

Ramdass & Associates Prokureur/Attorney
TEL: 031 312 2411

DEED OF TRANSFER

in favour of

SHAHIR VINESH RAJKUMAR RAMDASS

over

SECTION NO. 4 RAEDENE

RAMDASS & ASSOCIATES
301/310 COWEY ROAD
BEREA, DURBAN
4000
Tel: 031 312 2411

35

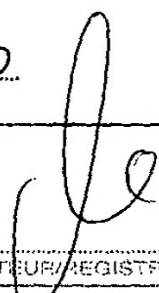
Ramdass & Associates
308/310 Cowey Road
Berea, Durban
4000

Prepared by me



CONVEYANCER
MADUNCHAND A

FEES	
Stamp Duty.....	
Reg.....	R 500.00
Waiver.....	
O/M Bond.....	

VERBIND MORTGAGED	
VIR FOR R 455 000.00	
B 009048 / 09	
2009 -05- 12	
REGISTRAR/REGISTRAR	

W.O.P

④

2009 -05- 12

ST 017625 / 09

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE DOREEN BADENHORST

REGISTRAR OF DEEDS at Pietermaritzburg

appeared before me, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at DURBAN on 28 APRIL 2009 granted to him by

BARABBEY INVESTMENTS cc
Registration Number 2000/049022/23

And the said appearer declared that his principal had, on 31 March 2009, truly and legally sold for the sum of R650 000,00 (SIX HUNDRED AND FIFTY THOUSAND RAND) the following property, together with the Exclusive Use Area/s of GARDEN AREA NO. G1 forming part of the common property by Private Treaty;

And that he, in his capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

SHAHIR VINESH RAJKUMAR RAMDASS
Identity Number 750504 5227 08 0
Married out of community of property

A Unit consisting of –

- (a) Section No. 4 as shown and more fully described on Sectional Plan No SS 183/1994 in the scheme known as RAEDENE in respect of the land and building or buildings situate at DURBAN, in the eTHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 57 (Fifty Seven) square metres in extent and
- (b) An undivided share in 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 No ST 72512/2002

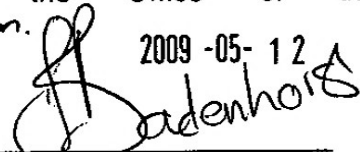
The said unit is subject to or shall benefit by:

- (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.

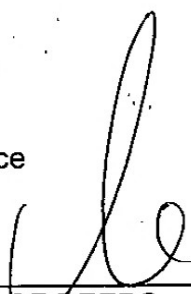
WHEREFORE all the right, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights.

SIGNED, EXECUTED AND SEALED at the Office of the
a REGISTRAR OF DEEDS at PIETERMARITZBURG on.

2009-05-12


q.q.

In my presence


REGISTRAR OF DEEDS



35

Ramdass & Associates
308/310 Cowey Road
Berea, Durban
4000

Prepared by me


CONVEYANCER
MADUNCHAND A

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

VINESH RAJKUMAR RAMDASS duly authorised hereto by a
resolution of the members of
BARABBEY INVESTMENTS CC
Registration Number 2000/049022/23

do hereby nominate and appoint **GIUSEPPE ANGELO COCCIANTE**

JANINE DOREEN BADENHORST

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the ^{Registrar of Deeds of KwaZulu-Natal} or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

SHAHIR VINESH RAJKUMAR RAMDASS
Identity Number 750504 5227 08 0
Married out of community of property

the property described as:

A Unit consisting of –

- (a) Section No. 4 as shown and more fully described on Sectional Plan No. SS 183/1994 in the scheme known as RAEDENE in respect of the land and building or buildings situate at DURBAN, in the eTHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 57 (Fifty Seven) square metres in extent; and
- (b) An undivided share in 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 No ST 72512/2002

together with the Exclusive Use Area/s of GARDEN AREA NO. G1 forming part of the common property,

the said property having been sold by me on 31 March 2009, to the said transferee/s for the sum of R650 000,00 (Six Hundred and Fifty Thousand Rand)

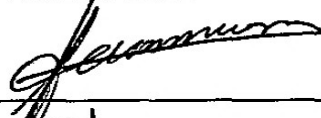
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at DURBAN on 28 APRIL 2009

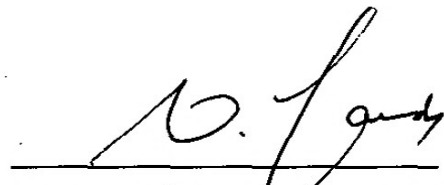
in the presence of the undersigned witnesses.

AS WITNESSES :

1.



2.



On behalf of BARABBEY INVESTMENTS





TRANSFER DUTY

TD2

Receipt or exemption certificate

Part 2

Transfer Duty Act, 1949

Details of seller(s)/transferor(s)

Full name of seller/
transferor (1)

BARABBEY INVESTMENTS

Identity/Trust/CC/
Company number

2000/049022/23

Full name of seller/
transferor (2)Identity/Trust/CC/
Company number

Details of purchaser(s)/transferee(s)

Full name of purchaser/
transferee (1)

SHAHIR VINESH RAJKUMAR RAMDASS

Identity/Trust/CC/
Company number

750504 5227 08 0

Full name of purchaser/
transferee (2)Identity/Trust/CC/
Company number

Details of purchase transaction

Transfer Duty payable on

R650 000,00

being total consideration

☐ or fair value

Date of acquisition

31 March 2009

Bought by:

Private Treaty ☒

Public Auction

Consideration

R650 000,00

Any other consideration
payable

SARS reference

Total consideration

R650 000,00

Conveyancer's/Attorney's file reference

09

Description of property
(as per Deeds Registry)

SEE TD6 (ANNEXURE)

Declaration by Conveyancer/Attorney

I ANUSHA MADUNCHAND (Ramdass & Associates)

(full name) hereby certify that this is a true copy of the transfer duty

receipt / exemption certificate, drawn from the SARS website (e-filing only).

