

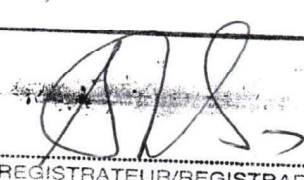
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VANDERSPUY
043 051 8000

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R. 925 000,00	R. 1020,00
Mortgage Capital Amt.	R.	R.
ALL OTHER REGISTRATIONS		R.
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg. And/Proc.

Prepared by me

CONVEYANCER
Gregory Wayne Van Vught

VERBIND		MORTGAGED	
VIR FOR R. 800 000,00			
B	7506	2019	 REGISTRATEUR/REGISTRAR
2019 - 10 - 08			

T	15973	2019
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT: *CRYSTAL ANDREA TATCHELL*

Appear before me, Registrar of Deeds at **KING WILLIAMS TOWN** He, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

FAAIEK DAVIDS

Identity Number : 781208 5016 08 8

Married according to Islamic rites

Dated the 20th day of September 2019

and signed at **PORT ELIZABETH**

AND that the said Appearer declared that his said Principal had truly and legally sold on 27 June 2019, and that he, the said Appearer in his capacity as aforesaid, did by these presents, cede and transfer to and on behalf of :-

✓ **HAANIM ADAMS**

Identity Number : 820323 0170 08 8

and

✓ **RAZEEN ABADER**

Identity Number : 810210 5024 08 3

Married in community of property to each other

Their heirs, executors, administrators or assigns in full and free property:-

✓ **ERF 2901 GELVANDALE**

In The Nelson Mandela Bay Metropolitan Municipality

Division of Port Elizabeth

Province of the Eastern Cape

✓ **IN EXTENT : 711 (Seven Hundred and Eleven) Square Metres**

FIRST TRANSFERRED by Deed of Transfer Number T53980/1981CTN with General Plan Number TP 9426 relating thereto and held by Deed of Transfer T27772/2013CTN.

- A. **SUBJECT** to the conditions referred to in Deed of Grant dated 27th June 1924, (Port Elizabeth Freeholds Volume 10 Number 21), save in so far as these may have since lapsed or been cancelled.
- B. **SUBJECT** to the following conditions contained in Deed of Grant dated 27th June 1924 (Port Elizabeth Freeholds Volume 10 Number 21) namely:-
- "1. That all roads and thoroughfares over the land whether or not described in the plan or diagram thereof, shall remain free and uninterrupted unless closed, diverted, or altered by competent authority.
 2. That the land hereby granted shall be subject to all rights and servitudes which now affect, or at any time hereafter may be found to affect, the title of land hereby granted, or which may be binding on the State in respect of the said land as at the date hereof."

C. **SUBJECT** to the following conditions contained in Deed of Transfer Number T53980/1981CTN imposed by the Administrator of the Province of the Cape of Good Hope under the provisions of the Townships Ordinance Number 33/1934 when approving of **GELVANDALE TOWNSHIP EXTENSION NUMBER 11**, namely:-

1. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local or other statutory authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, maintain, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
3. This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to the conditions and restrictions stipulated by the scheme.

D. **SUBJECT** to the following special conditions contained in Deed of Transfer Number T53980/1981 CTN imposed by the Municipality of the City of Port Elizabeth and enforceable by it binding the Transferee and his successors-in-title (all of whom are included in the hereinafter mentioned expression "owner") provided especially that the Municipality with the consent of the Administrator, and subject to such conditions as the Municipality with the consent of the Administrator may determine, shall always have the right by agreement with the owner to vary, suspend or relax any of the said conditions, the conditions not being in favour of or enforceable by the owner of any land sold at the same time as this land or hereafter or which is subject to the same conditions, viz:

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Page 4

- (a) The walls of every building shall be of brick and/or stone and/or concrete and shall be constructed in accordance with plans to be approved by the Municipality.
- (b) This erf shall on its street boundary or boundaries and any other boundary or boundaries be enclosed by a wall of brick, stone, and /or concrete or any approved wire mesh fence. All walls and/or fences enclosing the erf shall be erected on or near the boundary line and the erection of such walls and/or fences enclosing the erf shall not be commenced unless and until the designs thereof shall have been submitted to and approved in writing by the Municipality.
- (c) No garage or building for housing motor cars or other vehicles shall be constructed on this erf, except to such extent as may be necessary for the use of persons residing upon the erf, and no garage or building or any portion thereof shall be let for the accommodation of motor cars or vehicles without the consent of the Municipality being first obtained thereto.

WHEREFORE the Appearer renouncing all the right and title which his said **Faaiek Davids, Married according to Islamic rites**

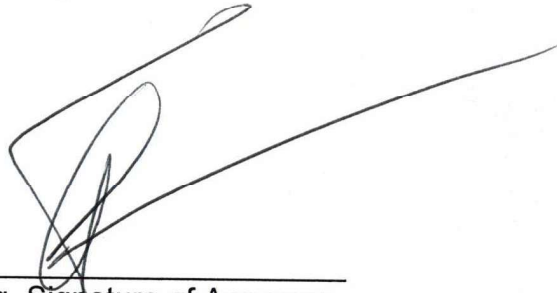
heretofore had to the premises, did, in consequence, also acknowledge him to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents the said

Haanim Adams and Razeen Abader, Married as aforesaid

their 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 of the property herein transferred to be the sum of **R925,000,00 (Nine Hundred and Twenty Five Thousand Rand)**.

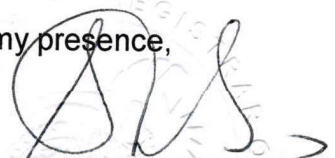
IN WITNESS WHEREOF, I, the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at KING WILLIAMS TOWN on 2019 -10- 0 8



q.q. Signature of Appearer

In my presence,



Registrar of Deeds.