

35

BERKOWITZ KIRKEL COHEN WARTSKI GREENBERG
18TH FLOOR, SOUTHERN LIFE HOUSE
88 FIELD STREET
DURBAN
4001

Prepared by me

Rpw
CONVEYANCER
WYNNE R.G.

VERBIND		MORTGAGED	BC17 36637
VIR FOR R 15 000 00,00		GEKANSSEL / PER CANCELLED <i>P.</i>	
B	33801/93	REGISTRAR	
27 08 93		DATE: 2017-11-21	

[Handwritten Signature]

27 08 93

T 22911/93

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

RICHARD WILLIAM ST. GEORGE POWER

appeared before me, Registrar of Deeds at PIETERMARITZBURG, he the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

PERIGEE CC

No. CK 87/20942/23

which said Power of Attorney was signed at DURBAN on 6th July 1993.

Rpw

And the said appearer declared that his principal had, on 09 June 1993, truly and legally sold, 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:

RANDELSILVER INVESTMENTS (PROPRIETARY) LIMITED

No. 93/00864/07

its Successors in Title or Assigns, the following property namely:

FOR FURTHER ENFORCEMENTS SEE PAGE..... FY

1. REMAINDER OF SUB 1 OF LOT 11760 DURBAN, SITUATE IN THE CITY OF DURBAN, ADMINISTRATIVE DISTRICT OF NATAL;

IN EXTENT 434 (Four Hundred and Thirty Four) Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T 87/1852 with Diagram annexed and HELD BY Deed of Transfer No. T 19025/81

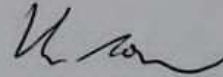
THIS PROPERTY IS TRANSFERRED :

- A. SUBJECT to all the terms and conditions of the original Government Grant No. 589 dated 20th February 1850, in so far as now applicable.
- B. SUBJECT to a Servitude of Party Wall created in Deed of Transfer No. 725/1880 whereby the Eastern wall of the main building on this property which is built equally on this property and on Lot B shall be a Party Wall in perpetuity, but SUBJECT to the special condition that any buildings which may hereafter be built upon such boundary wall by the Proprietor of said Lot B shall be constructed so far as such party wall is concerned only under the supervision and with the approval of the Surveyor of the Proprietor of this land, and further that all additions to or alterations in the said main building rendered necessary by such building upon such party wall shall be paid and defrayed by the Proprietor of such adjoining Lot B, which servitude has been amended by Notarial Deed No. 92/1896, wherein the Proprietor of Lot B was authorised and empowered to remove the said boundary wall in consideration of his having undertaken to erect equally on the said properties a Party Wall in the place and stead of the one so removed.

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.

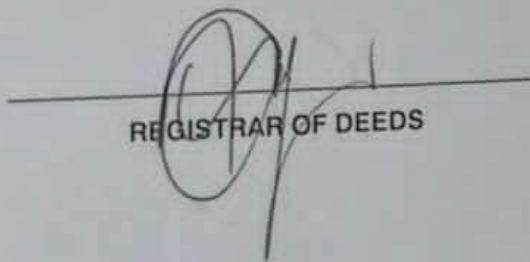
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at PIETERMARITZBURG on

27 08 93



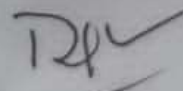
q.q.

In my presence



REGISTRAR OF DEEDS

	DATA
INPUT	✓
CHECK	



2. LOT 11759 DURBAN, SITUATE IN THE CITY OF DURBAN, ADMINISTRATIVE DISTRICT OF NATAL;

IN EXTENT 7 (Seven) Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T 7160/1946 with Diagram annexed and HELD BY Deed of Transfer No. T 19025/81

THIS PROPERTY IS TRANSFERRED :

SUBJECT to all the terms of the original Deed of Grant No. 1737 dated 27th July 1855 in so far as same are now applicable.

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

PERIGEE CC

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

RANDSILVER INVESTMENTS (PROPRIETARY) LIMITED

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price of the property to be the sum of R2 200 000,00 (Two Million Two Hundred Thousand Rand).

|

12/11/11

OUR REFERENCE : ANSUREE NAIDOO/NED367/0214
YOUR REFERENCE :
DATE : 03 January 2018

**THE DIRECTORS
RANDSILVER INVESTMENTS (PTY) LTD**

ATT. MR JEENA / JENNY

TO COLLECT

Dear Sirs/Madam

**RE: OUR BOND CANCELLATION INO RANDSILVER INVESTMENTS (PTY) LTD IFO NEDBANK CORPORATE
PROPERTY: ERF 11759 DURBAN & REMAINDER OF PORTION 1 OF ERF 11760 DURBAN**

We refer to the above matter and confirm registration was effected on **21st November 2017** in the Pietermaritzburg Deeds Registry.

