

BROWNE, BRODIE & FOURIE
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428386
428387

1990-06-05

1990-06-04

T 9429/65

1990-06-12

F. P. DOCUMENTS LODGED BY

BROWNE BRODIE & FOURIE

Registered documents lodged
Deed of Transfer No 9429/1965

T 15043/90

data
WJ

Office
Submit PT form
to
inspectors.

M. P. Krüger

BELASBAAR
RATED

VERBAND
MORTGAGED

vir
for R 177 500,00

Verband
Bond No. B 15183790

Akteskantoor,
Deeds Office,
PIETERMARITZBURG.

Asst. Registrar
Asst. Registrar.

1990-06-12

1990-06-12

T 15043790

DEED OF TRANSFER

BROWNE BRODIE & CO
Attorneys and Conveyancer
United Building
291 Smith Street, Durban

Prepared by me


CONVEYANCER
MACKINNON J.B.

BE IT HEREBY MADE KNOWN:

THAT DEREK FOURIE of Pietermaritzburg, Natal, Conveyancer, appeared before me, Registrar of Deeds for the Province of Natal, at Pietermaritzburg, he, the said appearer, being duly authorised thereto by a power of attorney granted to him by

MARGARET JOAN AIREY
Identity No 240815 0046 00 4
married out of community of property

which said Power of Attorney was signed at DURBAN on the 22nd February 1990.

And the said Appearer declared that the said MARGARET JOAN AIREY had on the 23rd November 1989 truly and legally sold, and that he the Appearer in his capacity aforesaid did by these presents cede and transfer in full and free property to and on behalf of:

BLANCA INVESTMENTS (PROPRIETARY) LIMITED
No 89/06331/07

a member of the White Group, its Successors in Title or Assigns, of certain two pieces of land being:

1. Sub 24 of Lot 903 Brickfield, situate in the City of Durban, Administrative District of Natal, measuring Nine Hundred and Eighty Eight (988) Square Metres;
Square Metres;

First transferred by Deed of Transfer No 2597/1940 with diagram annexed thereto and held by Deed of Transfer No 9429/1965

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the terms and conditions of the original Government Grant No 806 dated 1st October 1847 in so far as still in force and applicable.
- B. With the benefit of the use of all roads over the Remainder of said Portion Wyndene as shown on General Plan No 55 x 17 as created in Deed of Transfer No 2597/1940 aforesaid.
- C. Subject to a 1,83 metres sewer and drain servitude lettered A B b a on the Diagram of the said Lot 24 and shown on the General Plan No 55 x 17 in favour of Lot 28 as created in Deed of Transfer No 1092/1940 dated 8th March 1940.

WHITE GROUP
BLANKE GROEP

[Handwritten mark]

- D. Subject to a 1,83 metres sewer and drain servitude lettered A B b a on the Diagram of the said Lot 24 as shown on the General Plan No 55 x 17 in favour of the Remainder (Lots 30 and 27) as created in Deed of Transfer No 2597/1940 aforesaid.
- E. With the benefit of the use of a 1,83 metres sewer and drain servitude over the Remainder of Portion Wyndene (Lot 23) as shown on General Plan No 55 x 17 as created in Deed of Transfer No 2597/1940 aforesaid.
- F. Subject to the special conditions as created in Deed of Transfer No 2597/1940, aforesaid, namely:
1. All buildings erected on the said Lot shall be of brick, stone or concrete construction.
 2. Only one dwelling-house with the necessary outbuildings shall be erected on the Lot.
 3. No trade or calling shall be carried on, on the said Lot, which shall be used for residential purposes only.
 4. The minimum value of the building excluding outbuildings shall be the sum of R1700,00.

That the Transferor his Successors in Title to the Remainder of Portion Wyndene, shall have the right to enforce the performance and observance of the abovementioned special conditions.

2. Lot 27 of Lot 903 Brickfield, situate in the City of Durban, Administrative District of Natal, measuring Nine Hundred and Eighty Eight (988) Square Metres;

First transferred by Deed of Transfer No 6206/1944 with diagram annexed thereto and held by Deed of Transfer No 9429/1965.

THIS PROPERTY IS TRANSFERRED:

- A. Subject to such of the terms and conditions of the original Government Grant No 806 dated 1st October 1847 as are now in force and applicable.
- B. Subject to a 1,83 metres sewer and drain servitude lettered ABba on the diagram of the said Lot 27, and as shown on

WHITE GROUP
BLANKE GROEP

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General Plan No 55 x 17 in favour of transferred subdivisions, as created in relevant subdivisional transfers.

- C. With the benefit of the use of all roads over the Remainder of said Portion Wyndene as shown on General Plan No 55 x 17 as created in Deed of Transfer No 6206/1944 aforesaid.
- D. With the benefit of a 1,83 metres sewer and drain servitude over transferred subdivision, as shown on General Plan No 55 x 17 as created in relevant subdivisional transfers.
- E. Subject to the following conditions, as created in Deed of Transfer No 6206/1944 dated 7th September 1944
 - 1. All building erected on the said Lot shall be of burnt brick, stone or concrete construction.
 - 2. Only one dwelling-house with the necessary outbuildings shall be erected on the Lot.
 - 3. No trade or calling shall be carried on, on the said Lot, which shall be used for residential purposes only.
 - 4. The minimum value of the building excluding outbuildings shall be the sum of R1700,00.

