

FEE

Name: Harry Parsad

Reg: 2003

Dist: _____

City: _____

Area: _____

Prepared by me

Harry Parsad

**CONVEYANCER
NIMMI HARRY PARSAD
(LPCM NUMBER 66365)**

2023-06-19

T 000016799 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

NIMMI HARRY PARSAD (66365)

appeared before me, the Registrar of Deeds at Pietermaritzburg, the said appearer, being duly authorised thereto by a power of attorney granted to her by

**BROOKWAY PROPERTIES 68 PROPRIETARY LIMITED
Registration Number 2007/028657/07**

signed at BOXSBURG on 30 JANUARY 2023.

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned properties on **17 August 2022** by Private Treaty, together with the **Exclusive Use Area PARKING P1** forming part of the common property

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer, in full and free property, to and on behalf of

ARES ENTERPRISE PROPRIETARY LIMITED
Registration Number 2020/023984/07

1. A unit consisting of-

- (a) **Section Number 1** as shown and more fully described on Sectional Plan Number **SS 295/2002** in the scheme known as **142 BEREA ROAD** in respect of the land and building or buildings situated at **DURBAN**, in the **ETHEKWINI MUNICIPALITY**, of which section the floor area according to the said sectional plan is **480 (Four Hundred And Eighty)** square metres in extent; and
- (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by DEED OF TRANSFER ST 40228/2016

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in Section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.
- (iii) The following condition imposed by the Developer, in terms of Section 11(2) of Act 95 of 1986, and as created upon the opening of the Sectional Title Register SS295/2002, namely:

The right to the Exclusive Use of that part of the common property marked on Sheet 2 of the Sectional Plan as Parking Area "P" is conferred upon the owner or owners of Section 1 of the scheme.

2. A unit consisting of-

- (a) **Section Number 2** as shown and more fully described on Sectional Plan Number **SS 295/2002** in the scheme known as **142 BERE A ROAD** in respect of the land and building or buildings situated at **DURBAN**, in the **ETHEKWINI MUNICIPALITY**, of which section the floor area according to the said sectional plan is **412 (Four Hundred And Twelve)** square metres in extent; and
- (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by DEED OF TRANSFER ST 40228/2016

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in Section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

3. A unit consisting of-

- (a) **Section Number 3** as shown and more fully described on Sectional Plan Number **SS 295/2002** in the scheme known as **142 BERE A ROAD** in respect of the land and building or buildings situated at **DURBAN**, in the **ETHEKWINI MUNICIPALITY**, of which section the floor area according to the said sectional plan is **411 (Four Hundred And Eleven)** square metres in extent; and
- (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by DEED OF TRANSFER ST 40228/2016

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in Section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

4. A unit consisting of-

- (a) **Section Number 4** as shown and more fully described on Sectional Plan Number **SS 295/2002** in the scheme known as **142 BEREA ROAD** in respect of the land and building or buildings situated at **DURBAN**, in the **ETHEKWINI MUNICIPALITY**, of which section the floor area according to the said sectional plan is **411 (Four Hundred And Eleven)** square metres in extent; and
- (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by DEED OF TRANSFER ST 40228/2016

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in Section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

5. A unit consisting of-

- (a) **Section Number 5** as shown and more fully described on Sectional Plan Number **SS 295/2002** in the scheme known as **142 BEREA ROAD** in respect of the land and building or buildings situated at **DURBAN**, in the **ETHEKWINI MUNICIPALITY**, of which section the floor area according to the said sectional plan is **164 (One Hundred And Sixty Four)** square metres in extent; and
- (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by DEED OF TRANSFER ST 40228/2016

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in Section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

WHEREFORE all the rights, title and interest which the transferor heretofore had to the units aforesaid is renounced, and in consequence it is also acknowledged that the transferor is entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents the aforesaid transferees now are entitled thereto, the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of **R4 500 000,00 (Four Million Five Hundred Thousand Rand)**.

SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Pietermaritzburg on

2023-06-19

W. van der Merwe
Signature of appearer q.q.

In my presence



Registrar of Deeds

FEE
Name: Duty
No: 408/2023
Date: _____
G/M Bond: _____

**GEREGISTREER
REGISTERED**

REGISTRAR/REGISTRAR
2023-06-19

2023-06-19

SK 000001702 / 2023

Protocol No. 408/2023

Notarial Cession of Exclusive Use Areas
(In terms of Section 27(4) of Act 95 of 1986)

BE IT HEREBY MADE KNOWN:

THAT at Pietermaritzburg on 22nd May 2023 before me

NIMMI HARRY PARSAD (66365)

of Pietermaritzburg, in the Province of KwaZulu-Natal, Notary Public, by lawful authority duly admitted and sworn and in the presence of the subscribing witnesses personally came and appeared

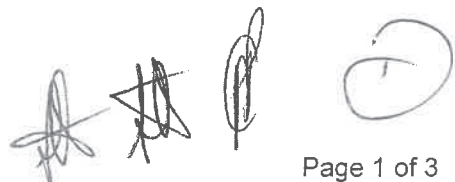
1. **SOOBACHAND HARRYPARSAD**, the said Appearer being duly authorised thereto by a special power of attorney signed at **BOKSBURG** on **30th January 2023**, granted by

DAVID FREITAS DA SILVA duly authorised hereto by a resolution of the
Directors of
BROOKWAY PROPERTIES 68 PROPRIETARY LIMITED
Registration Number **2007/028657/07**

(hereinafter called the "Cedent")

which said special power of attorney and certified copy of which resolution are filed in my protocol together with the Minute of these presents.





2. **SOOBACHAND HARRYPARSAD**, the said Appearer being duly authorised thereto by a special power of attorney signed at **DURBAN** on **25th January 2023**, granted by

NASEERA LATIB duly authorised hereto by a resolution of the Directors
of
ARES ENTERPRISE PROPRIETARY LIMITED
Registration Number **2020/023984/07**

(hereinafter called the "Cessionary")

which said special power of attorney and certified copy of which resolution are filed in my protocol together with the Minute of these presents.

AND THE SAID APPEARER/S DECLARED THAT:

Whereas the Cedent had truly and legally sold on **17 August 2022** by Private Treaty to the undermentioned Cessionary, **Section 1 142 BEREA ROAD and Section 2 142 BEREA ROAD and Section 3 142 BEREA ROAD and Section 4 142 BEREA ROAD and Section 5 142 BEREA ROAD** together with the right to the undermentioned Exclusive Use Area for the amount of **R4 500 000,00 (Four Million Five Hundred Thousand Rand)**

And whereas the Appearer, on behalf of the Cessionary, duly accepts the benefit of such cession.

NOW THEREFORE the Appearer on behalf of the Cedent hereby cedes in terms of Section 27(4) of the Sectional Titles Act, 95 of 1986 to

ARES ENTERPRISE PROPRIETARY LIMITED
Registration Number **2020/023984/07**

An Exclusive Use Area described as **PARKING P1** measuring **200 (Two Hundred)** square metres, being as such part of the common property, comprising the land and the scheme known as **142 BEREA ROAD** in respect of the land and building or buildings situate at **DURBAN**, in the **ETHEKWINI MUNICIPALITY**, as shown and more fully described on Sectional Plan Number **SS 295/2002**

HELD BY Notarial Deed of Cession Number SK 4038/2016 S

SUBJECT to the following condition imposed by the Developer, in terms of Section 11(2) of Act 95 of 1986, and as created upon the opening of the Sectional Title Register SS295/2002, namely:

The right to the Exclusive Use of that part of the common property marked on Sheet 2 of Sectional Plan as Parking Area "P" is conferred upon the owner or owners of Section 1 of the scheme.



Four handwritten signatures in black ink, appearing to be the signatures of the parties involved in the deed.

THUS DONE AND EXECUTED at Pietermaritzburg, on the day, month and year first
aforewritten in the presence of the undersigned witnesses.

As Witnesses:

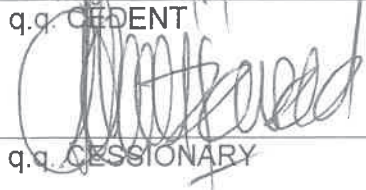
1.



2.



q.q. CEDENT



q.q. CESSIONARY

QUOD ATTESTOR



NOTARY PUBLIC
(66365)