Please find attached your original Deed of Transfer No. **T22911/1993** for future safe-keeping.

Kindly acknowledge safe receipt of the document, on the duplicate copy provided hereof and return to our office, via facsimile or email, to enable us to close our file.

Yours faithfully

STRAUSS DALY INC.

Tel: 031 5705693

Switchboard: 031 570 5600

Fax: 086 504 2923 / 031 5705799

Email: anaidoo@straussdaly.co.za

Name: _____

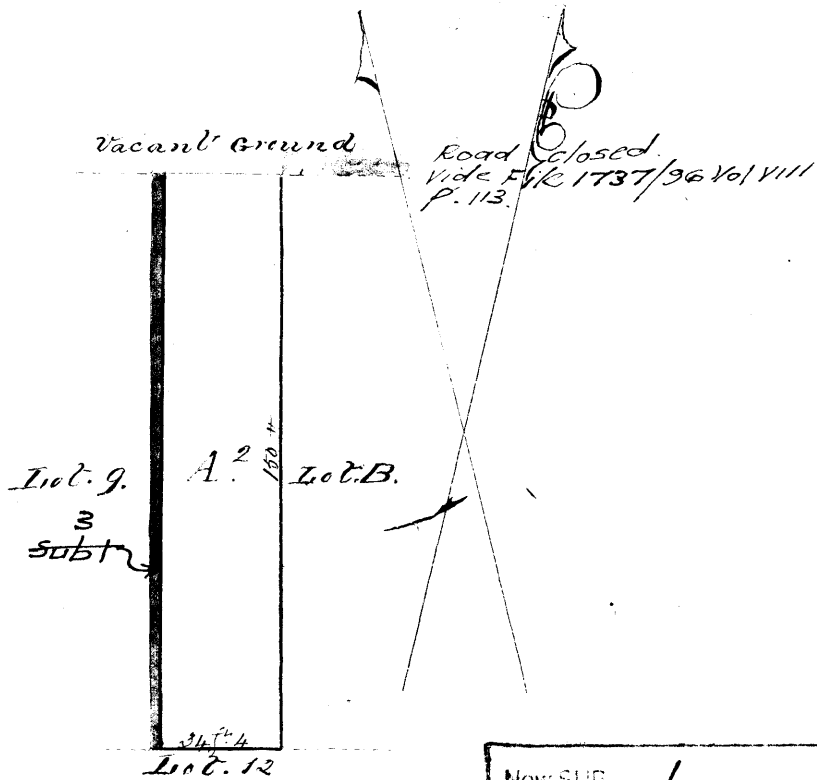
Date: _____

Signature: _____

DURBAN: 9th Floor Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga, 4320 | PO Box 1293, Umhlanga Rocks, 4320
Docex 27 Durban | Tel: +27 (031) 570 5600 | Fax: +27 (031) 570 5799 | Email: umhlanga@straussdaly.co.za | Web: www.straussdaly.co.za

DURBAN (HEAD OFFICE) PIETERMARITZBURG JOHANNESBURG PRETORIA CAPE TOWN BELLVILLE CLAREMONT PORT ELIZABETH BLOEMFONTEIN
A Member of Legus International Network of Law Firms - Web www.leguslaw.com

STRAUSS DALY INCORPORATED REG NO 1992/006281/01 - VAT Number 447 013 460 4
DIRECTORS: M Strauss BA LLB, H J R Barnard B Juris LLB LLM (Chairman), C G Volschenk B Juris LLB LLM, E M Meyer B Proc, D H Botha B Juris LLB MBL, A Z Khoza B Proc LLB, S M Ntshande B Juris LLB,
C M Poole B Comm LLB PG Dip Tax Solicitor (non practising England and Wales), J S Botha BLC LLB LLM Solicitor (non practising England and Wales), L Matherbe BA LLB, D D Kemp B Journ LLB, N Etsebeth B Proc,
S A Feldman B Proc, A J Swart B Proc Nat Dip Pol Admin, R A Laubscher BLC LLB, V Naidu LLB, V C Tee LLB, J-H Senekal LLB LLM | SENIOR ASSOCIATES: T J Kriel LLB, A van Lingen B Proc, S Lourens B Comm LLB,
H G Visser LLB, B J Kruger B Comm B Proc, L J Chamber B Comm LLB, M Vleyns BA LLB, M F Vallie LLB, D Deepital LLB | ASSOCIATES: J-J Jordan B Comm LLB CIPP, J H Botha LLB, N Jantine BA LLB, S S Reddy LLB,
PROFESSIONAL ASSISTANTS: E C Bernade LLB, J Els LLB, A C Hom LLB, P A Offermann B Comm LLB, W Mjindi LLB, G-K Hammond BA LLB, B R Kest LLB, C Naidoo B Comm LLB, L C Gansten LLB,
K B Barnes B Comm LLB, P C Sampson B Comm LLB, A C Fernyhough LLB, G W J van der Merwe B Comm LLB, W Malamed LLB, Y Founte LLB, N Majothi BA LLB, C S Mkhize LLB, A Hiralal LLB, B Bam B Comm LLB,
R Naicker LLB, T C Miles LLB, N Z Mshali LLB, S P Mvubu B Comm LLB, S Kisten LLB, L Z Magodla LLB, R Roberts LLB | CONSULTANTS: E D Chisholm, D Fourie, A J Du Plessis Bernade B Proc Dip Labour Law,
S A C Bezuidenhout B Proc LLB Dip Property Valuation, J Stander B Proc



