

Prepared by me

Garlicke & Bousfield  
Attorneys, Notaries & Conveyancers  
7 Torsvale Crescent  
LA LUCIA RIDGE  
4051

CONVEYANCER  
CARLA JANE MARTIN

*Carla*

FEE'S	
Stamp Duty	R900.00
Reg.	
Welver	
OM Bond	

VERBOND	
MORTGAGED	
MR	FOR R 1 500 000.00
B000005655 / 2014	
2014-04-01	
REGISTRAR	

T:000010645 \*2014

2014-04-01



# DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

NOSIPO NOMAHLUBI MGOJO

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 19<sup>th</sup> February 2014 granted to him by

The Executrix in the Estate Late  
MARGARET ELIZABETH SMITH  
Number 17392/2013 (DBN)

And the appraiser declared that his said principal had, on 6 February 2014, truly and legally sold by Private Treaty, and that he, the said Appraiser, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**ALLAN ROBERT ABBU**  
Identity Number 570818 5089 08 6  
and  
**NANCY SANDRA ABBU**  
Identity Number 640518 0222 08 0  
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, in full and free property

**PORTION 49 OF ERF 39 DURBAN NORTH**  
Registration Division FU  
Province of Kwazulu-Natal

IN EXTENT 1180 (ONE THOUSAND ONE HUNDRED AND EIGHTY) Square  
Metres

FIRST TRANSFERRED by Deed of Transfer Number T2165/1928 with  
Diagram S.G.O. Sub. Vol 749 Fol 86 relating thereto and held by Deed of  
Transfer T28378/1989

**THIS PROPERTY IS TRANSFERRED:**

- A. Subject to the terms and conditions of the original Government Grant No. 1552 in so far as still in force and applicable.
- B. This property is transferred with the benefit of the use of the road shown on the diagram of the said Lot 49 over the Remainder of Lot 2 No. 1552 aforesaid, as created by the said Deed of Transfer T2165/1928.
- C. This property is transferred subject to the following conditions originally created by the said Deed of Transfer T2165/1928 such conditions including the following:
  - (a) The property hereby transferred shall not be subdivided and there shall not be erected thereon more than on dwelling house with the necessary outbuildings and accessories.
  - (b) Any dwelling house erected on the property hereby transferred shall be used solely for the purpose of a private dwelling and shall not be let out or be used in separate portions or at all as flats, a boarding house, separate residences or dwellings, private hotel or anything whatsoever of a like nature.
  - (c) Neither the property hereby transferred nor any dwelling or erection thereon shall be used either in whole or in part for the purpose of carrying on any business, trade, industry, vocation or calling.

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9/

Upon a breach of any of the foregoing conditions on the part of the transferee to be observed, the transferors shall be entitled and are hereby irrevocably authorised and empowered by the transferee and her successors in title or persons from committing or continuing to commit a breach of any of the aforesaid conditions.

(b) The transferors reserve in perpetuity the right without being required to pay compensation therefor by themselves or others to lay, erect, maintain and use standards, cables, lines, pipes and the like under, on and over the said land for the purpose of conveying electric current, water, drainage, sewerage and the like and the transferee agrees not to obstruct or interfere with, or allow any obstruction or interference with any such standards, cables, lines, pipes and the like and agrees that the transferors by themselves or others may enter upon the said property at any reasonable time for the purpose of enforcing the rights reserved and the obligations accepted in this clause.

(a) The transferee shall not grant any servitude or right of way or any right of access over the said property hereby transferred or any portion thereof without the consent in writing of the transferors first had and obtained.

D. The said property is subject also to the following further special conditions, originally created in the said Deed of Transfer T2165/1928, namely:

And upon a breach of any of the foregoing conditions each and every owner entitled and is hereby irrevocably authorised an empowered by the said transferee and her successors in title to apply for and obtain an interdict restraining any person or persons from committing or continuing to commit a breach of any of the foregoing special conditions and servitudes.

7. Subdivision J, Subdivision K and Subdivision marked EE, all of Lot 12 and Subdivision H being the remaining portion of Lot 12.

6. The Government Lot No. 16.

5. Subdivision A and the Remainder of the Government Lot 15.

4. The Government Lot No. 14.

3. Subdivision B, Subdivision 1 of Lot C, Remainder of Subdivision C, Subdivision D, all of Government Lot 13 and the Remainder of the said Government Lot 13.

