

Shepstone & Wylie  
 Attorneys, Notaries & Conveyancers  
 24 Richefond Circle  
 Ridgeside Office Park  
 Umhlanga Rocks 4319  
 (SAC34.CROY24074.1)

Prepared by me

*[Signature]*  
 CONVEYANCER  
 NELSON BD

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE/VALUE	R. 1 000 000,00	R. 750,00
MORTGAGE CAPITAL AMOUNT	R. ....	R. ....
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION... ACT...

<b>VERBIND</b>		<b>MORTGAGED</b>
1/11 FOR R. 1 200 000,00		
<b>B</b>	021616 / 2012	<i>[Signature]</i> REGISTRAR/REGISTRAR
	2012 -12- 11	

1002434902  
 20140842  
 2012-12-11

<b>T</b>	038976 / 2012
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**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT

**LAUREN ANN MALTYB**

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 2 November 2012 granted to him by

**IGOLKISSHORE RAGUNANDAN**  
 Identity Number 590530 5046 08 3  
 Married out of community of property

AND the appearer declared that his said principal had, on 2 August 2012, 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:

**CROYDON COURT(PTY)LTD**  
**Registration Number 2012/005425/07**

its successors in title or assigns, in full and free property

**PORTION 17 OF ERF 231 DURBAN**  
**REGISTRATION DIVISION FU**  
**PROVINCE OF KWAZULU-NATAL**

**IN EXTENT 494 (FOUR HUNDRED AND**  
**NINETY FOUR) SQUARE METRES**

First transferred by Deed of Transfer T 2589/1938 with Diagram annexed thereto and held by Deed of Transfer T9117/2000.

**THIS PROPERTY IS TRANSFERRED :**

- A. Subject to such of the terms and conditions of the original Government Grant No. 1737 as are still in force and applicable.
- B. Subject to the 1,83 metre sewer and drain servitude marked A B B1 A1 on the Diagram in favour of :-
  1. Transferred subdivisions of said Lot 27 as created in the relevant subdivisional transfers; and
  2. The Remainder of said Lot 27, as created in aforesaid Deed of Transfer No. T2589/1938.
- C. Subject to servitude of a right of way affecting a portion of the said Lot 17 one comma three seven (1,37) metres wide commencing at point C on the Umgeni Road boundary and continuing immediately along the northern boundary of said Lot 17 for a distance of twenty eight comma four nought (28,40) metres as created in aforesaid Deed of Transfer No. T4417/1938.
- D. Subject to a servitude in respect of a half width of a party wall and footings of a total width of sixty comma nine six (60,96) centimetres which wall and footings commence at point B1 on the Diagram of said Lot 17 and run for a distance of five comma seven nine (5,79) metres immediately along the common boundary line of Lots 17 and 16 in the direction of Umgeni Road. The said party wall and footings are for the mutual benefit of Lot 17 and Lot 16 held by the Aysha Moosa Trust under Deed of Transfer No. T2589/1938, which latter property is burdened with a servitude in respect of the half of the wall and footings situate thereon in favour of Lot 17 as created in aforesaid Deed of Transfer No. T4417/1938.

- E. With the benefit of the use of the one comma eight three (1,83) metre sewer and drain servitude laid off on Lot 15 of the said Lot 27 as created in Deed of Transfer No. T116/1937.
- F. With the benefit of a servitude of a right of way affecting a portion one comma three seven (1,37) metres wide of the adjoining Lot 16 commencing at Point C on the Umgeni Road boundary so that the portion herein referred to shall together with that referred to in paragraph C from a right of way two comma seven four (2,74) metres wide and twenty eight comma four nought (28,40) metres in length for the use in common of the said Lot 17 and the said Lot 16 which latter is held by the Aysha Moosa Trust under Deed of Transfer No. T2589/1938 as created in Deed of Transfer No. T4417/1938.
- G. Subject to the following special conditions created in Deed of Transfer No. T1528/1897, namely:
1. That within eighteen months from the date of purchase (viz 2<sup>nd</sup> August 1897) the purchaser shall erect a building on the said land to the value of at least R500,00 per acre or pro rata, according to the size of the land purchased and in the case of subdivision of small area to the value of at least R300,00 for each subdivision and failing the erection of such building, rates will be levied for same on that basis in the second and each succeeding year in addition to the value of the land in the same way as though such buildings were actually erected.
  2. In the event of the land being subdivided a plan must be submitted to the Town Council of the said Borough for approval and all new roadways must be at least nine comma one four (9,14) metres wide with a back lane to each subdivision at least four comma five seven (4,57) metres wide.
  3. The building line shall be 3,05 metres back from the boundary of any such new roadway and there shall be no building other than outbuildings erected facing the back lanes.

