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Dickinson & Theunissen Inc.
Attorneys, Conveyancers & Notaries Public
One Simpson Place
Sunnyside Lane
PINETOWN
3610

Prepared by me

CONVEYANCER
NICOLA DRINN

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE/VALUE	R 810 000,00	R 300,00
MORTGAGE AMOUNT	R	R
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION ACT

2014 -06- 06

DEED OF TRANSFER T 0000018091/2014

BE IT HEREBY MADE KNOWN THAT

GIUSEPPE ANGELO COCCIANTE

appeared before me, REGISTRAR OF DEEDS at Pietermaritzburg, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at DURBAN on 24 MARCH 2014 granted to him by

THE OSMAN FAMILY TRUST
Registration number IT302/2012/PMB

And the appearer declared that his said principal had, on 11 February 2014, truly and legally sold by , and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

EMAM BUX INVESTMENTS CC
Number 2000/009624/23

or its Successors in Title or assigns, in full and free property

ERF 1838 RESERVOIR HILLS (EXTENSION NUMBER 5), REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 679 (SIX HUNDRED AND SEVENTY NINE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T2752/1966 WITH DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER NUMBER T20337/2013

THIS PROPERTY IS TRANSFERRED:

A. Subject to the terms and conditions of the Original Government Grant No. 803/1847, in so far as now applicable.

B. With the benefit of the servitude created in Deed of Transfer Number 2008/1916, in the following terms:-

"the above pices of land are transferred to the Purchasers and their successors in ownership with the benefit of the use of all Roads and Rights of Way laid off on the said Lot 3 and Remainder of the said Farm perpetuity and in common with other owners and occupiers subdivisions thereof."

C. With the use of:-

1. All road and rights of way laid off on transferred subdivisions of said Lot 3, as created in the relevant subdivisional transfers;

2. All roads rights of way laid off on transferred subdivisions of the said Farm Klein Zeekoe Vallei, as created in the relevant subdivisional transfers:

3. The right of way 12,19 metres wide over Sub 353 of said Lot Number 3 of the farm Klein Zeekoe Vallei as shown on the diagram thereof, as created in Deed of Transfer Number 8490/1944.

D. With the benefit of all Sewer and Drain Servitudes over transferred subdivisions, as created in the relevant subdivisional transfers.

E. Subject to the following special conditions which are imposed and are enforceable by the Modern Town Planning Company Limited (referred to in such conditions as the Township Owners) as Owners of the Remainder of the Sub A of 356 of 3 of the Farm Klein Zeekoe Vallei Number 803, comprising Reservoir Hills (Extension Number 5), as created in said Deed of Transfer Number 2752/1966, namely:

1. The lot shall not be used for other than residential purposes.

2. Not more than one dwelling house with the necessary outbuildings shall be erected on the lot.

3. The lot shall not be subdivided without the consent of the Township Owners.

4. No business for the sale or supply of intoxicating liquor as defined by the Liquor Act 1928, or any amendment thereof, shall be conducted on the lot.

5. No restaurant condition shall be conducted on the lot.

6. No shop shall be erected on the lot.

7. No bricks, tiles or articles of a similar nature shall be made on the lot nor shall any excavation take place except for building, gardening or similar purposes on the lot.

8. No cow, horse or pig shall be kept on the lot and no slaughtering business shall be conducted thereon.

9. No buildings or erections of any kind shall be erected on the lot unless the walls thereof be constructed of burnt brick, stone or concrete or other hard, permanent and fireproof materials approved by the Township Owners, nor any fence enclosing the lot be constructed of corrugated iron. The Township Owners shall be entitled to require the owner of the lot to remove any buildings or structures which may be erected in contravention thereof.

10. No boardings for advertising purposes shall be erected on the lot save with the written consent of the Township Owners.

F. With the right, as created in the relevant subdivisional transfers, of enforcing Condition E. 1-10 inclusive, against transferred subdivisions of Sub A of 356 of 3 of the Farm Klein Zeekoe Vallei number 803, similarly burdened.

WHEREFORE the said Appearer, renouncing all right and title which the said

THE OSMAN FAMILY TRUST
Registration number IT302/2012/PMB

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

EMAM BUX INVESTMENTS CC
Number 2000/009624/23

or 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 R810 000,00 (EIGHT HUNDRED AND TEN 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 2014 -06- 06

q.q.

In my presence

REGISTRAR OF DEEDS