

ANNEXURE C2

TITLE DEEDS

431

NSA | **MAYNARD**
MEYER | **ROSEN**
GERBER | **GOVENDER**
SINGH | **INCORPORATED**

Tel. 033-9401174

A. FOR CONVEYANCER'S USE:			
(a) Simuls with other registries/sectional titles:			
	Code	Firm	Property office
1			
2			
3			
4			
(b) Client copies of deeds filed permanently in Deeds Registry:			
Nature and number of deed		Code	Initials of examiners and date
		JKT.	
(c) Notes: See no 2 of set			
B. DEEDS FOR OFFICE USE:			
		Remarks	Initials and date
Interdicts checked by _____	(1) Township (proclaimed)		
	Proclaim No: _____		
Signature: _____	Date: _____		
Date: _____	(2) Endowment even: _____		
Main file checked	(3) Endowment: _____		
	Section 25 right _____		
Restrictive Conditions _____	(4) Restrictive Constrictions: _____		
Signature: _____	(5) Microfilm reference: _____		
Date: _____	(6) General Plan: _____		
GPA: _____ checked	(7) Title deed: _____		
	(8) Bonds against township title: _____		
Signature: _____			
Date: _____	(9) Date checked: _____		
Office Instructions:			
Section:			

[illegible]

Registration requested by: MITISHA NAIDU

Date: 08/14/20



1. Certify on GPA that it is for this transaction only or
idodge same in seperate jkt

Done.
Maid -
07/12/24

DM NIKOANE

07/12/24


18
all

- 2) Certify no joint estate involved!
i, certify that no joint estate is involved.
Maid
07/12/24

Maynard Menon Govender Singh
111 Jan Hofmeyr Road
Westville
3629

Prepared by me

FEES	
Stamp Duty.....	
Reg.....	R 12 83.00
Waiver.....	
O/M Bond.....	


CONVEYANCER
SESHNI MOODLEY (68292)

2021-12-08

DEED OF TRANSFER

T 40933 21

BE IT HEREBY MADE KNOWN THAT

MITISHA NAIDU

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney signed at DURBAN on
22 JULY 2021 and granted to him/her by

CHANTAL NAIDOO, duly authorised by virtue of a General Power of
Attorney granted at Durban on 31 March 2021 by
the Executrix in the Estate Late
BERNARD RODNEY WHITEHEAD
Estate Number 006554/2020



And the appearer declared that his/her said principal had, on 31 May 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

NUZI INVESTMENTS PROPRIETARY LIMITED
Registration Number 2012/030889/07

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

PORTION 10 (OF 3) OF ERF 2272 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU NATAL
IN EXTENT 978 (NINE HUNDRED AND
SEVENTY EIGHT) SQUARE METRES

First Transferred by Deed of Transfer Number T4439/1930 with Diagram
S.G.O. Sub.Vol. 816 Fol. 82 annexed thereto and held by Deed of Transfer
Number T4105/1983

THIS PROPERTY 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 of said property No. 1737, dated 27th July 1855.
- (b) Subject to a servitude of sewer 1,83 metres wide as shown on the diagram in favour of the owners of the Remainder of C of 5 Block B and of C of 4 Block B, as created in said Deed of Transfer No. 4439/1930.
- (c) With the benefit of use of right of way 3,05 metres wide over Remainder of Lot C of 5 and Lot C of 4 as shown on the diagram of Subdivision 1 of C of 5 Block B as created in said Deed of Transfer No. T4439/1930.



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

Estate Late BERNARD RODNEY WHITEHEAD

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

NUZI INVESTMENTS PROPRIETARY LIMITED
Registration Number 2012/030889/07

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 900 000,00 (ONE MILLION NINE HUNDRED 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

2021 -12- 08

Mail

q.q.

In my presence

[Signature]

REGISTRAR OF DEEDS

sm

Maynard Menon Govender Singh
111 Jan Hofmeyr Road
Westville
3629

Prepared by me


CONVEYANCER
SESHNI MOODLEY (68292)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

CHANTAL NAIDOO, Nominee of Nedgroup Trust (Pty) Ltd duly authorised hereto by virtue of a General Power of Attorney by Executor granted at Durban on 31 March 2021 by KOGILA PILLAY, in her capacity as NOMINEE OF NEDGROUP TRUST LIMITED and as such the Executrix in the Estate Late BERNARD RODNEY WHITEHEAD, acting under Letters of Executorship Number 006554/2020 issued by the Master of the High Court of South Africa KwaZulu-Natal Local Division, Durban on 1 September 2020

do hereby nominate and appoint

MITISHA NAIDU (75851)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and

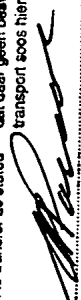
to pass transfer to:

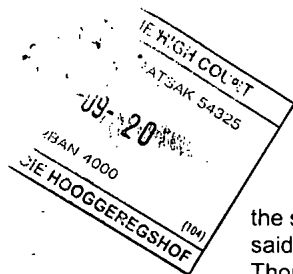
NUZI INVESTMENTS PROPRIETARY LIMITED
Registration Number 2012/030889/07

the property described as:

PORTION 10 (OF 3) OF ERF 2272 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU NATAL
IN EXTENT 978 (NINE HUNDRED AND
SEVENTY EIGHT) SQUARE METRES

HELD BY Deed of Transfer Number T4105/1983

CERTIFICATE	SERTIFIKAAT
I hereby certify, in terms of Section 42 (2), Act 66 of 1965, that there is no objection to transfer as stated herein.	
Ek bevestig hiermee, in terme van Artikel 42 (2), Wet 66 van 1965, dat daar geen bezwaar is teen transport soos hierin vermeld.	
	
MASTER OF THE HIGH COURT MEESTER VAN DIE HOOGGEREGSHOF	
20 - 09 - 2021	
DURBAN	



the said property having been sold by me by Private Treaty on 31 May 2021, to the said transferee/s for the sum of R1 900 000,00 (One Million Nine Hundred Thousand Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at DURBAN on 22 JULY 2021 in the presence of the undersigned witnesses.

AS WITNESSES:

1. 
2. 


CHANTAL NAIDOO

GENERAL POWER OF ATTORNEY BY EXECUTOR

I, the undersigned **Kogila Pillay, Identity Number 760822 0102 08 4, Nominee of Nedgroup Trust (Pty) Ltd** and, as such Executrix in the estate of **BERNARD RODNEY WHITEHEAD** acting by virtue of Letters of Executorship No. **006554/2020** granted to me on **01/09/2020** by the Master of the High Court, do hereby appoint Chantal Naidoo, Identity Number 750127 0066 08 7 OR Renusha Govender, Identity Number : 790625 0206 08 4 OR ^{Naseema} Meeran, Identity Number 8301310189083

in their capacities as nominees of **Nedgroup Trust (Pty) Ltd** with power of substitution, to be my Agent in the Republic of South Africa in the said estate and on my behalf to manage and transact all the business of the estate with full power and authority and, without derogation from the generality of the foregoing, to do any or all of the following:

- (i) take charge of all assets and documents of title being the property of the estate;
- (ii) obtain from any Insurance Company any bond of security (whether for my appointment as aforesaid or to secure payment of any duties, taxes or charges), arrange with such company for the counter-signature as security of any bond and pay any premiums or renewals due;
- (iii) choose *domicilium citandi et executandi* (address for delivery of legal notices) on my behalf;
- (iv) prepare, sign and lodge any inventory, liquidation and distribution account, statement of affairs, trading accounts, balance sheets, schedules, returns and affidavits for the purpose of assessing, calculating or paying any taxes, duties or fees of any nature or description;
- (v) ask, demand, sue for, recover and receive from any person all money now due or which shall or may at any time become due, owing or payable to the estate for any cause whatsoever and give or execute receipts and acquittances for same or any part thereof;
- (vi) institute, defend, withdraw or compromise any proceedings;
- (vii) open current or savings accounts with banking or financial institutions, operate the same and make, draw, sign and endorse cheques;
- (viii) sell or dispose of by public auction, private treaty or tender any goods, effects, movables or immovables in the estate and sign all documents to effect transfer of any property or registration or cession or cancellation of any bond to be effected in the Deeds Registry;
- (ix) pay or satisfy all claims and demands and do all such acts as may be necessary concerning such claims or demands;
- (x) represent, vote, consent, prove claims and act on behalf of the estate at any meetings of the directors or shareholders of companies or of creditors or of persons interested in any other estate; and
- (xi) administer, liquidate and distribute the estate and perform all such acts, matters and things and sign and deliver all Deeds and documents which in its discretion are deemed expedient or necessary in the management, disposal or conduct of the estate or any part thereof.

For its services, I empower my said Agent to retain for its benefit and account any fee, commission or other remuneration which would have accrued to me from the said appointment as executor. In addition my said Agent shall be entitled to retain for its benefit any fees, commissions or other remuneration which may accrue to it from any third party in connection with the duties devolving upon it in terms hereof.

