

**A. FOR CONVEYANCER'S USE**

(b) 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:

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**B. FOR DEEDS OFFICE USE:**

	Remarks	Initials and date
Interdicts checked by:	(1) Township (proclaimed)	
Signature:	Proclamation No.:	
Date:		
Main file checked	(2) Endowment (even):	
Section 25 right	(3) Endowment	
Restrictive Conditions	(4) Restrictive Conditions	
Signature:		
Date:	(5) Microfilm reference:	
GPA: checked	(6) General Plan: <u>51990192</u>	<u>EX = 286612</u> <u>No securities</u> <u>P. J. K. 12</u>
Signature:	(7) Title Deed:	
Date:	(8) Bonds against township title:	
Office instructions:	(9) Date checked:	
Section:		

**K. RAMKARAN & COMPANY**

**11**

TEL.: 033 3453867

CONVENTIONAL  SECTIONAL  DDA  ULUNDI  UMZIMKHULU

**A. FOR DEEDS OFFICE USE:**

(a) Date of lodgement

**ROMAN LINKED**

DATE: \_\_\_\_\_ CLERK: \_\_\_\_\_

2012-11-16

REGISTRAR: \_\_\_\_\_

PIETERMARITZBURG

Linking

ll 4

(b)

**EXECUTE 2012-12-05**

Examiners	Room	3Y:	Reject	Pass
P.T. Goble	426			
M SCHEEPERS				

15-5

2012-11-29

**B. (a) FOR CONVEYANCER'S USE:**

Nature of deed e.g. Transfer Bond etc

D. J. K.

**T 036983 / 2012**

Reference No.:

SA44

**SIMULS**

Code	Names of Parties	Firm No.	No. in Batch	Titles etc. within
1	Moodliar / KZN	11		
2	Moodliar	11		
3	Moodliar	11		
4	Moodliar	11		
5	Moodliar	11		
6	Moodliar	11		
7	Moodliar	11		
8	Moodliar	11		
9	Moodliar	11		
10	Moodliar	11		
11	Moodliar	11		
12	Moodliar	11		

**BLACKBOOKING**

**INPUT**

**CHECK**

**NQ NXELE**

P. J. K.

Registration Requested by: \_\_\_\_\_



For Information Only

*P. Moodley*

CONVEYANCER: MOODLEY P.

**FEES**

	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE VALUE	R. 103,200,00	R. 70,00
FINANCE CAPITAL AMOUNT	R. ....	R. ....
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION ..... ACT. ....

2012 -11- 29

**T** 1036943 // 2012

State Attorney

Durban

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **KISHORE RAMKARAN**

of Pietermaritzburg, Kwazulu-Natal, Conveyancer, appeared before me, REGISTRAR OF DEEDS for the Province of Kwazulu-Natal, at Pietermaritzburg, he, the said Appearer, being duly authorised thereto by a Power of Attorney signed at DURBAN on the 26TH day of OCTOBER 2012 granted to him by the KWAZULU-NATAL DEPARTMENT OF HOUSING.

*Pu*

AND the said Appearer declared that the

**KWAZULU NATAL DEPARTMENT OF HOUSING**

(established in terms of Section 12A of the Kwazulu-Natal Housing Act No. 12 of 1998  
as amended by Act No. 8 of 2000)

had on the 27<sup>th</sup> day of July 2005, truly and legally sold, and that he, the Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of :-

**DOORASAMY MOODLIAR**

Identity Number 530527 5131 082

and

**NARAYANEE MOODLIAR**

Identity Number 521022 0171 086

Married in community of property to each other

their heirs, executors, administrators or assigns, in full and free property, a certain piece of land being :-

ERF	3404 SHALLCROSS (EXTENSION 6), REGISTRATION DIVISION FT,
SITUATE	IN THE PROVINCE OF KWAZULU-NATAL,
MEASURING	TWO THOUSAND EIGHT HUNDRED AND SIXTY SIX (2866) SQUARE METRES;

as will appear from General Plan S.G. No. 990/97 and held by Certificate of Consolidated Title No. T 14415/2001.

