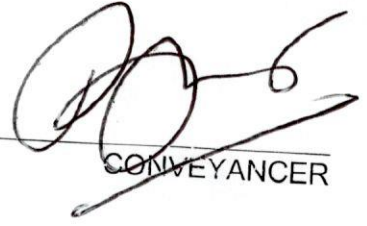


4

MEUMANN WHITE
Suite 105, 1st Floor Granada Square
16 Chartwell Drive
UMHLANGA ROCKS
4320

Prepared by me



CONVEYANCER

BRUCE McDONALD
FORREST

FEES

| | AMOUNT | OFFICE FEE |
|-------------------------|------------|--------------------------------|
| ANY OTHER REGISTRATION | | |
| PROPERTY TRANSFER TAX | 2850 000p0 | 1200p0 |
| MORTGAGE CAPITAL AMOUNT | | |
| REASON FOR EXEMPTION | CATEGORY | EXEMPT IN TERMS OF SECTION ACT |

DEED OF TRANSFER

2016 -12- 2 2

T
000040722/2016

BE IT HEREBY MADE KNOWN THAT

CHRISTOPHER GUY PHILLIPS

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 8 November 2016 granted to him by

73 MUSGRAVE ROAD PROPERTIES CC
Registration Number: 1996/056267/23

And the appearer declared that his said principal had, on 22 September 2016, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SPARKPORT CENTRE
the individual partners whereof are

1. **GOOLAM MAHOMED TRUST**
Registration Number IT2828/1992/PMB
2. **FAEEZA SULEMAN TRUST**
Registration Number IT2778/1992/PMB

Trading as a Partnership

their Successors in Office or assigns, in full and free property

PORTION 18 (OF 2) OF ERF 2255 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 595 (FIVE HUNDRED AND NINETY FIVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 3090/1904 with
Diagram S.G.O. Sub. Vol. 242 Folio 68 annexed thereto and held by Deed of
Transfer Number T3394/1997

THIS PROPERTY IS TRANSFERRED:

- A. Subject to such of the terms and conditions of the original Government Grant No. 1737, as are now in force and applicable.
- B. Subject to the Declaration of the property as a National Monument in terms of Section 13(2) of the Act No. 28/1969, as created by Endorsement BC 16105/84 dated 7th August 1984, in Deed of Transfer No. T6784/1984.

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

73 MUSGRAVE ROAD PROPERTIES CC
Registration Number: 1996/056267/23

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

SPARKPORT CENTRE

the individual partners whereof are:

1. **GOOLAM MAHOMED TRUST, trading as SPARKPORT CENTRE**
Registration Number IT2828/1992/PMB
2. **FAEEZA SULEMAN TRUST, trading as SPARKPORT CENTRE**
Registration Number IT2778/1992/PMB

Trading as a Partnership

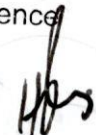
their Successors in Office or assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 850 000,00 (TWO MILLION EIGHT HUNDRED AND FIFTY THOUSAND RAND).

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 DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on 2016 -12- 2 2



In my presence



REGISTRAR OF DEEDS





**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)**

36
20

ISSUED BY eTHEKWINI 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 eTHEKWINI 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.

The following sums remain charges upon the property by virtue of section 118(3) of the local government: Municipal Systems Act, 2000 (Act 32 of 2000): Not applicable

DESCRIPTION OF PROPERTY

| | | |
|---|---|--|
| 21 Digit Code | : | NOFU00850000225500018 |
| Erven | : | 2255 |
| Portion | : | 18 (OF 2) |
| Extension | : | DURBAN |
| Zoning | : | Not available |
| Registration division / Administrative District | : | FU |
| Suburb | : | MUSGRAVE |
| Town | : | DURBAN |
| Sectional Title unit number | : | Not applicable |
| Exclusive use area and number as referred to on the registered plan | : | Not applicable |
| Real right | : | Not applicable |
| Scheme registration number | : | Not applicable |
| Sectional Title Scheme Name | : | Not applicable |
| Registered owner | : | 73 MUSGRAVE ROAD PROPERTIES CC : 1996/056267/23 |
| Name and Identity/ Registration Number of all purchaser/s: | : | GOOLAM MAHOMED TRUST IT2828/1992/PMB FAEEZA SULEMAN TRUST IT2778/1992/PMB |

This Certificate is valid until : 29/01/2017
Given under my hand at DURBAN on 30/11/2016

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 30/11/2016

Authorised Officer: Buhle Ngidi

Certificate By Conveyancer:

**BRUCE McDONALD
FORREST**

I _____ (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Ethekwini Municipality.

Conveyancer

Date

5/12/2016