

Shepstone & Wylie  
Attorneys, Notaries & Conveyancers  
Scotswood  
35 Aliwal Street  
DURBAN

Prepared by me

*L A Maltby*  
CONVEYANCER  
L A MALTBY

FEE
Stamp Duty
Reg. R500,00
Corp.
Q/M Bond

VERBOD	MORTGAGED
VIR FOR R 1 850 000,00	
B	05 04169
2005-01-31	REGISTRAR

T	05 03789
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## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~KAREN TAYLOR~~      LAUREN ANN MALTBY

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 JOHANNESBURG on 12 AUGUST 2004 granted to him by

**ELEVENTH PROMOT INVESTMENTS (PROPRIETARY) LIMITED**  
No. 1971/012725/07

And the appearer declared that his said principal had, on 29 June 2004, 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:

**14 PINE STREET DURBAN (PROPRIETARY) LIMITED**  
**No. 2000/008311/07**

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

1. ERF 11193 DURBAN REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL IN EXTENT 504 (FIVE HUNDRED AND FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T 433/1892 with Diagram annexed thereto and held by Deed of Transfer No. T21222/1973

**THIS LAID IS TRANSFERRED:**

- A. SUBJECT to the whole terms and conditions in so far as still in force and applicable contained in the original Government Grant No. 1737.
- B. SUBJECT to the following special conditions as created in Deed of Transfer No. 433/1892, namely:-

1. That a building shall be erected thereon within two years from the date of sale (viz 5 March 1892) of the value of at least R300.00 and that rates shall be levied accordingly on the added value in the third and each succeeding year whether the building is erected or not.
2. That there shall be no building other than outbuildings erected facing the land

2. THE REMAINDER OF <sup>of</sup> 11194 DURBAN REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL IN EXTENT 390 (THREE HUNDRED AND NINETY) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T 433/1892 with Diagram annexed thereto and held by Deed of Transfer No. T21222/1973

**THIS LAID IS TRANSFERRED:**

- A. SUBJECT to the whole terms and conditions in so far as still in force and applicable contained in the original Government Grant No. 1737.
- B. SUBJECT to the following special conditions as created in Deed of Transfer No. 433/1892, namely:-

1. That a building shall be erected thereon within two years from the date of sale (viz 5 March 1892) of the value of at least R300.00 and that rates shall be levied accordingly on the added value in the third and each succeeding year whether the building is erected or not.

*a*

2. That there shall be no building other than outbuildings erected facing the lane

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

**ELEVENTH PROMOT INVESTMENTS (PROPRIETARY) LIMITED**  
**No. 1971/012725/07**

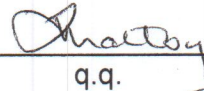
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**14 PINE STREET DURBAN (PROPRIETARY) LIMITED**  
**No. 2000/008311/07**

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 975 000,00 (ONE MILLION NINE HUNDRED AND SEVENTY 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 2005-01-31

  
q.q.

In my presence

  
REGISTRAR OF DEEDS



SOUTH AFRICAN REVENUE SERVICE

TRANSFER DUTY — FORM B  
DECLARATION BY PURCHASER

PART I

TRANSFEROR (Seller)  
ELEVENTH PROMOTIONAL INVESTMENTS (PROPRIETARY) LIMITED, No 1971/012725/07

SARS  
TAXPAYER SERVICE CENTRE  
DURBAN

TRANSFeree (Purchaser)  
14 PINE STREET DURBAN (PROPRIETARY) LIMITED No. 2000/008311/07

DESCRIPTION OF PROPERTY

SEE ANNEXURE "A"

4001 Postal Code of district in which property is situated

SARS  
TAXPAYER SERVICE CENTRE  
DURBAN

CP6507

Date of transaction: ~~19 May 2004~~ 29 JUNE 2004 Consideration: R1 975 000,00

TRANSFER DUTY PAID BY: Shepstone & Wylie (Ref: Fay Khan) (Ref Number: FK08SEWN9.32)

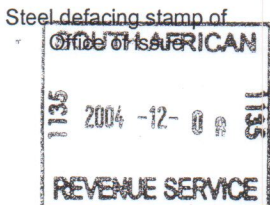
Postal address: Scotswood, 35 Aliwal Street, DURBAN

FOR OFFICIAL USE

Transfer duty paid on R ... 1 975 000,00

Being PURCHASE PRICE

Act under which duty charged 60/67



Receiver of Revenue  
SARS  
TAXPAYER SERVICE CENTRE  
DURBAN


CASH REGISTER RECEIPT

2004-12-08 0000007389  
(Transfer Duty)  
R 197,500.00  
CHEQUE

PROPERTIES

- 1     ERF 11193 DURBAN REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL;  
      IN EXTENT 504 (FIVE HUNDRED AND FOUR) Square Metres
- 2     THE REMAINDER OF 11194 DURBAN REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL;  
      IN EXTENT 390 (THREE HUNDRED AND NINETY) Square Metres

Rec no  
1389  
dt 8/12/11



TAXPAYER SERVICE CENTRE  
DURBAN





eTHEKWINI MUNICIPALITY - RATE CERTIFICATE

③  
31223

Rate No.: 0120-1011  
Date of Issue: 17-12-2004  
Certificate valid to: 30-06-2005

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 17-12-2002 to 17-12-2004 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 REMAINDER OF ERF 11194 OF DURBAN  
② ERF 11193 DURBAN

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: ① 390 Hectares  
② 504 Square metres  
Valuation: Land 594000  
Building 1328700

Checked: [Signature]  
Counter Checked: [Signature]  
Conveyancer: SHEPSTONE & WYLIE.

p.p. [Signature]  
DEPUTY CITY MANAGER : TREASURY  
CT 418 / 1