*Paw*

THIS PROPERTY IS TRANSFERRED:-

1. Subject to the following condition imposed at the instance of the Administrator in terms of Ordinance No. 27 of 1949, namely :-

The land shall be subject to a servitude for the provision of stormwater drainage, water supply, irrigation, sewerage, electricity, gas and/or fuel supply, telecommunications, radio and television services, over or under the land, along any boundary thereof, other than a road frontage and within a distance of 2 metres from such boundary. Reasonable access shall be provided to such servitude at all times for the purpose of installation, maintenance, removal or extension of such services. The owner of the land shall without compensation be obliged to allow the servicing of any other land or street to be conveyed along such servitude; 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 Minister whose decision shall be final. Maintenance shall include cutting, trimming or otherwise dealing with vegetation so as to prevent interference with any service. The right conferred by this condition shall be exercised by the local authority or any other body or person legally authorised to provide such services for the benefit of the inhabitants of the township.

2. Subject to the special condition as contained in the Deed of Sale, namely:-

The Purchaser and its successors in title shall become and remain a member of the Shallcross Industrial Park Owner's Association with the effect from the date of registration of transfer, and be subject to its constitution until the purchaser ceases to be an owner of a site. The purchaser shall not be entitled to transfer the site or any subdivision thereof without a clearance certificate from the Association.

*pu*

WHEREFORE the Appearer, renouncing all the right and title which the said KWAZULU NATAL DEPARTMENT OF HOUSING heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of and disentitled to, the same; and that by virtue of these presents the said

DOORASAMY MOODLIAR AND NARAYANEE MOODLIAR

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 of the aforesaid property to be the sum of R103 120, 00 (ONE HUNDRED AND THREE THOUSAND ONE HUNDRED AND TWENTY RAND).

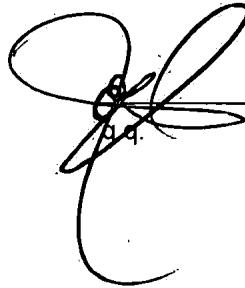
IN WITNESS WHEREOF, I, the said Registrar, together with the Appearer, have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg on

2012 -11- 29

In my presence,

  
 \_\_\_\_\_  
 REGISTRAR OF DEEDS

  
 \_\_\_\_\_

*Pu*

Prepared by me,

*P. Moodley*

CONVEYANCER: MOODLEY P.

1-3  
*De*

POWER OF ATTORNEY TO GIVE TRANSFER

I the undersigned, *DEVARAJ DHARAMPAUL*  
in my capacity as *SENIOR ADMINISTRATIVE OFFICER*  
duly authorised hereto in terms of resolution dated 7 December 2001, and as such  
representing the :

KWAZULU NATAL DEPARTMENT OF HOUSING

(established in terms of Section 12A of the Kwazulu-Natal Housing Act No. 12 of 1998  
as amended by Act No. 8 of 2000)

do hereby nominate, constitute and appoint **KISHORE RAMKARAN**

with power of substitution to be my true and lawful Attorney and Agent in my name,  
place and stead to appear before the Registrar of Deeds at Pietermaritzburg and then  
and there as my act and deed to declare that the said

KWAZULU NATAL DEPARTMENT OF HOUSING

did on the 27th day of July 2005 sell to,

DOORASAMY MOODLIAR

Identity Number 530527 5131 082

and

NARAYANEE MOODLIAR

Identity Number 521022 0171 086

Married in community of property to each other

for the sum of R103 120,00 (ONE HUNDRED AND THREE THOUSAND ONE  
HUNDRED AND TWENTY RAND).