Signature

Date

21/04/09

RECEIPT/EXEMPTION

2009-04-09 325078521
(Transfer Duty)
R 7.500.00
CHEQUESARS
TAXPAYER SERVICE CENTRE
DURBAN

TRANSFER DUTY

**Annexure to transfer duty declarations for
additional sellers, purchasers and properties**
Transfer Duty Act, 1949

Description of additional properties

1. A Unit consisting of –
 - (a) **Section No. 4** as shown and more fully described on Sectional Plan No SS 183/1994 in the scheme known as **RAEDENE** in respect of the land and building or buildings situate at **DURBAN**, in the **eTHEKWINI MUNICIPALITY**, of which section the floor area, according to the said sectional plan is **57 (Fifty Seven)** square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan;
2. An Exclusive Use Area described as **GARDEN AREA NO. G1** measuring **58 (Fifty Eight)** square metres, being as such part of the common property, comprising the land and the scheme known as **RAEDENE** 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 No. SS 183/1994


TAXPAYER SERVICE CENTRE
DURBAN


**35****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 amounts 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: 155112

RCC No: 115972

Date: 2009/04/18 ✓

Valid Until: 2009/07/31 ✓

Registered Owner/Seller: BARABBEY INVESTMENTS

Purchaser: SHAHIR VINESH RAJKUMAR RAMDASS

Section Number: 4 ✓

Scheme Name: SS RAEDENE ✓

Scheme Number: 183

This certificate covers Exclusive Use Areas where applicable

Declaration By Conveyancer:

I ANUSHA MADURCHAND acting on behalf of

Ramdass & Associates

hereby certify that this is a true copy of the rates clearance certificate drawn from the Law Website

Signature: 

Date: 28/04/2009

Krish Kumar

Deputy City Manager: Treasury

Legal Information: This document originates from a L@W Website. All use and reliance on the information contained in this document is subject to the terms contained in the L@W Website Terms and Conditions, available at www.lawactive.co.za.

CONVEYANCER'S CERTIFICATE

In terms of Section 15B(3) of the Sectional Titles Act 95, 1986 (as amended)

I, ANUSHA MADUNCHAND, the undersigned Conveyancer, do hereby certify and confirm that as at date of registration:

1. **BARABBEY INVESTMENTS**
No. 2000/049022/23

("the Transferor/s") is the registered owner of

1. A Unit consisting of –
 - (a) Section No. 4 as shown and more fully described on Sectional Plan No SS 183/1994 in the scheme known as RAEDENE in respect of the land and building or buildings situate at DURBAN, in the eTHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 57 (Fifty Seven) square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan;
2. An Exclusive Use Area described as GARDEN AREA NO. G1 measuring 58 (Fifty Eight) square metres, being as such part of the common property, comprising the land and the scheme known as RAEDENE 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 No. SS 183/1994

2. **SHAHIR VINESH RAJKUMAR RAMDASS**
Identity Number 750504 5227 08 0
Married out of community of property

is the transferee of the said unit/s.

3. The body corporate has certified that all moneys due to the Body Corporate by the Transferor in respect of the said unit, as at date of registration have been paid for or that provision has been made to the satisfaction of the Body Corporate for the payment thereof.
4. No real right of extension of the undermentioned scheme as contemplated in section 25 of the Sectional Titles Act 95 of 1986 is registered in favour of the developer or the body corporate of a scheme known as RAEDENE.
5. Provision has been made for the separate rating of the said unit and a clearance certificate by the local authority is lodged herein.
6. The transferor herein is not a developer, and a Section 10 Affidavit is not lodged herewith.

SIGNED AT DURBAN on 28 APRIL 2009.



CONVEYANCER
ANUSHA MADUNCHAND

TRACK NUMBER : 40002063713

PROPERTY DETAILS PRINT FOR UNIT

SCHEME NO 183/1994 ✓
SCHEME NAME SS RAEDENE ✓
REG DIV NOT AVAILABLE

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO 183/994
EXTENT 57 SQM ✓
CLEARANCE DURBAN
SG PLAN NUMBER
CONDITIONS

CORPORATE DATE 19940823

SCHEME SITUATED AT DURBAN , 1096,REM

NO INTERDICTS

DOCUMENTS
SB43334/2002

HOLDER & SHARE
FIRSTSTRAND BANK LTD

AMOUNT
R65000.00

O/P/A MICROFILM REF MMDD
2003 0087 1768 1217

OWNER DETAILS

FULL NAME & SHARE
BARABBAY INV CC ✓

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
20010419 R73000.00

TITLE DEED / MMDD MICROFILM REF
ST72512/2002 1217 2003 0087 1742

* 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 ***

TRACK NUMBER : 40002063713

BLACK-BOOKING ENQUIRY ON NAME - BARABBAY INV CC ✓
ID NUMBER - 200004902223 ✓
BIRTH DATE - 0 ✓
MARITAL STATUS -
MAIDEN NAME - ✓
TYPE OF PERSON - CLOSE CORPORATION

PERSON HAS NO CONTRACTS/INTERDICTS

** 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 * * *

TRACK NUMBER : 40002063713

BLACK-BOOKING ENQUIRY ON NAME - BARABBEY INV BK✓
ID NUMBER -
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON -

PERSON DOES NOT EXIST

** 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 * * *