I grant this mandate upon the terms that my said Agent and any person substituted for it or acting on its behalf or under its authority shall be and they are hereby absolved from any liability to me to the said estate or the beneficiaries thereof for any loss or damage that may be suffered by reason of any error of judgement or oversight or any act or omission, negligent or otherwise, made or done by it or any person substituted for it or acting on its behalf as aforesaid in the *bona fide* exercise of the mandate hereunder given, and I indemnify it against all losses, costs, expenses, claims and demands arising out of or on account of the said mandate.

I hereby ratify and promise at all times to ratify any acts of my said Agent, its substitute or substitutes in terms hereof.

SIGNED AT DURBAN THIS 31 DAY OF MARCH 2021 in the presence of the undersigned witnesses

AS WITNESSES:

1. [Signature]

2. [Signature]

[Signature]
I, Mithsa Nandu, certify that this General Power of Attorney is applicable to this transaction only.
07/06/2021
[Signature]



CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000
(ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY eTHEKWINI MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to eTHEKWINI MUNICIPALITY in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, 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): Not applicable

DESCRIPTION OF PROPERTY

21 Digit Code : N0FU00850000227200010
Erven : 2272
Portion : 10 (OF 3)
Extension : DURBAN
Zoning : Not available
Registration division / Administrative District : FU
Suburb : MUSGRAVE
Town : DURBAN
Sectional Title unit number : Not applicable
Exclusive use area and number as referred to on the registered plan : Not applicable
Real right : Not applicable
Scheme registration number : Not applicable
Sectional Title Scheme Name : Not applicable
Registered owner : BERNARD RODNEY WHITEHEAD 2607015026081
Name and Identity/ Registration Number of all purchaser/s : NUZI INVESTMENTS PROPRIETARY LIMITED 2012/030889/07

This Certificate is valid until : 18/12/2021
Given under my hand at DURBAN on 19/10/2021

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 19/10/2021

Authorised Officer: Zinhle Jingela

Certificate By Conveyancer:

I, SETHI MOOLEY (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the EtheKwini Municipality.

Conveyancer

Date

2021/10/20

TRACK NUMBER : 40004307167

PROPERTY DETAILS PRINT FOR PORTION 10
ERF NO 2272
TOWNSHIP DURBAN
REG DIV FU

PROVINCE KWAZULU NATAL
PREV DESCRIPTION PTN 3
DIAGRAM DEED NO T4439/930
EXTENT 978 SQM
CLEARANCE ETHEKWINI

INTERDICTS I-3296/1990LG *See PI*

CASE NUMBER

CASE DATE/TITLE NR

NOTED ON
20040621

DOCUMENTS 83751/1983 CA
DURBAN, 2272, 10

HOLDER & SHARE

AMOUNT

O/P/A — SCAN/MICRO REF MDD

1993 0038 0844

OWNER DETAILS

FULL NAME & SHARE
WHITEHEAD BERNARD RODNEY

PURCH DATE

AMOUNT/REASON - O/P/A IDENTITY

2607015026008

TITLE DEED

T4105/1983

MDD

0225

MICROFILM REF

20211120100902

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

TRACK NUMBER : 40004307167

BLACK-BOOKING ENQUIRY ON NAME - WHITEHEAD BERNARD RODNEY ✓
ID NUMBER - 2607015026008 ✓
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

16
M

PERSON NAME AND ID	CONTRACTS/INTERDICTIONS	NOTED ON SCAN/MICRO REF
WHITEHEAD BERNARD RODNEY	2607015026008 H178/1950	0

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*** END OF REPORT ***

TRACK NUMBER : 40004307167

BLACK-BOOKING ENQUIRY ON NAME - WHITEHEAD BERNARD RODNEY B-E ✓
ID NUMBER -
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON -

PERSON DOES NOT EXIST

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*** END OF REPORT ***

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PM

AUTHORITY TO PURGE INTERDICT

T 40933 21

(CODE AND NUMBER)
2021-12-08
DATE:-----

INTERDICT NUMBER : I 3296/90 L4

PERSON :

PROPERTY : Portion 10 (of 3) of Erf 2272 Durban

INSTRUCTIONS TO

INTERDICTS

PURGE IN RESPECT OF **PROPERTY** and / or **PERSON**

DATA

PURGE IN RESPECT OF **PROPERTY** and / or **PERSON**

JUNIOR EXAMINER
Cordell Hull

SENIOR EXAMINER

INTERDICTS

DATA

N MAKHATHINI
T MTHEMBU