


STRAUSS DALY UMHLANGA
 9th Floor, Strauss Daly Place
 41 Richefond Circle
 Ridgeside Office Park
 Umhlanga
 4320
 DX 27, DURBAN

Prepared by me,


 CONVEYANCER
 GIUSEPPE ANGELO COCCIANTE
 65803

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE/VALUE	R. 6555 000,00	R. 2568,00
MORTGAGE CAPITAL AMOUNT	R.	R.
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION..... ACT.....

VERBIND	MORTGAGED
VIR FOR R. 1985 000,00	
(2) B 21 9173	
2021-06-04	
REGISTRATEUR/REGISTRAR	

2021-06-04

T 21 16256

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT MARCO MAURO MILANESI WHALLEY

appeared before me, REGISTRAR OF DEEDS ⁽⁷⁶⁴²¹⁾ at PIETERMARITZBURG, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

A H STEEL MANUFACTURING PROPRIETARY LIMITED
 Registration Number 2015/267893/07

dated 14 April 2021
 and signed at DURBAN

STRAUSS DALY INC

AND the said Appearer declared that his/her principal had on **30 March 2021** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

ZION LEGACY FOUNDATION PROPRIETARY LIMITED
Registration Number 2021/488266/07

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

1. REMAINDER OF ERF 431 BELLAIR
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL
IN EXTENT: 5298 (FIVE THOUSAND TWO HUNDRED AND NINETY EIGHT)
SQUARE METRES

First transferred by Deed of Transfer Number T1290/1911 with diagram annexed thereto and held by Deed of Transfer Number T00040/2021.

THIS PROPERTY IS TRANSFERRED:

- A. Onderhewig ann al die terme en konsidies van die oorspronklike Kroongrondbrief Nr. 823 gedateer 1 Desember 1847 in soverre dit nog van krag en toepassing is.
- B. Onderhewig aan 'n 20 voet riool-en dreineringserwituut ten gunste van die Durbanse Korporasie soos geskep deur Akte van Serwituut Nr. SK71/1994S en geregisteer op die 19de dag van Oktober 1944.
- C. Subject to a Sewer and Drain servitude in favour of the Durban City Council as shown on the servitude diagram SG No. 1893/1971 annexed to the said Notarial Deed of Servitude and as created by Notarial Deed of Servitude No. SK362/1973S.
- D. Subject to a servitude in restraint of free alienation in favour of the Durban City Council, whereby the within mentioned property and Portion 8 (of 2) of Erf 431 Bellair shall not be subdivided and shall not be alienated, transferred, leased, mortgaged or otherwise dealt with the one separate from the other, as created in Notarial Deed No. K1216/1973S dated 16 May 1973.

2. PORTION 8 (OF 2) OF ERF 431 BELLAIR
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL
IN EXTENT: 197 (ONE HUNDRED AND NINETY SEVEN) SQUARE METRES

First transferred by Deed of Transfer Number T 5504/1971 with diagram relating thereto and held by Deed of Transfer Number T00040/2021.

THIS PROPERTY IS TRANSFERRED:

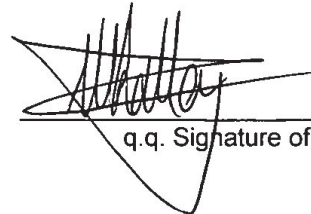
- (A) SUBJECT to all the conditions of the original Government Grant No. 823 dated the 1st December 1947, in so far as applicable.
- (B) SUBJECT to a 20 foot wide Sewer and Drain Servitude lettered GHJK on the diagram of the said Sub 1, together with certain ancillary rights, in favour of the Durban Corporation, as created by Notarial Deed Number SK52/1944S dated 28th February 1944.
- (C) WITH the benefit of a 20 foot wide Sewer and Drain Servitude over the Remainder of SUB B aforesaid, as shown on the diagram thereof.
- (D) Subject to a servitude in restraint of free alienation in favour of the Durban City Council, whereby the within mentioned property and Remaining Extent of Erf 431 Bellair shall not be subdivided and shall not be alienated, transferred, leased, mortgaged or otherwise dealt with the one separate from the other, as created in Notarial Deed Number K1216/1973S dated 16 May 1973.

WHEREFORE the Appearer, renouncing all the right, title and interest which the said **A H STEEL MANUFACTURING PROPRIETARY LIMITED** 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 **ZION LEGACY FOUNDATION PROPRIETARY LIMITED**, 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 of the property hereby transferred to be the sum of **R6 555 000,00 (SIX MILLION FIVE HUNDRED AND FIFTY FIVE THOUSAND RAND)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds 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

2021-06-04



q.q. Signature of Appearer

In my presence:



Registrar of Deeds