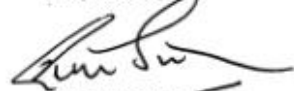



F E E D	
Stamp Duty	
Reg. No.	L190-00
Stamp	
G/M Stamp	

Prepared by me

 CONVEYANCER
 G M S SMITH

VERBIND		MORTGAGED	
VIR		FOR R 26000-00	
B 5435 \	2000		
2000-03-01	ADMINISTRATEUR/REGISTRAR		



2000-03-01

T 8325 \	2000
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN :

T H A T NOSIPO NOMAHLUBI MGOJO
 appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG he the said
 Appearer being duly authorised thereto by a Power of Attorney signed
 at PIETERMARITZBURG on 24 NOVEMBER 1999 and granted to him by:-

ANDREW MARTIN DROP
 Identity Number 330916 5032 00 6
 Unmarried

FOR FURTHER ENFORCEMENTS SEE
 VIR VERDERE ENFORCEMENTS SIEH

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 ATTORNEYS
 PIETERMARITZBURG

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AND the Appearer declared that his said Principal had truly and legally sold on 11 October 1999 and that he, the said Appearer in his capacity aforesaid, did by these presents, cede and transfer, to and on behalf of:-

SHANAN SINGH
Identity Number 590829 5223 08 4
and
CATERINE CECILIA SINGH
(date of birth 15 May 1959)
Identity Number 590515 0150 08 9
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns in full and free property

ERF 5551 Durban Registration Division FU in the Durban Entity, Province of Kwazulu-Natal in extent 701 (SEVEN HUNDRED AND ONE) square metres;

First transferred by Deed of Transfer T. 3114/1929, with diagram annexed and held by Deed of Transfer T. 13467/1967

THIS PROPERTY IS TRANSFERRED:-

- 1 Subject to the conditions of the original Government Grant No. 1737, dated the 27th July 1855, in so far as applicable.
- 2 Subject to the sewer and drain servitude 1,83 metres wide in favour of adjoining lots, and with the benefit of the continuation thereof over adjoining lots, as shown on the diagram, and created in said Deed of Transfer No. T. 3114/1929, concerning which servitude the conditions of sale by the Durban Corporation of the said lots are expressed in the following terms:-

The Corporation is prepared to lay the necessary sewers along the line of servitude marked on the sale plan and laid off on the Diagram annexed hereto. Where provision is also made for storm water drains along such line of servitude, such storm water drains will only be laid by the Corporation at the expense of the registered owner of the land

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at the time of construction, who and his successors in title, will also be responsible for the maintenance of the same. In the case of more than one purchaser fronting on the line of servitude, the cost of such storm water drains will be distributed over the number of purchasers.*

3 Subject to the following special conditions created in said Deed of Transfer No. T. 3114/1929, viz:

3.1 No subdivision of the lot will be permitted, and only one entirely detached private residence with the necessary outbuildings will be allowed on the lot. The erection of one building containing two or more residential flats is prohibited by the terms of this condition.

3.2 The lot shall be used for residential purposes only, and it is an express condition that it must not be used for business purposes of any kind whatsoever.

3.3 Buildings to the value of at least R1 500,00 shall be erected upon the lot by the purchaser within eight years from the date of sale (13th April 1929) and failing such erection the Town Council shall be entitled to apply for the Order of Court hereinafter mentioned and to retain all such sums as the purchaser shall have paid to it as or on account of the purchase price; provided always that the purchaser, if at the expiry of the period of eight years aforesaid he shall have partially erected buildings on the said lot of a value less than R1 500,00 shall be entitled upon application to the Town Council in writing to obtain such extension of time for the purpose of completing such buildings to the value aforesaid as the Town Council's Borough Engineer who shall be the sole judge shall consider reasonable. All buildings shall be erected on such level and to such building line as may be determined by the Town Council.