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

**IGOLKISSHORE RAGUNANDAN, Married as aforesaid**

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

**CROYDON COURT(PTY)LTD  
Registration Number 2012/005425/07**

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 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

2012 -12- 11

In my presence

REGISTRAR OF DEEDS

q.q.

**Reference Details**

Transfer Duty Reference Number: TDE0004EE7

Details			
Transfer Duty Reference Number		TDE0004EE7	
Transaction Reference of Related Exchange Transaction			
Transfer Duty Reference Number		Total Fair Value	
Any Other Consideration		R	
Transaction Type			
Transaction Type Purchased		Normal	
Details of Seller / Transferor / Time Share Company			
Nature of Person	INDIVIDUAL	Full Name	IGOLKISSHORE
Surname / Registered Name	RAGUNANDAN	Initials	I
ID Number	5905305046083	Date of Birth (CCYYMMDD)	1959-05-30
Passport Country		Cell Number	0836541588
Passport Number		Income Tax Number	3706198201
Natural Person	YES	Fixed Period (years)	
Connected Person to the Purchaser	YES	Share Percentage	100
Gender	MALE	Marital Status	M O.C OF PROPERTY
Marital Notes if applicable	South Africa	Spouse Initials	
Passport Country		Date Property acquired by seller	2000-03-06
Original Purchase Price	R 265000	Effective Date of Transaction	2012-08-02
Details of Purchaser / Transferee			
Nature of Person	PRIVATE_CO	Deeds Number	
Full Name		Surname / Registered Name	CROYDON COURT PTY LTD
Cell Number	0836541588	Passport Number	
Income Tax Number	9080371173	Annual income from all sources	R
Company / CC / Trust Reg No.	201200542507	Natural Person	NO
Fixed Period (years)		Connected Person to the Seller	YES
Share Percentage	100	Gender	
Marital Status	NOT MARRIED	Marital Notes if applicable	
Effective Date of Transaction	2012-08-02		
Details of Conveyancer / Attorney			
Conveyancing Firm	SHEPSTONE & WYLLIE - Durban	Name of Conveyancer	BEVERLEY DUGUID NELSON
Business Telephone Number	0315757000	Fax Number	0315757100
Contact Email	conwey@wyllie.co.za		
Details of the Property			
Is the property an enterprise asset for VAT purpose?	NO	Was any input tax claimed in respect of the property?	
Date of Transaction/Acquisition (CCYYMMDD)	2012-08-02	Is the Property?	UNIMPROVED
Bought by	PRIVATE TREATY	How was property used?	BUSINESS PURPOSE
Nature of property	COMMERCIAL BUILDING	For what purpose will the property be used?	Business purposes
Are the provisions of Section 35A of the Income Tax Act, 1962, applicable?	NO	Amount of bond	R 1000000
Local Authority Valuation (Urban Properties)	R 1000000	Monthly Rental Value	R 0
Value of property	R	Occupational Rent/Interest Paid or Payable	R
Land Value	R 0	Selling Price	R 1000000
Improvement Value	R 1000000	Any Other Consideration Payable	R 0
Total Fair Value	R 1000000	Total Consideration	R 1000000





**Transfer Duty  
Declaration**

**TDREP**

Transfer Duty Reference Number: TDE0004EE7

Receipt			
Receipt Details			
Transfer Duty Reference Number	TDE0004EE7	Receipt No.	1200002763
Receipt Amount	R 12000.00		

Declaration by Conveyancer / Attorney	
<p>I certify that this is a true copy of the transfer duty receipt/exemption certificate drawn from the SARS eFiling site.</p>	<p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Please ensure you sign over the 2 lines of 'X's above</p>
Date (CCYYMMDD): 20121129	For enquiries go to <a href="http://www.sars.gov.za">www.sars.gov.za</a> or call 0800 00 SARS (7277)



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 eThekweni Municipality in connection with the under mentioned 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):

RCA No: 271610  
RCC No: 210716  
Date: 2012/11/29  
Valid Until: 2013/01/28

Registered Owner/Seller: IGOLKISSHORE RAGUNANDAN

Purchaser: CROYDON COURT PTY LTD

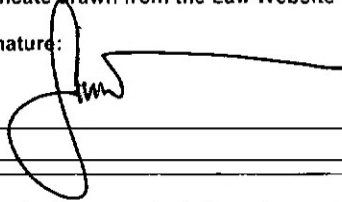
Description of Property: PORTION 17 OF ERF 231 DURBAN, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL

Declaration By Conveyancer:

I **BEVERLEY DUGUID NELSON** acting on behalf of  
Shepstone & Wylie

hereby certify that this is a true copy of the rates clearance certificate drawn from the Law Website

Krish Kumar  
Deputy City Manager: Treasury

Signature:  Date: 29 NOV 2012

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