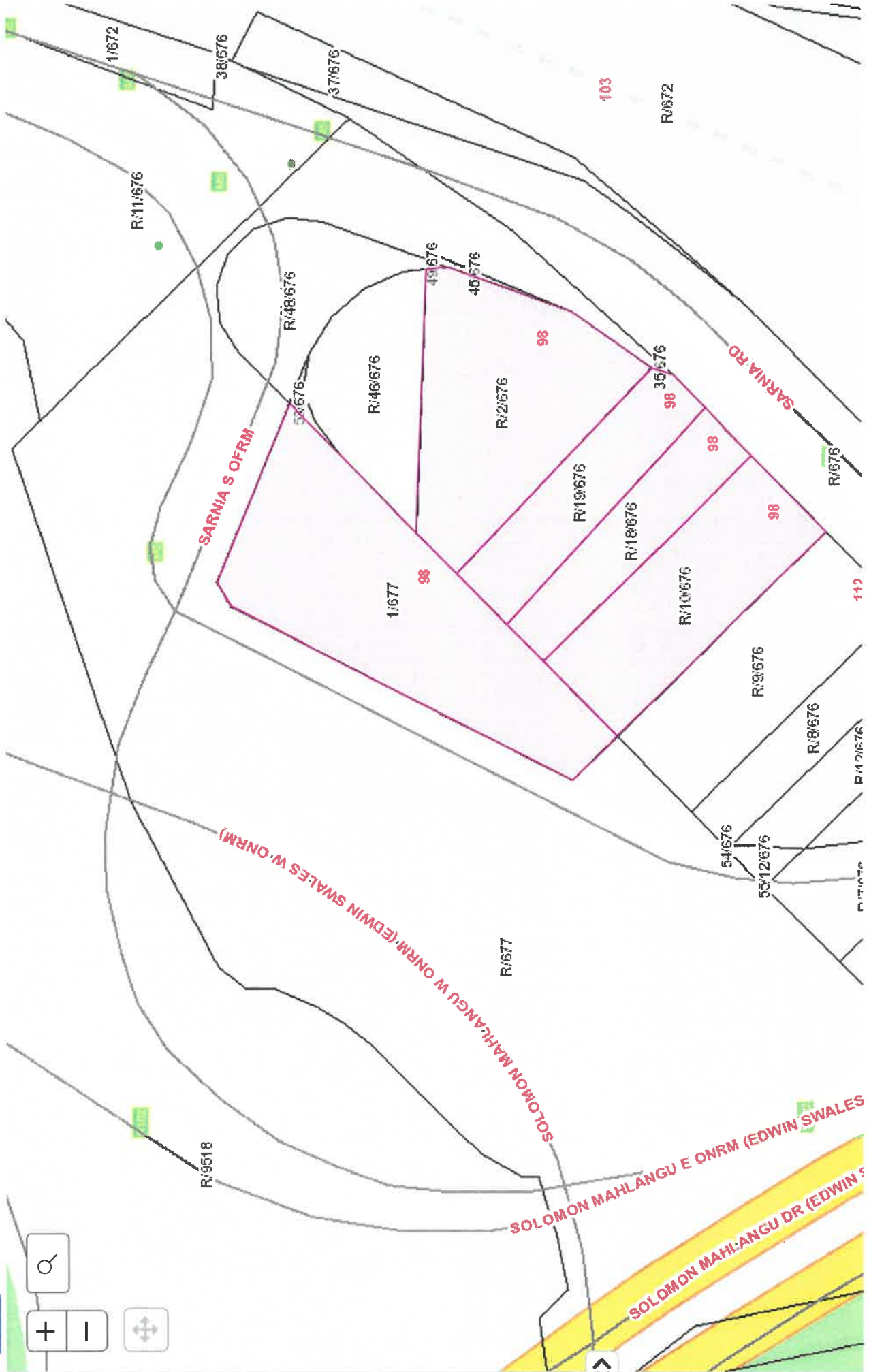


# TITLE DEEDS

Street	98 Sarnia Road
Erf nos	R/2/676 SEAVIEW + R/19/676 SEAVIEW + R/18/676 SEAVIEW + R/10/676 SEAVIEW + 1/677 SEAVIEW

Street	100 Sarnia Road
Erf nos	R/53/676 SEAVIEW + R/46/676 SEAVIEW

NOTE: PROPERTIES ARE IN A NOTORIAL TIE



Prepared by me

*G.D. Du Toit*  
CONVEYANCER  
G.D. DU TOIT

MB

FEES	
Stamp Duty.....	R100,00
Reg.....	
Serv.....	
G/M Bond.....	