That the Transferor his Successors in Title to the Remainder of Portion Wyndene, shall have the right to enforce the performance and observance of the abovementioned special conditions.

- F. With the right of enforcement of the aforesaid special conditions numbered E. (1) to (4) against transferred subdivisions of portion Wyndene as created in the relevant subdivisional transfers.

Wherefore/...

X#


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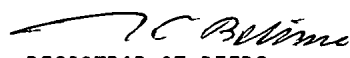
Wherefore the said appearer, renouncing all the right and title which the said MARGARET JOAN AIREY heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents the said BLANCA INVESTMENTS (PROPRIETARY) LIMITED NO 89/06331/07 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 said property to be the sum of TWO HUNDRED AND NINETY FIVE THOUSAND RANDS (R295000,00).

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

1990-06-12

 q.q.

In my presence

REGISTRAR OF DEEDS

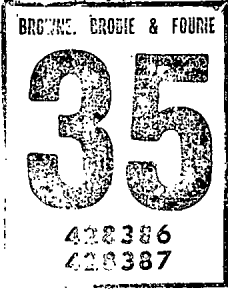
Transfer Duty Receipt No 4045 issued at Durban on 27.3.90 for R14750,00 (Checked 1.....2.....)

Rate Certificate:Durban Corporation (x2)

DATA
25/10
2/17 c

Dr

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Prepared by me

Mackinnon
 Conveyancer
 MACKINNON J.B.

J.S.

POWER OF ATTORNEY TO TRANSFER

I, the undersigned

MARGARET JOAN AIREY Identity No 240815 0046 00 4
 married out of community of property

do hereby nominate, ordain, constitute and appoint

DEREK FOURIE
 of Pietermaritzburg, Natal, Conveyancer

with power of substitution to be my true and lawful attorney and agent for me and in my name, and in my place and stead, to appear at the office of the Registrar of Deeds of the Province of Natal and then and there to make and give transfer and conveyance unto

BLANCA INVESTMENTS (PROPRIETARY) LIMITED
 NO 89/06331/07

a member of the White Group, its Successors in Title or Assigns, of certain two pieces of land being:

1. Sub 24 of Lot 903 Brickfield, situate in the City of Durban, Administrative District of Natal, measuring Nine Hundred and Eighty Eight (988) Square Metres;
2. Sub 27 of Lot 903 Brickfield, situate in the City of Durban, Administrative District of Natal, measuring Nine Hundred and Eighty Eight (988) Square Metres;

held by me under Deed of Transfer No T 9429/1965

sold/....

b

MJP

sold by private treaty on the 23rd November 1989 for the sum of

TWO HUNDRED AND NINETY FIVE THOUSAND RANDS (R295000,00)

which has been duly paid and secured. Hereby certifying that there has been no previous sale of said property and cancellation thereof upon which transfer duty is payable, and ratifying allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said Attorney and Agent or his/her/their substitute shall in my/our name lawfully do or cause to be done, touching the premises by virtue hereof.

GIVEN UNDER MY HAND at *Durban*
day of *February* 1990.

this *22*

AS WITNESSES:

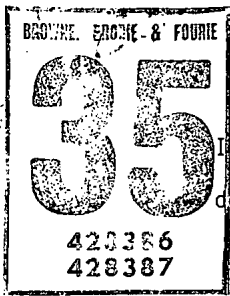
1. *[Signature]*

2. JOHN BEEBEFORD MACKINNON
COUNSELLOR AT LAW
12th FLOOR, UNITED BUILDINGS
291 SMITH STREET, DURBAN 4001

m J. Avey

[Signature]

For Internal Use Only



A F F I D A V I T

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I, the undersigned, RADHIA BHANOO HARTLEY
do hereby make oath and say that:

1.

I am an officer of BLANCA INVESTMENTS (PROPRIETARY) LIMITED NO
89/06331/07

2.

Every person who holds or is deemed to hold a controlling interest
in the said Company is a member of the White Group as defined in
Act No 36 of 1966.

3.

The aforesaid Company is not one referred to in Section 37(1) of
the said Act and that it may lawfully acquire and hold immovable
property in terms of such Act.

R.B. Hartley

The Deponent has acknowledged that he knows and understands the
contents of this Affidavit, which was signed and sworn to at *DURBAN*
this *2nd* day of *MARCH 1990*, the Regulations
contained in Government Notice No R 1258 of 21st July 1972 and
Government Notice No 1648 of 19th August 1977, have been fully
complied with.

[Signature]
COMMISSIONER FOR OATHS

DAMYANTI MORAR
Commissioner of Oaths
Practising Attorney R.S.A.
SAVED & LOCKHAT
Attorneys & Administrators of Estates
7th Floor, Nedbank House
30 ALBERT STREET, DURBAN

" amend at ep 4 Done

For Information Only