

FEEB	
State Duty	
Rate	R145,00
Govt	
GJM Bond	

Prepared by me
[Signature]
 Conveyancer
 I E VAN ROOYEN

VERBIND		MORTGAGED	
VIR FOR R 105 000,00			
(3) B	23867 199	<i>[Signature]</i>	
1999-11-02		REGISTRAR/REGISTRAR	

1999-11-02

T	51407 199
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DEED OF TRANSFER

BE IT HEREBY KNOWN :

THAT **PIERRE ODENDAAL**

appeared before me, Registrar of Deeds at Pietermaritzburg, Province of Kwazulu-Natal, authorised by a Power of Attorney signed at MALVERN on 29 September 1999 by

NELSON PILLAY
 Identity No 670217 5001 08 5
 and
UGENDRIE PILLAY
 Identity No 700328 0093 08 6
 married in community of property to each other

[Signature]

And the appearer declared that the abovenamed transferor sold the undermentioned property to the undermentioned transferee on 2 SEPTEMBER 1999.

And that he, in his capacity aforesaid, did, by these presents, cede and transfer, to and behalf of

PRENESH KAVALPURSAD

Identity No 690909 5199 08 5

married out of community of property

his heirs, executors, administrators or assigns the following in full and free property;

Remainder of Erf 3666 Queensburgh
Registration Division FT
in the Inner West City Council Area
Province of Kwazulu-Natal
in extent One Thousand Two Hundred
and Forty Five (1 245) square metres;

First registered by Certificate of Consolidated Title No T 7070/1975 with diagram S.G. No. 2014/1974 relating thereto and held by Deed of Transfer No.T 8860/99.

THIS PROPERTY IS TRANSFERRED:

- A. Subject to such of the terms and conditions of the original Government Grant No. 823 dated 1st December 1847, as may now be applicable.
- B. Subject to the following conditions imposed by the Administrator of Natal, under the provisions of the Township Ordinance No. 27/1949 as created in terms of Act 10/1944 by endorsement dated 27th April 1976 on said Certificate of Consolidated Title No. T 7070/1975, namely:
 - 1. The lot shall not be further subdivided without the consent of the Administrator.



2. Not more than one dwelling house with the necessary outbuildings shall be erected on this subdivision without the consent of the Administrator.
 3. No trade or business shall be conducted on this subdivision without the consent of the Administrator.
- C. Subject to the following special conditions imposed by the Administrator in terms of Ordinance No. 27 of 1949 (as amended) as created in terms of Act 10/1944 by endorsement dated 27th April, 1976 on said Certificate of Consolidated Title No. T7070/1975, 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 1,8 metres from such boundary, and shall have reasonable access thereto for the purpose of maintenance, removal or extension. Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires.

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 shall, without compensation, 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 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 a 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 build a retaining wall to the satisfaction of the local authority.

4. 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.

A vertical line is drawn in the lower half of the page. Below it, there is a handwritten mark that appears to be a stylized signature or the number '9'.

Wherefore the appearer, renouncing all the right and title which the said **NELSON PILLAY** and **UGENDRIE PILLAY** 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 **PRENESH KAVALPURSAD**, his heirs, executors administrators 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 **R140 000,00 (ONE HUNDRED AND FORTY 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 1999 -11- 02



q.q.

In my presence



REGISTRAR OF DEEDS



TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

PART I

TRANSFEROR (Seller)
NELSON PILLAY and UGENDRIE PILLAY

TRANSFeree (Purchaser)
PRENESH KAVALPURSAD

DESCRIPTION OF PROPERTY

Remainder of Erf 3666 Queensburgh
Registration Division FT
in the Inner West City Council Area
Province of Kwazulu-Natal
in extent 1 245 square metres;

4093 Postal Code of district in which property is situated

RECEIVER OF REVENUE
P.O. BOX/POSBUS 921
1999-10-04
DURBAN 4000
ONTVANGER VAN INKOMSTE

Date of transaction: 2 September 1999 / Consideration: R 140 000,00

TRANSFER DUTY PAID BY M/s IAN VAN ROOYEN
Postal Address: DX 74, Durban

FOR OFFICIAL USE

Transfer duty paid on R 140000.00 Being Purchase Price

Act under which duty charged 40/49

Steel defacing stamp of office of issue

(Signature)
RECEIVER OF REVENUE
DURBAN

CASH REGISTER RECEIPT

004713

H004718
R 4200,00

04-10-99 007331
0000 08

60 KINGS ROAD
PINETOWN 3610

**INNER WEST CITY COUNCIL
OF THE DURBAN METROPOLITAN REGION**

P.O. BOX 49
PINETOWN 3600
TEL: (031) 718 2111
FAX: (031) 718 2112

ADMINISTRATIVE ENTITY PINETOWN

In reply please quote:

Enquiries:

Your Ref:

RATES CERTIFICATE

04/10/99
14:04

Number : 042456/0002



This is to certify that all sums due in terms of Section 175 of the Local Authorities Ordinance of Natal, 25 of 1974 as amended in respect of the land described hereunder, have been paid to the council.

Description of property

Stand Number : REM OF ERF 3666 QUEENSBURGH

Extension :

Suburb : QUEENSBURGH TOWNSHIP (WARD 4)

Town : QUEENSBURGH

Extent : 1245 m²

Registered Owner : N&U PILLAY

Purchaser : P KAVALPURSAD

This Certificate is valid until: 30 June, 2000

Given under my hand at Pinetown on, 4 October, 1999



FOR TOWN TREASURER

The addressee may, on written request made within seven days after the date appearing on this letter, receive a similar letter in the other official language if

Die geadresseerde kan op 'n skriftelike versoek gerig binne sewe dae na die datum wat op hierdie brief verskyn, 'n soortgelyke brief in die ander