CERTAIN :

ERF	3404 SHALLCROSS (EXTENSION 6), REGISTRATION DIVISION FT.
SITUATE	IN THE PROVINCE OF KWAZULU-NATAL,
MEASURING	TWO THOUSAND EIGHT HUNDRED AND SIXTY SIX (2866) SQUARE METRES;

held under Certificate of Consolidated Title No. T 14415/2001

*P. Moodley*  
*IMD*

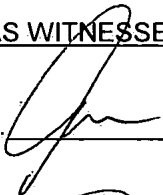
Subject to the special conditions set out in Annexure "A" hereto, which shall be deemed to be embodied herein;

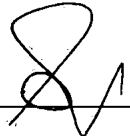
and further cede and transfer the said land in full and free property to the said Transferees.

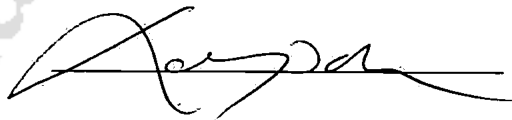
And all that my Attorney and Agent shall in my name lawfully do or cause to be done touching the premises by virtue of these presents, I promise to ratify and confirm.

Signed at DURBAN on this 26<sup>TH</sup> day of OCTOBER, 2012.

AS WITNESSES :

1.  \_\_\_\_\_

2.  \_\_\_\_\_



For Information Only



ANNEXURE " A "

1. Subject to the condition imposed at the instance of the Administrator in terms of Ordinance No. 27 of 1949.
2. Subject to the special condition as reflected in the Deed of Sale, namely:-

The Purchaser and its successors in title shall become and remain a member of the Shallcross Industrial Park Owner's Association with the effect from the date of registration of transfer, and be subject to its constitution until the purchaser ceases to be an owner of a site. The purchaser shall not be entitled to transfer the site or any subdivision thereof without a clearance certificate from the Association.

For Information Only  
Paw Y A  
I:MO





TRANSFER DUTY

TD2

Receipt or exemption certificate

Transfer Duty Act, 1949

Part 2

Our Reference : 2477583

Receipt Number : Unallocated

Details of seller(s) or transferor(s)

Full name: KWAZULU NATAL DEPARTMENT OF HOUSING  
 Identity/Trust/CC/Company Number: 0000001T0007000 Income tax reference number: 000000000000  
 If you are a VAT Vendor, state your VAT Registration Number: NO 000000000000 If you are not registered for Income Tax, state your annual income from all sources: R 0.00

Details of purchaser(s) / Transferee(s)

Full name: DOORASAMY MOODLIAR  
 Identity/Trust/CC/Company Number: 005305275131082 Income tax reference number: 000000000000  
 If you are a VAT Vendor, state your VAT Registration Number: NO 000000000000 If you are not registered for Income Tax, state your annual income from all sources: R 0.00  
 Marital Status: IN COMMUNITY  
 Spouse name: NARAYANEE MOODLIAR  
 Marital Notes: For further Transferees, see ADDENDUM (A)

Property Details (As per Deeds registry)

Description of Property (as per deeds registry): ERF 3404 SHALLCROSS (EXTENSION 6), REGISTRATION DIVISION FT, SITUATE IN THE PROVINCE OF KWAZULU-NATAL, MEASURING 2866 SQ UARE METRES  
 Nature of property: If improved indicate: SHALLCROSS, URBAN  
 Postal Code: 4001

Details of purchase transaction

Acquisition Date: 27 JUL 2005 Bought By: PRIVATE TREATY  
 Consideration: R 103120.00 Any other consideration payable: R 0.00  
 Total Consideration: R 103120.00 Fair Value: R 0.00

Calculation of Duty and interest payable

Transfer duty payable on R 103120.00 being fair value NO  

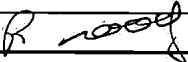
Natural person %	0.00 % on R 103120.00 = R 0.00
Non natural person %	5.00 % on R 0.00 = R 0.00
	8.00 % on R 0.00 = R 0.00

 Sub total: R 0.00  
 Penalty / Interest: R 0.00  
 Total Paid: R 0.00

Declaration by Conveyancer

I/ KEMRANEE BAOHAN PASHMANI MOODLET  
 We

hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS web-site (e-filing only).