Reg. Div.
FU

Now SUD. 1 of
LOT 11.760 DURBAN



~~Now known as~~

~~Sub A² of Lot 11 Block F Town of Durban N° 589~~

The above figure represents a piece of ground containing 19 perches situate in the Town of Durban in the District of Natal, bounded on the N. by Vacant Ground E. by Lot B. S. by Lot 12. W. by Lot 9, and is marked A² being a portion of Lot 11. in Block F. on the General Plan.

Surveyed & subdivided

by me
Robt Anderson
 Govt Surveyor

Sept^r 16th 1851
 T87/1852

**ZONE: GENERAL BUSINESS
(CENTRAL)**

SCHEME INTENTION: To provide, preserve, use land or buildings for:

- Intense commercial and or business activities.
- Spatial Development and sustainable function of the Central Business District.
- This zone shall apply to the Durban Central Business area demarcated by Figure 1 of Section 8

MAP COLOUR REFERENCE: Dark Blue with White Hatch

MAP REFERENCE:

PRIMARY		SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Arts and Crafts Workshop • Betting Depot • Boarding House • Car Wash • Crèche • *Dwelling House • Educational Establishment • Escort Agency • *Flat • Flea Market • Funeral Parlour • Garden Nursery • Government/ Municipal • Health & Beauty Clinic • Health Studio • Hotel 	<ul style="list-style-type: none"> • Industrial - Light • Institution • Laundry • Market • Motor Display Area • Motor Vehicle Test Centre • Museum • Nature Reserve • Night Club • Office • Offices - Medical • Pet Grooming Parlour • Place of Public Entertainment • Place of Public Worship • Restaurant/ Fast Food Outlet • Shop • Sports and Recreation • Transport Depot • Utilities Facility • Veterinary Clinic • Warehouse • Zoological Garden 	<ul style="list-style-type: none"> • Builders Yard • Cemetery/Crematorium • Correctional Facility • Fuelling and Service Station • Mortuary • Motor Garage • Motor Workshop • *Parkade • Recycling Centre • Reform School • Retirement Centre • Special Building • Telecommunication Infrastructure • Student Residence • Any other use authorised in terms of Section 9.4 (Important Buildings and Objects) 	<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns

ADDITIONAL CONTROLS – DEVELOPMENT PARAMETERS

- *Dwelling House/Flat not permitted on the ground floor.
- ***Parkade:**
 1. Parking shall be read in conjunction with the Durban CBD Plan (see section 8.6 of this scheme);
 2. Within the area indicated on Figure 5 CBD Durban, Parkade shall be permitted subject to the following restriction:
 - the site shall have a minimum street frontage of 45.0m;
 - there shall be minimum spacing between access point of 45.0m; and
 - there shall be a maximum of 450 bays served by each access point.
 3. Notwithstanding the provisions of Sub-section 8.5 within District B, bonus bulk shall be applicable and an amount representing not more than 20% of the total permissible floor area (PFA) shall not be taken into account where such amount is to be used for the parking of motor vehicles.
 - On Erf 11952 Durban a parkade shall be freely permitted.

For additional controls relating to floor area read in conjunction with parking, refer to sub-section 5.1.2 of this scheme.