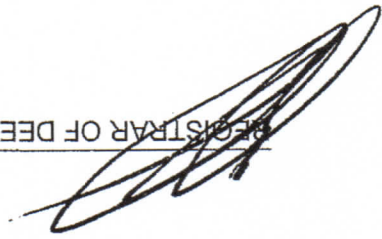
2. Subdivision 1 of Lot D, Subdivision A of Subdivision E, Remainder of Subdivision E, Subdivision F, Subdivision G, and Subdivision I, all of the Government Lot 12.

1. Remainder of Portion B, Remainder of Portion 9, Portion & all of Lot No. 2 and the Remainder of the said Lot 2.

The foregoing conditions shall operate as servitudes over the property thereof all situated near the north bank of the River Emgeni, Victoria County, Natal, namely:

✍

REGISTRAR OF DEEDS



In my presence

q.q.



2014-04-01

Pietermaritzburg on

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at

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.

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 to be the sum of R1 850 000,00 (ONE MILLION EIGHT HUNDRED AND FIFTY THOUSAND RAND).

**ALLAN ROBERT ABBU and NANCY SANDRA ABBU, Married as aforesaid**

heretofore had to the premises, did in consequence also acknowledge her to be entirely disposed of, and disentitled to the same, and that by virtue of these presents, the said

**Estate Late MARGARET ELIZABETH SMITH**

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



YOUR REFERENCE

1 April 2014

OUR REFERENCE  
TRACEY KNOTT

TO WHOM IT MAY CONCERN

Dear Sirs

TRANSFER OF PORTION 49 OF ERF 39 DURBAN NORTH FROM ESTATE LATE M E SMITH TO A R & N S ABBU

We confirm that the transfer of :

PORTION 49 OF ERF 39 DURBAN NORTH  
Registration Division FU  
Province of Kwazulu-Natal

IN EXTENT 1180 (ONE THOUSAND ONE HUNDRED AND EIGHTY) Square Metres

HELD by Deed of Transfer T28378/1989

from:

THE ESTATE LATE MARGARET ELIZABETH SMITH  
Number 17392/2013 (DBN)

to:-

ALLAN ROBERT ABBU  
Identity Number 570818 5089 08 6

and  
NANCY SANDRA ABBU  
Identity Number 640518 0222 08 0

Married in community of property to each other

was duly registered in the Deeds Office on 1<sup>st</sup> April 2014.

Yours faithfully

GARLICK & BOUSFIELD INC

C J MARTIN

ADDRESS: 7 TORSVALE CRESCENT LA LUCIA RIDGE OFFICE ESTATE • PO BOX 1219 UMHLANGA ROCKS 4320 SOUTH AFRICA  
TELEPHONE: +27 31 570 5300 FACSIMILE: +27 31 570 5301 DOCEX: Docex 5 Umhlanga EMAIL: [mailur@db.co.za](mailto:mailur@db.co.za) WEBSITE: [www.db.co.za](http://www.db.co.za)

DIRECTORS: BS Jennings (Chief Executive Officer) BM Bernards-Larrat YL Boden CB De Beer AS De Lange LW Larrat AW Liebenberg FP Magwaza SM Maphumulo VJ McDonald RGJ Menezes B Mngaga SM Nyasulu GC Palmer GF Phillips DH Ramsay BA Risi CJ Seger HJ Stephenson  
EXECUTIVE CONSULTANTS: TS Mlot RCW Penberton NR Pistorius AH Tlokanjee DRD White CONSULTANTS: MG Hands D Pistorius  
SENIOR ASSOCIATES: CJ Martin R Sinyahath AN Vili FINANCIAL MANAGER: R Mun-Gavin

In association with Richard Cookson

A Member of Muller (A Multinational Association of Independent Law Firms)

GARLICK & BOUSFIELD INCORPORATED REG. NO. 1977/003508/21 ATTORNEYS, NOTARIES AND CONVEYANCERS



YOUR REFERENCE

2 April 2014

OUR REFERENCE  
TRACEY KNOTT

MR A R & MRS N S ABBU

Email: [jabezmedia@live.co.za](mailto:jabezmedia@live.co.za)

Dear Mr and Mrs Abbu

TRANSFER OF PORTION 49 OF ERF 39 DURBAN NORTH FROM ESTATE LATE M E SMITH TO A R & N S ABBU

We have pleasure in advising that the transfer was duly registered in the Deeds Office on 1<sup>st</sup> April 2014.

