



000159993

DEED OF TRANSFER NO. T 33684/08

ERF 891 DURBAN

PREPARED BY: -

**KNIGHT TURNER
ATTORNEYS, NOTARIES & CONVEYANCERS
3B THE RIDGE
8 TORSVALE CRESCENT
LA LUCIA
DURBAN
TEL: (031) 583 8900**



FEE'S	KNIGHT TURNER ATTORNEYS, NOTARIES & CONVEYANCERS P.O BOX 5064 TORSVALE 4019
State Duty	<i>R10000</i>
G/M Bond	

Prepared by me

[Signature]
CONVEYANCER
DARLEY, LLS

VERBIND MORTGAGED	
VIR FOR <i>R35 014 00000</i>	
B	027207/08
2008-07-15	<i>[Signature]</i> REGISTRAR/REGISTRAR

DEED OF TRANSFER

2008-07-15

T	033684/08
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BE IT HEREBY MADE KNOWN THAT

DUNCAN STEWART HARRISON

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 LA LUCIA on 23 APRIL 2008 granted to him by

AMS HAVEN 101 (PROPRIETARY) LIMITED
No. 2000/001555/07

And the appearer declared that his said principal had, on 3 April 2008, 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:

**UNITED AFRICAN MARINE INSURANCE BROKERS (PROPRIETARY)
LIMITED
No. 1996/001860/07**

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

1. ERF 891 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL;

IN EXTENT 1 045 (ONE THOUSAND AND FORTY FIVE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NO. 190/1911 WITH
DIAGRAM RELATING THERETO AND NOW HELD BY DEED OF
TRANSFER NO. T 47126/2000

SUBJECT TO THE FOLLOWING CONDITIONS:

THIS PROPERTY IS TRANSFERRED:

- (A) Subject to such of the terms and conditions of the original Government Grant No. 1737/1855 as are now in force and applicable.
- (B) Subject to the following special conditions as created in said Deed of Transfer No. T190/1911, namely:
 - (a) That a building of the value of at least R300.00 shall be erected thereon or on any subdivision thereof within two years from the date of sale (viz. 16th July 1904), and rates shall be levied on that amount added to the value of the land in the third and each succeeding year until the building is erected when rates will be levied on the value of the building not less than the foregoing amount.
 - (b) That no building other than outbuildings shall be erected fronting to the back lane and outbuildings shall not be allowed except on the back lane.
- (C) Subject to the condition that this property shall not be alienated, transferred, leased, mortgaged, donated or otherwise dealt with separately from Lot 892 Durban as will more fully appear in Notarial Tie Agreement No. K566/1996S.

2. ERF 892 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL;

IN EXTENT 1 045 (ONE THOUSAND AND FORTY FIVE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NO. T1234/1911 WITH
DIAGRAM S.G.O. SUB VOL 272 FOL. 116 RELATING THERETO AND NOW
HELD BY DEED OF TRANSFER NO. T 47126/2000

SUBJECT TO THE FOLLOWING CONDITIONS:

THIS PROPERTY IS TRANSFERRED:

- (A) Subject to the conditions of the original Government Grant No. 1737/1855 in so far as applicable.
- (B) Subject to the following special conditions as created in said Deed of Transfer No. T1234/1911, namely:
 - (a) That a building of the value of at least R300.00 shall be erected thereon or on any subdivision thereof within two years from the date of sale and rates shall be levied on that amount added to the value of the land in the third and each succeeding year until the building is erected when rates shall be levied on the value of such building not less than the aforesaid amount.
 - (b) That no building other than outbuildings shall be erected fronting to the back lane and outbuildings shall not be allowed except on the back lane.
- (C) Subject to the condition that this property shall not be alienated, transferred, leased, mortgaged, donated or otherwise dealt with separately from Lot 891 Durban as will more fully appear in Notarial Tie Agreement No. K566/1996S.
- (D) Portion of Erf 892 has been declared a national monument in terms of Section 13(2) of Act 28/69 Notice 1584 reflected in Government Gazette 17457 dated 4th October 1996.



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

AMS HAVEN 101 (PROPRIETARY) LIMITED
No. 2000/001555/07

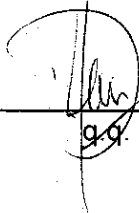
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

UNITED AFRICAN MARINE INSURANCE BROKERS (PROPRIETARY) LIMITED
No. 1996/001860/07

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 R30 945 000,00 (THIRTY MILLION NINE HUNDRED AND FORTY FIVE 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 2008-07-15



In my presence



REGISTRAR OF DEEDS



①-75

KNIGHT TURNER
ATTORNEYS, NOTARIES & CONVEYANCERS
P O BOX 5064
TORSVALE
4019

Prepared by me


CONVEYANCER
DARLEY, LLS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

PATRICK ALAN PEARSON
duly authorised hereto by a resolution of the Directors of
AMS HAVEN 101 (PROPRIETARY) LIMITED
No. 2000/001555/07

do hereby nominate and appoint

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Pietermaritzburg or any other competent official in the Republic of South Africa and then and there as my act and deed to pass transfer to:

UNITED AFRICAN MARINE INSURANCE BROKERS (PROPRIETARY) LIMITED
No. 1996/001860/07

the properties described as:

1. ERF 891 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL;

IN EXTENT: 1045 (ONE THOUSAND AND FORTY FIVE) SQUARE METRES

HELD BY Deed of Transfer No. T 47126/2000

2. ERF 892 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL;

IN EXTENT: 1045 (ONE THOUSAND AND FORTY FIVE) SQUARE METRES


HELD BY Deed of Transfer No. T 47126/2000


the said properties having been sold by me on 3 April 2008, to the said transferee for the sum of R30 945 000,00 (Thirty Million Nine Hundred and Forty Five Thousand Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at LA LUCIA on 23 April 2008
in the presence of the undersigned witnesses.