<del>VERBOND</del>	<del>MORTGAGED</del>
<del>MORTGAGED</del>	<del>MORTGAGED</del>
VIA <i>Re-enclosed on Pg 7</i> <i>Med. Beer</i>	
<b>B</b>	
REGISTRAR/REGISTRAR	

1995-06-30

T 22524/95

# DEED OF TRANSFER

BE IT HEREBY MADE KNOWN :

THAT JOHANKAT DAVID ANTHONY CAMPBELL

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG he the said Appearer being duly authorised thereto by a Power of Attorney signed at PRETORIA on 15 MAY 1995 and at PIETERMARITZBURG on the 19 APRIL 1995 respectively and granted to him by :-

The Trustees in the Insolvent Estate of  
VARATHARAJULU MUDALY  
IDENTITY NUMBER: 221010 5084 05 0  
and  
GOVINDAMMA MUDALY  
IDENTITY NUMBER: 280418 0045 059  
Married in community of property to each other  
No. N349/94

GEYSER LIEBETRAU DU TOIT & LOUW  
ATTORNEYS  
NATAL 3200

VIR ENDOSSEMENTE KYK BLADSY  
VIR ENDORSEMENTS SEE PAGE  
CERTIFIED COPY

\*Legalperfect\*

7

**AND** the Appearer declared that his said Trustees in the Insolvent Estate had on 19 APRIL 1995 truly and legally sold and that he, the said Appearer in his capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of :-

**GANKUM PROPERTY INVESTMENTS C.C.**  
No. CK 94/43567/23

its Successors in title or Assigns, the following properties namely;

1. **Remainder of Sub 18 (of 2) of Lot 676 Sea View, situate in the City of Durban, Administrative District of Natal, Province of Kwazulu-Natal, Measuring 708 (SEVEN HUNDRED AND EIGHT) square metres**

First transferred by Deed of Transfer 6997/1942 with Diagram S.G. 1971/41 relating thereto and held by Deed of Transfer T30271/91

THIS PROPERTY IS TRANSFERRED:

- A. The said land is transferred subject to all the terms and conditions as are still in force and applicable contained in the original Government Grant No. 845.
- B. Subject to a Notarial Deed in Restraint of Free Alienation No. K476/1989S in favour of the City Council of the City of Durban, whereby the abovementioned property shall not be alienated, transferred, leased, mortgaged or otherwise dealt with separately from:
  1. Remainder of Sub 19 (of 2) of Lot 676 Sea View,
  2. Remainder of Sub 10 of Lot 676 Sea View,
  3. Remainder of Sub 2 of Lot 676 Sea View,
  4. Sub 53 (of 48) of Lot 676 Sea View,
  5. Sub 1 of Lot 677 Sea View. ✓

2. **Remainder of Sub 19 (of 2) of Lot 676 Sea View, situate in the City of Durban, Administrative District of Natal, Province of Kwazulu-Natal, Measuring 755 (SEVEN HUNDRED AND FIFTY FIVE) square metres**

First transferred by Deed of Transfer 6997/1942 with Diagram S.G. 1972/41 relating thereto and held by Deed of Transfer T30271/91

THIS PROPERTY IS TRANSFERRED:

- A. The said land is transferred subject to all the terms and conditions as are still in force and applicable contained in the original Government Grant No. 845.

B. Subject to a Notarial Deed in Restraint of Free Alienation No. K476/1989S in favour of the City Council of the City of Durban, whereby the abovementioned property shall not be alienated, transferred, leased, mortgaged or otherwise dealt with separately from:

1. Remainder of Sub 18 (of 2) of Lot 676 Sea View,
2. Remainder of Sub 10 of Lot 676 Sea View,
3. Remainder of Sub 2 of Lot 676 Sea View,
4. Sub 53 (of 48) of Lot 676 Sea View,
5. Sub 1 of Lot 677 Sea View.

3. **Remainder of Sub 10 of Lot 676 Sea View, situate in the City of Durban, Administrative District of Natal, Province of Kwazulu-Natal, Measuring 1 218 (ONE THOUSAND TWO HUNDRED AND EIGHTEEN) square metres**

First transferred by Deed of Transfer 260/1866, with diagram annexed and held by Deed of Transfer T30271/91

THIS PROPERTY IS TRANSFERRED:

A. The said land is transferred subject to all the terms and conditions as are still in force and applicable contained in the original Government Grant No. 845.

