



MEUMANN WHITE

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Attorneys, Notaries and Conveyancers

Partners: Bruce Forrest (Managing Partner), Maria Davey, Richard Grant and Karen Britz

Consultants: Rob White, Rob Finlay

Associate: Warren Burne

Assisted by: Venilla Govender

MEUMANN WHITE
2nd Floor, Wakefield House
150 Essenwood Road
Berea
DURBAN
4001

Prepared by me

[Signature]
CONVEYANCER
Raven Heister Ammerlaan Britz

FEES	
Stamp duty	2450.00
Reg	
Serv	
GM Bond	

NO FURTHER ENDORSEMENTS SEE PAGE 5

2015-07-24

T 000022696 / 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JUSTIN ANSELM BROWNE

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 *25 May 2015* granted to him by

- DEON LEZAR**
Identity Number 681130 5191 08 6
Married out of community of property
- ANGELICA LEZAR**
Identity Number 740920 0197 08 1
Married out of community of property

And the appearer declared that his said principal had, on 30 March 2015, 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:

1. **SAMIRAN PILLAY**
Identity Number 860225 5084 08 4
Unmarried
2. **HASHMITA ASHOK MISTRY**
Identity Number 870213 0115 08 5
Unmarried

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

PORTION 6 OF ERF 12 GRAYLEIGH
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL

IN EXTENT 3514 (THREE THOUSAND FIVE HUNDRED AND FOURTEEN)
SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T 9057/1960 with
Diagram annexed thereto and held by Deed of Transfer Number T5055/2008.

THIS PROPERTY IS TRANSFERRED:

- (A) SUBJECT to such of the conditions of the original Government Grant No. 835/1848, as are still applicable.
- (B) SUBJECT to the following special conditions originally created against the said Lot 12 Grayleigh Township in the said Deed of Transfer No. 3055/1959 following imposition by the Administrator in terms of Ordinance No. 27/1949 (as amended), which conditions are applicable to the land hereby transferred by virtue of the provisions of Section 76(5) of Act No. 47/1937 (as amended) and the consent of the Private Townships Board under the said Ordinance, as evidenced by PTB Minute No. 4913, dated the 23rd July, 1959, namely:
 - (a) No building whatsoever, unless permitted under exceptional circumstances and in writing by the local authority shall be erected on the lot within a distance of 15,24 metres from the boundary of the New Germany Road or within a distance of 7,62 metres from any boundary abutting on a street other than the New Germany Road, nor within a distance of 1,83 metres from any other boundary. On consolidation of any two or more lots this condition shall apply to the consolidated area as a whole.



- (b) The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension. The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township. If the owner of the lot be aggrieved by the unreasonable exercise of these rights it shall have the right of appeal to the Administrator whose decision shall be final.
 - (c) The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the lot shall, without compensation, be obliged to allow the sewerage and drainage of any other lot or street to be conveyed along such sewers and drains; provided that if the owner of the lot be aggrieved by the unreasonable exercise of these rights it shall have the right of appeal to the Administrator whose decision shall be final.
 - (d) The owner of the lot shall, without compensation, be obliged to permit such deposit of material or excavation on the lot as may, in connection with the formation of any street in the township and owing to differences in level between the lot and the street, be deemed necessary by the local authority, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the lot, unless it shall elect, at its own cost, to build a retaining wall.
 - (e) No direct access between the lot and the adjoining New Germany Road shall be permitted. This condition is constituted in favour of the Administrator.
- (C) SUBJECT to a drainage servitude 15,24 metres wide measured from and parallel to the middle line of the Palmiet River forming the riverward boundary, represented by the figure j irregular line k E middle of Palmiet River F, reserving to the local authority the right to use such land for drainage purposes and other essential services and the right of access thereto for the purpose of maintenance and betterment which servitude was created in the said Deed of Transfer No. 3055/1959.
- (D) SUBJECT to a road servitude in perpetuity for road widening purposes, together with all the rights necessary and incidental to the use and enjoyment thereof, lettered A B C D on Diagram SG 1902/89 in favour of Town Council of the Borough of Westville as created in Notarial Deed of Servitude K 59/90S.
- (E) SUBJECT to a 9.00 metre wide Watermain Servitude which is lettered B C e d b middle of Palmiet River on diagram S G 2954/93 in favour of the City Council of the City of Durban as created in Notarial Deed of Servitude K 392/94S.



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

1. **DEON LEZAR**
2. **ANGELICA LEZAR**

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

1. **SAMIRAN PILLAY**
2. **HASHMITA ASHOK MISTRY**

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 999 000,00 (ONE MILLION NINE HUNDRED AND NINETY NINE 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

2015 -07- 24



q.q.

In my presence

REGISTRAR OF DEEDS





VERBIND		MORTGAGED	
VIR			
FOR R <u>1 505 700.00</u>			
B	000014217 / 2015		
2015 -07- 24		<u>REGISTRATEUR</u> REGISTRAR	

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