AS WITNESSES:

1. 

2. 



AMS HAVEN 101 (PROPRIETARY) LIMITED





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TD5

TRANSFER DUTY

Receipt or exemption certificate
Transfer Duty Act, 1949 and Value-Added Tax Act, 1991

Part 2

Details of seller/transferor

Full name of seller/transferor: **AMS HAVEN 101 (PROPRIETARY) LIMITED**

Identity/Trust/CC/Company number: **2000/001555/07** VAT number: **4850187461**

Details of purchaser/transferee

Full name of purchaser/transferee: **UNITED AFRICAN MARINE INSURANCE BROKERS (PROPRIETARY) LIMITED**

Identity/Trust/CC/Company number: **1996/001860/07** VAT number or income tax number if not a VAT vendor: **4700183157**

Details of sale transaction

Date of transaction: **3 April 2008** Bought by: Private Treaty Public Auction

Consideration: **R30 945 000,00** Bond granted by: **N/A** Amount of bond: **R N/A**

Description of property (as per Deeds Registry): **SEE TD6 (ANNEXURE)**

Physical address: **174/178 FLORIDA ROAD, DURBAN** Postal code: **4001**

Property is: Improved Unimproved

Nature of property: Primary residence Other residential property Small holding Farm
 Commercial building Industrial building Other, specify

Calculation of VAT payable

VAT rate: Standard Zero

1. Payment of the VAT is tendered herewith **N/A**

2. The output tax will be declared in the VAT201 return for the **N/A** period **N/A**

3. The supply is that of a going concern which qualifies for the zero rate **Yes**

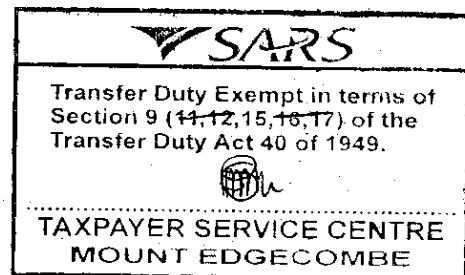
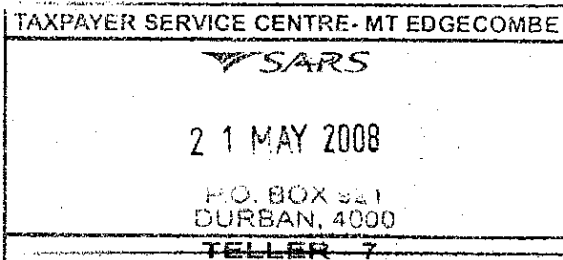
Declaration by Conveyancer/Attorney

I **(KNIGHT TURNER)** (full name) hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS website (e-filing only).

Signature

Date

RECEIPT/EXEMPTION





Annexure to transfer duty declarations for additional sellers, purchasers and properties
Transfer Duty Act, 1949


Description of additional properties

- 1 ERF 891 DURBAN
 REGISTRATION DIVISION FU
 PROVINCE OF KWAZULU-NATAL;

 IN EXTENT 1045 (ONE THOUSAND AND FORTY FIVE) SQUARE METRES

- 2 ERF 892 DURBAN
 REGISTRATION DIVISION FU
 PROVINCE OF KWAZULU-NATAL;

 IN EXTENT 1045 (ONE THOUSAND AND FORTY FIVE) SQUARE METRES

21 MAY 2008

TAXPAYER SERVICE CENTRE
MOUNT EDGECOMBE



eTHEKWINI MUNICIPALITY - RATE CERTIFICATE

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27851

Rate No.: 24564008
Date of Issue: 12-08-2008
Certificate valid to: 30-09-2008

This is to certify that all amounts due in connection with the property described hereunder for municipal services fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the period 12-08-08 to 12-08-08 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):-

Description: 1) ERF 891 DURBAN
2) ERF 892 DURBAN
SELLER: AMS HAVEN 101 (PTY) LTD
PURCHASER: UNITED AFRICAN MARINE INSURANCE BROKERS (PTY) LTD

Situated in the Registration Division of the City of Durban, within the area of jurisdiction of the eThekweni Municipality.
This Certificate is in terms of Section 118 of the Local Government : Municipal Systems Act, 2000 (Act 32 of 2000) and Regulation 11 of Proclamation R293/1962.

Extent:	1) 1045	Hectares	Valuation: Land	849 500
	2) 1045	Square metres	Building	5353 800

Checked: *[Signature]*
Counter Checked: *[Signature]*
Conveyancer: KNIGHT TURNER ATTORNEYS

P.P. *[Signature]*
DEPUTY CITY MANAGER : TREASURY
CT41871