

DEED OF TRANSFER

T 022089/2013

PREPARED BY :-

BEALL CHAPLIN & HATHORN

121 CLARENCE ROAD

BEREA

DURBAN, 4001

Prepared by me,

STOWELL'S
39

BEALL CHAPLIN & HATHORN
121 Clarence Road
Berea
Durban
4001



CONVEYANCER
ANDREW WILLIAM MAYTHAM
HATHORN

FEES		
	AMOUNT	OTHER USE
ANY OTHER REGISTRATION		
PURCHASE PRICE/VALUE	R 2 400 000,00	R 1100,00
MORTGAGE CAPITAL	R	R
AT		
REASON FOR EXEMPTION	CATEGORY	ENACTED IN TERMS OF SECTION

2013-07-19

T 022089 / 2013

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT

ADRIAN WALTER STOWELL

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

1. THE NKWAZI TRUST
Registration Number IT7362/1994
The owner of the bare dominium

and

2. IRENE JOY THEUNISSEN
Identity Number 311215 0002 08 7
Unmarried
The Usufructory

dated **14 MAY 2013**

and signed at DURBAN
BEALL CHAPLIN & HATHORN

AND the said Appearer declared that his/her principals the said **THE NKWAZI TRUST** and **IRENE JOY THEUNISSEN** had on **17 April 2013** truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

INPRODEV PROPRIETARY LIMITED

Registration Number **94/00823/07**

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

**REMAINDER OF ERF 1740 KLOOF
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL
IN EXTENT 1,2201 (ONE COMMA TWO TWO NAUGHT ONE) HECTARES**

First registered by Certificate of Consolidated Title No. 9700/1966 with Diagram SG No. 5673/1965 annexed and held by Deed of Transfer No. T27331/96.

THIS PROPERTY IS TRANSFERRED :-

- A. Subject to such of the terms and conditions of the original Government Grant No. 999 as are still in force and applicable.
- B. Subject to the following conditions imposed by the Administrator in terms of Ordinance No. 27 of 1949 as amended as created by Endorsement dated 2nd March 1973 on Certificate of Consolidated Title No. 9700/1966, namely :
 1. 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 land 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 land be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator whose decision shall be final.

2. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land 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 land without

compensation, shall be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator whose decision shall be final.

3. The owner of the land shall, without compensation, be obliged to permit such deposit of material or excavation on the land as may in connection with the formation of any street in the township and owing to differences in level between the land and the street be deemed necessary by the local authority, in order to provide safe and proper slope to the cut and fill commencing from the boundary of the land, unless he shall elect at his own cost, to be a retaining wall.
 4. No new building whatsoever unless permitted under exceptional circumstances and in writing by the Government of the Union of South Africa in its Railways and Harbours Administration, shall be erected on the land within a distance of 12,19 metres from its boundary which is common to the South African Railway Reserve.
 5. No new building whatsoever unless permitted under exceptional circumstances and in writing by the Administrator shall be erected on the land within a distance of 15,24 metres from its southern boundary abutting the main road.
 6. Except with the consent of the Government of the Republic of South Africa in its Railways and Harbours Administration no building or structure whatsoever shall be erected on the land within a distance of 9,14 metres from its southern boundary abutting the South African Railway Reserve.
- C. Subject to the following condition imposed by the Administrator in terms of Ordinance No. 27 of 1949 as amended, as created by Endorsement dated 18th October 1971 on Certificate of Consolidated Title No. 9700/1966, namely :-
- Where two or more pieces of land subject to similar conditions imposed at the instance of the Administrator are consolidated such conditions shall apply to the consolidated area as a whole.
- D. Subject to a road servitude lettered S' on diagram SG No. 5673/1965 in favour of the local authority as created by endorsement dated 18th October 1971 on Certificate of Consolidated Title No. 9700/1966.
 - E. Subject to Expropriation by KwaZulu-Natal Roads Department of a portion of said property vide Notice and diagram filed with Expropriation No. 468/86 and Plan 143/59.
 - F. Subject to a road servitude represented by the figure ABCDEF on Servitude Diagram SG No. 1883/1989, in favour of the City Council of Kloof, as created by Notarial Deed No. K1395/89.

WHEREFORE the Appearer, renouncing all the right, title and interest which the said **THE NKWAZI TRUST** and **IRENE JOY THEUNISSEN** 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 **INPRODEV 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 **R2 400 000.00 (TWO MILLION FOUR HUNDRED THOUSAND RANDS)**.

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.

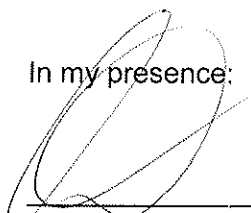
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **PIETERMARITZBURG** on

2013-07-19



q.q. Signature of Appearer

In my presence:



Registrar of Deeds

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