B. Subject to a Notarial Deed in Restraint of Free Alienation No. K476/1989S in favour of the City Council of the City of Durban, whereby the abovementioned property shall not be alienated, transferred, leased, mortgaged or otherwise dealt with separately from:

1. Remainder of Sub 18 (of 2) of Lot 676 Sea View,
2. Remainder of Sub 19 (of 2) of Lot 676 Sea View,
3. Remainder of Sub 2 of Lot 676 Sea View,
4. Sub 53 (of 48) of Lot 676 Sea View,
5. Sub 1 of Lot 677 Sea View.

4. **Remainder of Sub 2 of Lot 676 Sea View, situate in the City of Durban, Administrative District of Natal, Province of Kwazulu-Natal, Measuring 1 601 (ONE THOUSAND SIX HUNDRED AND ONE) square metres**

First transferred by Deed of Transfer 1741/1898, with diagram annexed and held by Deed of Transfer T30271/91

THIS PROPERTY IS TRANSFERRED:

A. The said land is transferred subject to all the terms and conditions as are still in force

and applicable contained in the original Government Grant No. 845.

B. Subject to a Notarial Deed in Restraint of Free Alienation No. K476/1989S in favour of the City Council of the City of Durban, whereby the abovementioned property shall not be alienated, transferred, leased, mortgaged or otherwise dealt with separately from:

1. Remainder of Sub 18 (of 2) of Lot 676 Sea View,
2. Remainder of Sub 19 (of 2) of Lot 676 Sea View,
3. Remainder of Sub 10 of Lot 676 Sea View,
4. Sub 53 (of 48) of Lot 676 Sea View,
5. Sub 1 of Lot 677 Sea View.

5. **Sub 53 (of 48) of Lot 676 Sea View, situate in the City of Durban, Administrative District of Natal, Province of Kwazulu-Natal, Measuring 28 (TWENTY EIGHT) square metres**

First transferred by Deed of Transfer T10966/89 with Diagram S.G. 3107/1987 relating thereto and held by Deed of Transfer T30271/91

THIS PROPERTY IS TRANSFERRED:

A. The said land is transferred subject to all the terms and conditions as are still in force and applicable contained in the original Government Grant No. 845.

B. Subject to a Sewer and Stormwater Servitude lettered A f g on Diagram SG No. 3107/1987 in favour of the City Council of the City of Durban, as created in said Deed of Transfer No. T10966/89.

C. Subject to a Notarial Deed in Restraint of Free Alienation No. K476/1989S in favour of the City Council of the City of Durban, whereby the abovementioned property shall not be alienated, transferred, leased, mortgaged or otherwise dealt with separately from:

1. Remainder of Sub 18 (of 2) of Lot 676 Sea View,
2. Remainder of Sub 19 (of 2) of Lot 676 Sea View,
3. Remainder of Sub 10 of Lot 676 Sea View,
4. Remainder of Sub 2 of Lot 676 Sea View,
5. Sub 1 of Lot 677 Sea View.

6. **Sub 1 of Lot 677 Sea View, situate in the City of Durban, Administrative District of Natal, Province of Kwazulu-Natal, Measuring 2 211 (TWO THOUSAND TWO HUNDRED AND ELEVEN) square metres**

First transferred by Deed of Transfer T10966/89 with Diagram S.G. 3108/1987 relating thereto and held by Deed of Transfer T30271/91

THIS PROPERTY IS TRANSFERRED:

- A. The said land is transferred subject to all the terms and conditions as are still in force and applicable contained in the original Government Grant No. 845.
- B. Subject to Stormwater Drain Servitudes lettered GHJK and HLMNCPQRSTUVWXYZ on Diagram SG No. 3108/1987 in favour of the City Council of the City of Durban, as created in said Deed of Transfer No. T10966/89
- C. Subject to a Sewer and Drain Servitude lettered A'DEYZ on Diagram SG No. 3108/1987 in favour of the City Council of the City of Durban, as created in said Deed of Transfer No. T10966/89.
- D. Subject to a Notarial Deed in Restraint of Free Alienation No. K476/1989S in favour of the City Council of the City of Durban, whereby the abovementioned property shall not be alienated, transferred, leased, mortgaged or otherwise dealt with separately from:
  - 1. Remainder of Sub 18 (of 2) of Lot 676 Sea View,
  - 2. Remainder of Sub 19 (of 2) of Lot 676 Sea View,
  - 3. Remainder of Sub 10 of Lot 676 Sea View,
  - 4. Remainder of Sub 2 of Lot 676 Sea View,
  - 5. Sub 53 (of 48) of Lot 676 Sea View, ✓
- 7. **Remainder of Sub 46 (of 20) of Lot 676 Sea View, situate in the City of Durban, Administrative District of Natal, Province of Kwazulu-Natal, Measuring 815 (EIGHT HUNDRED AND FIFTEEN) square metres**