3.4 The purchaser shall pay the rates imposed and levied on the lot from the date of sale and on the buildings from the date of erection thereof. If in the third, fourth, fifth, sixth, seventh or eighth year from the date of sale the buildings on the said lot shall be of such a rateable value of less than R1 500,00, or if in any of such years there shall be no buildings at all upon the said lot, then the registered owner for the time being of such lot shall pay the Corporation in addition to and at the same time as he is due to pay the rates imposed and levied for that particular year, a sum equivalent to the difference between the sum which would have been paid as rates in respect of buildings of a rateable value of R1 500,00 and the amount due upon the buildings actually erected, or a sum equivalent to that which would have been paid as rates in respect of buildings of a rateable value of R1 500,00 and that amount due upon the buildings actually erected, or a sum equivalent to that which would have been payable upon buildings valued for rating purposes at R1 500,00 according as there are or are not buildings upon the said lot. If upon the expiry of the said period of eight years buildings to the value set out in the preceding condition shall not have been erected, the Town Council may impose and levy rates upon the said sum of R1 500,00 in each and every year in



addition to the rates imposed and levied upon the value of the lot, without prejudice however to its rights under conditions 3 and 6 hereof.

- 3.5 Should the purchaser be in breach of the immediate foregoing condition and/or of Condition 3.3 hereof, the Town Council shall, upon notice to the registered owner of the lot for the time being, be entitled to apply to the Supreme Court of South Africa, Natal Provincial Division, by way of motion or otherwise, as the said Court may in its discretion direct, for an order authorising the Registrar of Deeds of retransfer the said lot to it, without liability to repay the purchase price of any portion thereof or to pay any compensation whatsoever in respect of any buildings erected upon the said lot at the date of such order, or otherwise howsoever, and to recover the expenses of and incidental to such Order and to the retransfer to the Corporation from such registered owner.



WHEREFORE the Appearer, renouncing all the right and title which the said ANDREW MARTIN DROP

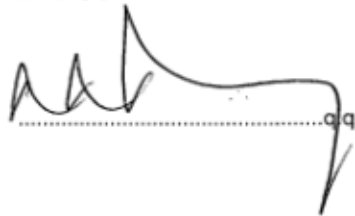
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of and disentitled to the same, and that by virtue of these presents, the said SHANAN SINGH and CATERINE CECILIA SINGH

their Heirs, Executors, Administrators or Assigns, now are 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 R260 000,00 (TWO HUNDRED AND SIXTY THOUSAND RAND)

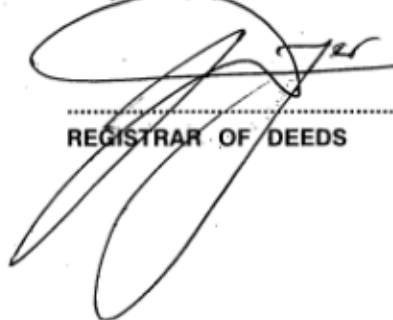
IN WITNESS WHEREOF I, the said Registrar, together with the Appearer, q.q. have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the office of the **REGISTRAR OF DEEDS** at PIETERMARITZBURG on

2000 -03- 0 1


.....q.q.

In my presence


.....
REGISTRAR OF DEEDS

ENDOSSEMENT KRAGTENS ART. 45 Bis (1)(a) VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECT. 45 Bis (1)(a) OF ACT 47 OF 1937
SHANAN SINGH IDENTITY NUMBER: 590829 5223 084, UNMARRIED	
WAT IN GEMEENSAP VAN GOED GETROUD WAS	WHO WAS MARRIED IN COMMUNITY OF PROPERTY TO
CATERINE CECILIA SINGH IDENTITY NUMBER: 590515 0150 089, UNMARRIED	
IS GEREGTIG OM MET BINNEGEMELDE BIENDOM	IS ENTITLED TO DEAL WITH THE WITHIN MENTIONED PROPERTY.
T 004864 / 2012	 REGISTRAR/REGISTRAR
2012-02-28	

VERBIND	MORTGAGED
VIR	
FOR R300 000,00	
B 003097 / 2012	 REGISTRAR/REGISTRAR
2012-02-28	