We enclose our final statement of account and confirm having paid the refund of R3 594,63 direct into your bank account. Attached is proof of payment for your information.

We also enclose a copy of the Woodbore and Electrical Compliance Certificates for your records.

Yours faithfully

GARLICKE & BOUSFIELD INC

C J MARTIN



ADDRESS 7 TORISVALE CRESCENT LA LUCIA RIDGE OFFICE ESTATE • PO BOX 1219 UMHLANGA ROCKS 4320 SOUTH AFRICA  
TELEPHONE +27 31 570 5300 FACSIMILE +27 31 570 5301 DOCEX Docex 5 Umhlanga EMAIL [mellur@gb.co.za](mailto:mellur@gb.co.za) WEBSITE [www.gb.co.za](http://www.gb.co.za)  
DIRECTORS BS Jennings (Chief Executive Officer) BM Bernardis-Lamit YL Boden CB De Beer AS De Lange VM Hodgson LW Lamit AW Liebenberg  
SM Maphumulo VJ McDonald B Mgaga RCW Pamberton GF Phillips DH Ramsay EA Riel CJ Seger HJ Stephenson  
EXECUTIVE CONSULTANTS DM Caro TS Mjoli NR Pistorius AH Tlhanjwe DRD White CONSULTANTS HG Frens D Pistorius  
SENIOR ASSOCIATES A Beaumont K Chely CJ Martin I Makhene GC Palmer R Simayidini FINANCIAL MANAGER R Kun-Savin  
A Member of Muller (A Multinational Association of Independent Law Firms)  
GARLICKE & BOUSFIELD INCORPORATED REG. NO. 1977/003808/21 ATTORNEYS, NOTARIES AND CONVEYANCERS

To: eThekwin Municipality  
251 Smith Street  
Durban  
4001

**Dear Sir/Madam**


This letter serves to confirm that I **Allan Robert Abbu – ID 570818 5089 086**, hereby authorise my Wife **Nancy Sandra Abbu – ID 640518 0222 080**, to register the new connection for the Electricity and Water for the residence at 51 Northway Durban North.

As per my telcon with the Regional Centre, Central office on the 03 April 2014, at approximately 10H45 am, I have together with this letter of authority, enclosed the following:-

ID Documents for both A.R. and N.S Abbu.  
Letter from Garlicke & Bousfield confirmation of transfer.  
Deposit of R2380.00

Appreciate your assistance in this regard.

**Yours faithfully**

  
A. R. Abbu

**GENERAL INFORMATION**

Deeds Office	PIETERMARITZBURG
Date Requested	2014/11/21 12:09
Information Source	DEEDS OFFICE
Reference	-

**PROPERTY INFORMATION**

Property Type	ERF
Erf Number	39
Portion Number	49
Township	DURBAN NORTH
Local Authority	ETHEKWINI
Registration Division	FU
Province	KWAZULU NATAL
Diagram Deed	T2165/928
Extent	1180.0000SQM
Previous Description	-
LPI Code	N0FU00860000003900049

**OWNER INFORMATION**

Owner 1 of 2	Person Type: PRIVATE PERSON Name: ABBU ALLAN ROBERT ID Number: 5708185089086 Title Deed: T10645/2014 Registration Date: 2014/04/01 Purchase Price (R): 1,850,000 Purchase Date: 2014/02/06 Share: * Microfilm Reference: NO Multiple Properties: YES
Owner 2 of 2	Person Type: PRIVATE PERSON Name: ABBU NANCY SANDRA ID Number: 6405180222080 Title Deed: T10645/2014 Registration Date: 2014/04/01 Purchase Price (R): 1,850,000 Purchase Date: 2014/02/06 Share: * Microfilm Reference: NO Multiple Properties: YES

**ENDORSEMENTS (2)**

#	Document	Institution	Amount (R)	Microfilm
1	BS655/2014	SOUTH AFRICAN HOME LOANS GUARANTEE TRUST-TRUSTEES	1,500,000	-



2	DBN/NORTH,39,49	-	UNKNOWN	1992 1057 1532
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#	Document	Owner	Amount (R)	Microfilm
1	B19913/2007	-	UNKNOWN	2007 0251 0046
2	I-5797/1989LG	-	UNKNOWN	2009 0170 2017
3	T28378/1989	SMITH MARGARET ELIZABETH	UNKNOWN	2007 0251 0067

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