

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

Prepared by me

OWEYANCER

BRUCE McDONALD **FORREST**

FĘES AMOUNT OFFICE FEE ANY OTHER REGISTRATION A DE MANAGEMENT : 2850 00g0g + 1200p0 PRICE VALUE MORRITAGE CAPITAL . REASON FOR CATEGORY EXEMPTION SECTION

2016 -12- 22 DEED OF TRANSFER 1000040722/2016

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 Durbon on 8 November 2016 granted to him by Attorney was signed at Durbon

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

- 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 if 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 7

In my presence

REGISTRAR OF DEEDS

Of



Transfer Duty



Declaration

Reference Details

Transfer Duty Reference Number: TDE01FC4B1

Details			Transfer Duty Reference	ce Number: TDE01FC4B1
Details of Seller / Tr Surname / Registered Name Company / CC / Trust Reg No.	13 MUSGRAVE PRODERT	are Company IES CC	Full Name	72 M I SOP
Details of Purchase	r / Transferee		Marital Status	73 MUSGRAVE ROAD PROPERTIES CC
Company / CC / Trust Reg No.	GOOLAM MAHOMED TRUST, trading as Sparkport Centre		3 a ou reality	GOOLAM MAHOMED TRUST
Details of Purchaser / Transferee			Marital Notes if applicable	THE TRUST
Full Name Company / CC / Trust Reg No.	FAEEZA SULEMAN TRUST, trading as Sparkport Centre IT27781992PMB		Surname / Registered Name	FAEEZA SULEMAN TRUST
Details of the Proper	fv		Marital Notes if applicable	THE SOLEMAN TRUST
Date of Transaction/Acquisition (Total Fair Value	CCYYMMDD) 2016-09-22		Total Consideration	
Calculation of Duty a				R
ransfer Duty Payable on Natural Person	d Penalty / Interest			2850000.0
	R 0.00			
Property Description				
	***************************************			595 (FIV E HUNDRED AND NINETY FIVE) Square metres

Exemption Certificate Details

Transfer Duty Reference No.

TDE01FC4B1

Exemptions allowed by another Act

Exempt in terms of Section 9 of the Transfer Duty Act

Declaration by Conveyancer / Attorney

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.

Please ensure the 2 lines of K's above a504a61dab3b631f2cffca 1a831cf2f106050b9d

Date

(CCYYMMDD) 20161208

For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)



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 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

N0FU00850000225500018

Erven

2255 •

Portion

18 (OF 2)

Extension

DURBAN

Zoning

Not available

Registration division / Administrative District

FU

Suburb

MUSGRAVE

Town

Sectional Title unit number

DURBAN

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 GOOLAM MAHOMED TRUST IT2828/1992/PMB

Name and Identity/ Registration Number of all purchaser/s:

FAEEZA SULEMAN TRUST IT2778/1992/PMB

This Certificate is valid until

29/01/2017

Given under my hand at

DURBAN

30/11/2016

MUNICIPAL MANAGER **eTHEKWINI MUNICIPALITY**

Date issued:

30/11/2016

Authorised Officer:

Buhle Ngidi

Certificate By Conveyancer:

Convey

BRUCE McDONALD

FORREST

on

(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.