1. HEIGHT

In calculating the height of any building the following shall be taken into account:

- (a) No part of any building on a site in a General Business (Central) Zone shall project above a line drawn at an angle of 59° to the horizontal from a point at street level on the opposite boundary of any street which the site upon which the building is situated has frontage; provided that the Municipality may by Special Consent authorise a lift motor room or lift tower, an electricity transformer and meter room, a mechanical ventilation or air-conditioning plant room, a water tank and any architectural or structural feature of the building to project above the 59° angle line.
- (b) In the case of any building on a corner site fronting onto streets of different widths, the line referred to in paragraph (a) hereof, shall be drawn as aforesaid provided that in respect of the first 30, 0 metres of the frontage along the narrower street, measured from the street corner, the said line shall be drawn as if the width of such narrower street was that of the wider street.

- (c) The provisions of paragraph (a) and (b) hereof shall not apply: -
- (i) to that part of a building having frontage to a vehicular street which, from a height of 15,0 metres or less above street level, is set back for its full remaining height a distance not less than 5,0 metres from any building line, or where there is no building line from the boundary of any road reserve (existing or as contemplated in terms of this Scheme) to which the building will have frontage provided that every such setback shall, unless the Head: Development Planning, Environment and Management otherwise directs, extend over the whole length of such frontage;
 - (ii) to that portion of a building which fronts a non-vehicular street to the extent that compliance with such provisions along any frontage to a vehicular street is not affected;
 - (iii) where the Municipality has agreed to the encroachment of a building above any street, existing or as contemplated in terms of this Scheme, to such portion of such building and, if the encroachment is to the full width of such street, to such portion of any building directly facing the encroaching building on the opposite side of such street, as the Municipality in its absolute discretion may determine;
- provided that no such building may, without the Special Consent of the Municipality be built to a height which exceeds 110.0m.

2. Parking shall be in accordance with Figure 1 of Section 8 of this scheme.

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE					
Nil	Nil	N/A	240m ²	59° angle from opposite side of street (max. width 30m) or 110m with a 5.0m setback at 15.0m	N/A	8.0

Rational Assessment

9 May 2023

Ref: 2023-11 RA01

To: City Engineers

Attention: Engineering Department

RE: Existing offices converted to new boarding house of rem of portion 1 of erf 11760 on 211 Monty Naicker Road, Durban

We confirm that we have been appointed as the structural engineers for the above development. We have reviewed the drawings produced by KZN Architects.

We have conducted a preliminary site investigation and our observations are as follows.

- The building is situated in the middle of the Durban central business district and consist of four floors plus concrete roof slab and ground floor slab.
- The external face of the building is clad with brickwork and windows.
- Each of the floors is approximately 337m², reinforced concrete with concrete beams and columns.
- The building has eight internal staircases and one external staircase from ground floor to mezzanine floor and two internal stair cases from first floor to third floor. a lift that services all four floors.
- The internal walls are supported off the suspended slab and load is transferred to the columns via the beams at each floor. There is no loadbearing brickwork.
- No visible cracks were identified in any of the concrete slabs, beams and columns.
- There is evidence of spalling of concrete.
- There are no signs of dampness or water damage.

We have evaluated the proposed new designs and assessed the increased load onto each slab and contributing load onto the columns and foundations. We are of the opinion that the existing slabs, beams, columns and foundations have sufficient capacity to take the increased in loading without any modifications or structural improvements.

The proposed alterations are limited to internal works which will have no impact on the existing stormwater system. There will be no increase in rain water runoff and as such the volume of rain water into the runoff prior to development is equal to the volume of rain water post development. As such, no stormwater management plan would be required.

We will be assessing the building during construction and will address any structural engineering solution that may be required.

Members: Anita Joseph,

CK 2014/287868/07

We confirm that the proposed alteration is practical and viable.

We therefore confirm our acceptance to continue to provide the structural solution for the proposed development.

Kind Regards

A handwritten signature in black ink, appearing to read 'Mervin Joseph', with a stylized flourish extending to the right.

Mervin Joseph

ECSA Registration No. 2001 70 117



South African Council
for the Architectural Profession

CERTIFICATE OF REGISTRATION

This certificate is proudly issued to

Wendle Dwaine Naidoo

registered as a

Professional Architect

In Terms of The Architectural Profession Act, 2000 (Act No. 44 of 2000)

Registration Number: PrArch44016755

Registration Date: 2020-11-20

Certificate Serial Number: 44016755

End of CPD Cycle: 2025-01-01

Contact Details

Email: wen*len*ido*@gma*I.co*

Mobile: 084 *37 4*65

Mr. Ntsindiso Charles Nduku

President

Adv. Toto Fiduli

Registrar

SACAP has confirmed the above information, for digital certification and sharing by PrivySeal Limited,
at 09:09 AM (Africa/Johannesburg) on 15 Jun 2021.



POWERED BY
PRIVYSEAL

*This certificate is only valid
if the Registered Person has paid
annual fees and has complied with
the CPD requirements*