Signature		Date:	<input type="text"/>
		ddmmyyy	01-11-2012

For Information Only



**Addendum (A) - Details of purchaser(s) / Transferee(s)**

Full name:	N A R A Y A N E E M O O D L I A R																										
Identity/Trust/CC/Company Number:	0 0 5 2 1 0 2 2 0 1 7 1 0 8 6													Income tax reference number													
														0 0													
If you are a VAT Vendor, state your VAT Registration Number:	N O													If you are not registered for Income Tax, state your annual income from all sources													
	0 0 0 0 0 0 0 0 0 0 0 0 0 0													R													
Marital Status	I N C O M M U N I T Y																										
Spouse name	D O O R A S A M Y M O O D L I A R																										
Marital Notes																											

For Information

32



**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 amount that became due to eThekweni Municipality in connection with the under mentioned 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):-

RCA No: 272142  
RCC No: 207653  
Date: 2012/10/23  
Valid Until: 2012/12/22

Registered Owner/Seller: KWAZULU-NATAL DEPARTMENT OF HOUSING

Purchaser: DOORASAMY MOODLIAR  
NARAYANEE MOODLIAR

Description of Property ERF 3404 SHALLCROSS EXT.6

Conveyancer: KWAZULU- NATAL DEPARTMENT OF HUMAN SETTLEMENTS  
RCC Delivery Method: Other

DEPUTY CITY MANAGER : TREASURY

8 (A)

**CERTIFICATE IN TERMS OF SECTION 27(2) OF THE KWAZULU  
NATAL HOUSING ACT NO. 12 OF 1998**

I, the undersigned, *DEVARAJ BHARAMPALL*  
in my capacity as *SENIOR ADMINISTRATIVE OFFICER*  
of the KWAZULU NATAL DEPARTMENT OF HOUSING, duly authorised in terms of  
a Resolution dated 7<sup>th</sup> December 2001 and as such representing the Secretary of the  
Department as contemplated by Section 27(2) of the Kwazulu Natal Housing Act No.  
12/1998 do hereby certify that :-

The immovable property described as :-

ERF 3404 SHALLCROSS (EXTENSION 6),  
REGISTRATION DIVISION FT,  
SITUATE IN THE PROVINCE OF KWAZULU-NATAL,  
MEASURING TWO THOUSAND EIGHT HUNDRED AND  
SIXTY SIX (2866) SQUARE METRES;

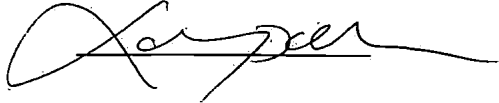
is immovable property that has been passed to the Kwazulu Natal Department of Housing  
in terms of Section 27(1) of the Kwazulu-Natal Housing Act No. 12 of 1998 as amended by  
Act No. 8 of 2000.

Dated at DURBAN on this 26<sup>TH</sup> day of OCTOBER, 2012.

**AS WITNESSES:**

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

  
\_\_\_\_\_

2000

TRACK NUMBER : 40002628403

PROPERTY DETAILS FRONT FOR PORTION 0  
ERF NO 3404  
TOWNSHIP SHALLCROSS EXT 6  
REG DIV FT

PROVINCE KWAZULU-NATAL  
PREV DESCRIPTION  
DIAGRAM DEED NO DU1800/800  
EXTENT 2066 SQM  
CLEARANCE ETHERWINDI  
SG PLAN NUMBER 990/1997

NO INTERDIRTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE  
KWAZULU-NATAL PROVINCIAL HOUSING DEV BOARD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY  
T/T

TITLE DEED  
T14415/2001

MDD  
0330

MICROFILM REF  
2003 0704 0809

\* 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

