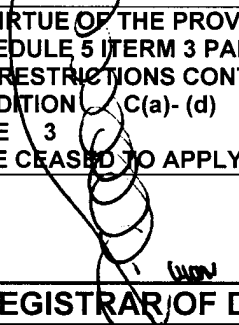
[Handwritten Signature]
q.q.


Registered in the
La
Folio

In my presence
[Handwritten Signature]
REGISTRAR OF DEEDS

Registering Clerk *Rom 1918*
14
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CHECK

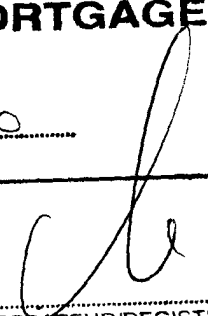
<p>KRAGTENS DIE BEPALINGS VAN IS DIE BEPERKINGS VERVAT IN VOORWAARDE OP BLADSY NIE MEER VAN TOEPASSING NIE.</p>	<p>BY VIRTUE OF THE PROVISIONS OF SCHEDULE 5 ITEM 3 PART 3 THE RESTRICTIONS CONTAINED IN CONDITION C(a)-(d) ON PAGE 3 HAVE CEASED TO APPLY</p>
<p>2013-05-08</p>	<p> REGISTRAR OF DEEDS</p>

VERBIND		MORTGAGED		BC	017899/07
VIR FOR R 25 400,00				GEKANSLEER CANCELLED	
B	8718/94			REGISTRATEUR/REGISTRAR	
	09 03 94			2007-04-05	
		REGISTRATEUR/REGISTRAR			

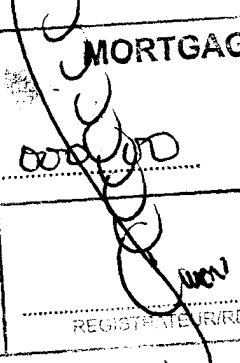
3

ENDOSSEMENT Kragtens ART. 45 (1) BIS VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECT. 45 (1) BIS OF ACT 47 OF 1937
Vishnu Naidoo ID: 600916 5136 081 Unmarried WAT IN GEMEENSAP VAN GOED GETROUD WAS MET WHO WAS MARRIED IN COMMUNITY OF PROPERTY TO	
Beverley Lynette Naidoo IS GERECHTIG OM MET BINNEGEMELDE EIENDOM TE HANDEL. IS ENTITLED TO DEAL WITH THE WITHINMENTIONED PROPERTY.	
T	015282/07
	2013-05-08
REGISTRATEUR/REGISTRAR	

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VERBIND		MORTGAGED	
VIR FOR R 500 000,00			
B	018382/07		
	2007-04-05		
		REGISTRATEUR/REGISTRAR	

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VERBIND		MORTGAGED	
VIR FOR R 430 000,00			
B	007365/2013		
	2013-05-08		
		REGISTRATEUR/REGISTRAR	

FOR ENDORSEMENTS SEE PAGE 8