First transferred by Deed of Transfer 7757/1971 with Diagram S.G. 2826/1965 relating thereto and held by Deed of Transfer T30270/91

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the terms and conditions of the original Government Grant No. 845.
- B. Subject to the following conditions which shall be enforceable by the City Council of the City of Durban, as created in said Deed of Transfer No. 7757/1971:
  - 1. Subject to a Sewer and Stormwater Servitude 4,57 metres wide, lettered LKEtu on the Diagram SG No. 2826/1965, in favour of the City Council of the City of Durban.
  - 2. Subject to a Sewer and Stormwater Servitude 3,05 metres wide, lettered AvwxNM on the Diagram S G No. 2826/1965, in favour of the City Council of the City of Durban.
  - 3. Subject to a Sewer and Drain Servitude 2,44 metres wide, lettered PQRFYza on the Diagram SG No. 2826/1965, in favour of the City Council of the City of Durban.

**WHEREFORE** the Appearer, renouncing all the right and title which the said :-

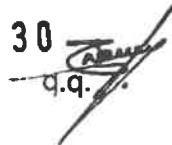
Trustees in the Insolvent Estate of VARATHARAJULU MUDALY and GOVINDAMMA MUDALY,  
No. N349/94

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:-  
GANKUM PROPERTY INVESTMENTS C.C.

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 800 000,00 (ONE MILLION EIGHT HUNDRED  
THOUSAND RAND).

**IN WITNESS WHEREOF** I, the said Registrar, together with the Appearer, q.q. 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 1995 -06- 30

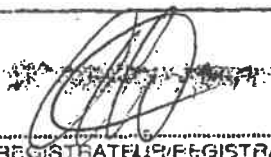
  
q.q.

In my presence,

  
**REGISTRAR OF DEEDS**



Para's 1, 2, 3, 4, 5 and 6 only

<b>VERBIND</b>		<b>MORTGAGED</b>	
<b>BC 04 12402</b>	VIR FOR R 1 400 000.00		
<b>GEKANSLEER CANCELLED</b>	B 29851196		
REGISTRATEUR/REGISTRAR 2004-03-26	85 10 03		
			REGISTRATEUR/REGISTRAR

**VERANDEHING VAN NAAM  
CHANGE OF NAME**

Kragtens Artikel 93 (1), Wet 47 van 1937 is die naam van  
in terms of Section 93 (1), Act 47 of 1937, the name of the

die binnegewilde transfere  
within.....

verander na GANKUM PROPERTY  
has been changed to.....

INVESTMENTS (PROPRIETARY) LIMITED

NO 96/06589/07


Vire aplikasie, ens., gemaak met BC 26838196  
vire application, etc., filed with.....

Aktekanteur,  
Sedes Ordo  
Pietermaritzburg, Asst.-registrator/Asst. Registrar.

96 10 03


*Ransan*

<b>VERBIND</b>		<b>MORTGAGED</b>	
VIR FOR R 2 400 000.00		BC 000005470/2014	
<b>B 052659/07</b>		<b>GEKANSLEER CANCELLED</b>	
2007-09-19		REGISTRATEUR/REGISTRAR	
		2014-02-27	
		REGISTRATEUR/REGISTRAR	

ENDOSSEMENT KRAGTENS ARTIKEL 27(7) VAN WET 69 VAN 1984	ENDORSEMENT BY VIRTUE OF SECTION 27(7) OF ACT 69 OF 1984
BINNEGEMELDE MAATSKAPPY IS OMSKEP IN 'N BE- SLOTE KORPORASIE EN STAAN NOU BEKEND AS	WITHINMENTIONED COMPANY HAS BEEN CONVERTED INTO A CLOSE CORPORATION AND IS NOW KNOWN AS
<p style="text-align: center;"><u>GANKUM Property Investments CC</u></p> <p style="text-align: right;">NO. 2010/013512/23</p>	
BC 34794/2011 \$	 REGISTRATEUR/REGISTRAR
2011-11-21	

3

Wof

<b>VERBIND</b> <b>MORTGAGED</b>	
VIR FOR R 10 200 000,00	
B 00003272 / 2014	 REGISTRAR
2014 - 02 - 27	