

**DEED OF TRANSFER NO T 039488/2014
OF
NO. 147 CLAYTON ROAD, SYDENHAM,
DURBAN**

Prepared by :-
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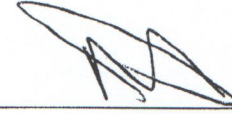
ALSO AT
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REF: MR FAKROODEEN 03 R101 001

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 Suite 19 & 20 Croftdene Mall
 120 Croftdene Drive
 CHATSWORTH
 4092

Prepared by me



CONVEYANCER
 MUHAMMAD DANGOR

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE / VALUE	R. 1 000 000,00	R. 800,00
MORTGAGE CAPITAL AMOUNT	R.	R.
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTIONACT.....

2014 -11- 21

000039488 / 2014

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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SIMPHIWE GOODEHOPE SHOZI

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 11 October 2014 granted to him by

RISHAL RAMJEE
 Identity Number 821114 5160 08 6
 Unmarried

And the appearer declared that his said principal had, on 7 October 2014, 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:

MOSAM NIZAAMI FAMILY TRUST
Registration Number IT 815/2004

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

REMAINING EXTENT OF PORTION 49 (OF 7) OF ERF 711 BRICKFIELD
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL

IN EXTENT 511 (FIVE HUNDRED AND ELEVEN) Square metres

First transferred by Deed of Transfer No. T 4540/1925 with Diagram annexed thereto and held by Deed of Transfer No. T 26776/2003

THIS PROPERTY IS TRANSFERRED:

- A. Subject to such of the terms and conditions of the original Government Grant No.806 dated 1st October 1847, as are now in force and applicable.
- B. Subject to the use of half width of road 7.62 metres wide in favour of the owners and occupiers of Subdivision G, as created in Deed of Transfer No. 4540/1925 dated 2nd November 1925.
- C. With the benefit of the use of all roads and rights of way laid off and shown on the diagram of the said Subdivision G and all subdivisions thereof in common with other owners and occupiers thereof, as created in Deed of Transfer No. 4540/1925 dated 2nd November 1925.

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

RISHAL RAMJEE, Unmarried

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

**MOSAM NIZAAMI FAMILY TRUST
Registration Number IT 815/2004**

its Successors in Office 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 to be the sum of R1 000 000,00 (ONE MILLION 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

2014 -11- 2 1



q.q.

In my presence



REGISTRAR OF DEEDS



**Transfer Duty****TDREP****Declaration****Reference Details**

Transfer Duty Reference Number: TDE00FBEEA

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Details**Details of Seller / Transferor / Time Share Company**

Surname / Registered Name	RAMJEE	Full Name	RISHAL
ID Number	8211145160086	Date of Birth (CCYYMMDD)	1982-11-14
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED
Marital Notes if applicable	UNMARRIED	Spouse Initials	

Details of Purchaser / Transferee

Full Name	MOSAM NIZAAMI FAMILY TRUST	Surname / Registered Name	MOSAM NIZAAMI FAMILY TRUST
Company / CC / Trust Reg No.	IT8152004	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2014-10-07	Total Consideration	R 1000000.00
Total Fair Value	R 1000000.00		

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 1000000.00
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Property Description

1 REMAINING EXTENT OF PORTION 49 (OF 7) OF ERF 711 BRICKFIELD REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 511 (FIVE HUNDRED AND ELEVEN) Square metres

Receipt**Receipt Details**

Transfer Duty Reference Number	TDE00FBEEA	Receipt No.	1200204293
Receipt Amount	R 12000.00		

Declaration by Conveyancer / Attorney**MUHAMMAD DANGOR**

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.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of 'X's above

Date (CCYYMMDD)

20141110

For enquires 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 : NOFT00330000071100049
Erven : 711
Portion : 49 (OF 7)
Extension : BRICKFIELD
Zoning : Not available
Registration division / Administrative District : FT
Suburb : SYDENHAM
Town : BRICKFIELD
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 : RISHAL RAMJEE 8211145160086
Name and Identity/ Registration Number of all purchaser/s : MOSAM NIZAAMI FAMILY TRUST IT 815/2004

This Certificate is valid until : 29/12/2014

Given under my hand at DURBAN on 30/10/2014

Certificate By Conveyancer:

I MUHAMMAD DANGOR (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

03/11/14
Date

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 30/10/2014

Authorised Officer: Nontokozi Moyane