

JOHN DUA
Attorneys and Conveyancers

_____ established 1993 _____

VAT Reg. No. 457 013 7713

1 Lytton Crescent
Pinetown, 3610, South Africa
P O Box 2751, Pinetown, 3600

Telephone +27 (031) 7015000
Facsimile +27 (031) 7019555

DX 30, Pinetown

Our Ref: O0066/00001/JDUA/Convey

7 October 2021

OLDHAM ROAD PROPERTIES AND LEASING (PTY) LTD

To collect

Dear Sirs

**TRANSFER PROPERTY 71 EDMONDS ROAD, GLENWOOD FROM M
K DUA TO OLDHAM ROAD PROPERTIES AND LEASING (PTY) LTD**

We enclose herewith original Deed of Transfer Number T21497/2021 for your kind attention and safekeeping.

Kindly acknowledge receipt of same by signing and forwarding us a copy of our letter.

Yours faithfully

JOHN DUA ATTORNEYS

Per: 
MEENA SULTAN

RECEIVED BY NAME : _____

SIGNATURE : _____

DATED : _____

ORIGINAL

DEED OF TRANSFER

T21497/2021

ERF 5461 DURBAN

OLDHAM ROAD PROPERTIES AND LEASING
(PTY) LTD



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STOWELL'S
FEE'S John Dua Attorneys
1 Lytton Crescent
Pinetown
Stamp Duty.....
Reg. **R1 28303600**
Waiver.....
O/M Bond.....

Prepared by me


CONVEYANCER
ZAHRA FARUK (76395)

2021-07-21

T 21497 21

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ZIA-LEIGH SIMPSON
LPCM NUMBER 75187

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney granted to him/her by

MAUREEN KATHERINE DUA
Identity Number 590414 0045 08 7
Unmarried

which said Power of Attorney was signed at PINETOWN on 10 May 2021

And the appearer declared that his/her said principal had, on 17 March 2021, truly and legally sold by , and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

OLDHAM ROAD PROPERTIES AND LEASING PROPRIETARY LIMITED
Registration Number 1988/001180/07

or its Successors in Title or assigns,

ERF 5461 DURBAN, REGISTRATION DIVISION FU, PROVINCE OF
KWAZULU-NATAL

IN EXTENT 646 (SIX HUNDRED AND FORTY SIX) Square metres

First transferred by Deed of Transfer Number T527/1928 with diagram relating thereto and held by Deed of Transfer Number T13116/1994 and Deed of Transfer Number T22817/1997.

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the conditions of the original Government Grant No. 1737/1855 in so far as they are applicable.
- B. Subject to the Sewer and Drain Servitude One comma eight nine (1,89) metres wide in favour of the adjoining properties as created in said Deed of Transfer No. 527/1929.
- C. Subject to the special conditions contained in the said Deed of Transfer no. 527/1928, and especially to the following:
 - 1. No subdivision of the property will be permitted, and only one entirely detached residence with the necessary outbuildings will be allowed on the Lot.
 - 2. The lot shall be used for residential purposes only and it is an express condition that it must not be used for business purposes of any kind whatsoever.

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

MAUREEN KATHERINE DUA, Unmarried

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

OLDHAM ROAD PROPERTIES AND LEASING PROPRIETARY LIMITED
Registration Number 1988/001180/07

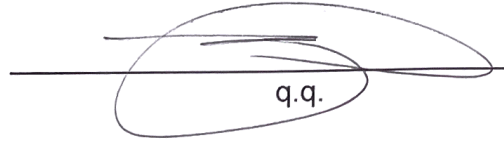
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 300 000,00 (ONE MILLION THREE HUNDRED THOUSAND RAND) .




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

2021-07-21


q.q.

In my presence


REGISTRAR OF DEEDS





**Transfer Duty
Declaration**

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TDREP

Reference Details

Transfer Duty Reference Number: TDE044791A

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	DUA	Full Name	MAUREEN KATHERINE
ID Number	5904140045087	Date of Birth (CCYYMMDD)	1959-04-14
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED

Details of Purchaser / Transferee

Full Name	OLDHAM ROAD PROPERTIES AND LEASING	Surname / Registered Name	PROPRIETARY LIMITED
Company / CC / Trust Reg No.	198800118007	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2021-03-17	Total Fair Value	R 1300000.00	Total Consideration	R 1300000.00
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Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 1300000.00
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Property Description

1	ERF 5461 DURBAN, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL IN EXTENT 646 (SIX HUNDRED AND FORTY SIX) Square metres
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Receipt

Receipt Details

Transfer Duty Reference Number	TDE044791A	Receipt No.	1200839249
Receipt Amount	R 9000.00		

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.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

ZAHRA PARUK

Date (CCYYMMDD) 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

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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 : NOFU00850000546100000
Erven : 5461
Portion : 0
Extension : DURBAN
Zoning : Not available
Registration division / Administrative District : FU
Suburb : GLENWOOD
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 : MAUREEN KATHERINE DUA 5904140045087
Name and Identity/ Registration Number of all purchaser/s: : OLDHAM ROAD PROPERTIES AND LEASING PROPRIETARY LIMITED
 1988/001180/07

This Certificate is valid until : 27/08/2021

Given under my hand at DURBAN **on** 28/06/2021

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 28/06/2021

Authorised Officer: Sibonelo Mkhungo

Certificate By Conveyancer:

I ADRIAN WALTER STOWELL (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