

CHUNILAL & TANNA

ATTORNEYS AND CONVEYANCERS

First Floor
Central House
69-8th Avenue
Mayfair 2092
Johannesburg

Your Ref

Our Ref 0721/03/BC/ts

Date 3 December 2021

P O Box 42650
Fordsburg 2033

Tel (011) 839-4357
Fax (011) 837-5133

E-Mail c-t@global.co.za

Miss Mehjabin Basir Patel
To be collected

Writer's E-Mail
rissikc@global.co.za

Dear Madams

ONE-HALF (½) SHARE IN ERF 1704 MAYFAIR TOWNSHIP FROM M I MASTER TO M B PATEL

1. We hand you the original Deeds of Transfer Numbers T49274/2021 and T12916/2021 for safe keeping by you.
2. Kindly acknowledge receipt by signing a copy of this letter.

Yours faithfully


Rissik Chunilal
CHUNILAL & TANNA Attorneys

CHUNILAL & TANNA

75

TEL : 839 4357

DEED OF TRANSFER NO.

In favour of:-

MEHJABIN BASIR PATEL

In respect of:-

ONE HALF (½) SHARE IN ERF 1703 MAYFAIR TOWNSHIP



CHUNILAL & TANNA

75

Chunilal & Tanna
1st Floor Central House
69-8th Avenue
Mayfair
Johannesburg

| | |
|------------|-----------|
| Fees/Foote | R. 946.00 |
| Exempted | Cat. |
| Vrygestel | Kat. |

Prepared by me

CONVEYANCER
BHUPENDRA CHUNILAL
(M747)

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

T 000012916 / 2021

BHUPENDRA CHUNILAL (M747)

appeared before me, the **REGISTRAR OF DEEDS** at **JOHANNESBURG**, the said appearer, being duly authorised thereto by a power of attorney signed at JOHANNESBURG on 09 February 2021 and granted to him by

YASIR AHMED
Identity Number 821022 6107 08 1

1/2 (ONE-HALF) SHARE OF M.B. PATEL

and

GETRANSPORTEER AAN TRANSFERRED TO
M. J. MASTER

UZMA SHAHZADI
Born on 25 December 1983

RESTANT/REMAINDER
T 000043033 / 2021

Married in community of property to each other

DATE 2021 -10- 11

DH

And the Appearer declared that his said principal had truly and legally sold on 09 February 2021 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

MEHJABIN BASIR PATEL

Born on 25 February 1988

Married according to Islamic Rites

her heirs, executors, administrators or assigns, in full and free property

ERF 1703 MAYFAIR TOWNSHIP,
REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 248 (TWO HUNDRED AND FORTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T14956/2016

SUBJECT to the following conditions:

1. On this erf no buildings shall be erected until the plans have been submitted to and approved by the township owner, and no additions or alterations to any buildings shall be erected until the plans have been submitted to and approved by the township owner.
2. The Purchaser shall not open or allow or cause to be opened upon the said Erf any Hotel, Canteen, Restaurant or place for sales of Wines or spirituous or fermented or malted liquors or any Boarding or Eating House without the written consent of the Township Owner being thereto first had and obtained.
3. This Lot may not be subdivided except with the consent of the township owner.
4. The owner of this erf shall not have the right to make or cause to be made any bricks, tiles or earthenware pipes or other articles upon the erf, nor shall he have the right to dig or quarry any clay, gravel or stone whatsoever save and except for buildings and erections on this Erf.
5. The purchaser shall not by himself or by his servants or employees, either directly or indirectly do or cause or allow or suffer to be done, anything whereby the water contained in any stream, dam or reservoir, running through or being upon the Township Owner's property, shall be polluted, disturbed or in any way diminished or prejudicially affected.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid deed/s.

WHEREFORE the appearer, renouncing all the right and title the said

YASIR AHMED

and

UZMA SHAHZADI,

Married to each other as aforesaid

DH

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

MEHJABIN BASIR PATEL,
Married according to Islamic Rites

her heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price to be the sum of **R800 000,00 (EIGHT HUNDRED 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 **JOHANNESBURG** on

3 1 MAR 2021



Signature of appearer q.q.

In my presence



REGISTRAR OF DEEDS



CHUNILAL & TANNA

75

TEL : 839 4357

DEED OF TRANSFER NO.

In favour of:-

MEHJABIN BASIR PATEL

In respect of:-

ONE HALF (½) SHARE IN ERF 1704 MAYFAIR TOWNSHIP



CHUNILAL & TANNA

75

Chunilal & Tanna
69-8th Avenue
1st Floor Central House
Mayfair
Johannesburg

| | |
|-------------|------------------|
| Fees/Foioie | R. <u>707,00</u> |
| Exempted | Cat. |
| Vrygestel | Kat. |

Prepared by me



CONVEYANCER
BHUPENDRA CHUNILAL
(M747)

T 000049274 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

BHUPENDRA CHUNILAL (M747)

appeared before me, the **REGISTRAR OF DEEDS** at **JOHANNESBURG**, the said appearer, being duly authorised thereto by a power of attorney signed at JOHANNESBURG on 05th August 2021 and granted to him by

MINHAJ IQBAL MASTER
Born on 5 September 1981
Unmarried

And the appearer declared that the said Principal had truly and legally sold the undermentioned properties on 05th August 2021 and that, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

MEHJABIN BASIR PATEL

Born on 25 February 1988

Married according to Islamic Rites

her heirs, executors, administrators or assigns, in full and free property

ONE-HALF (½) SHARE IN ERF 1704 MAYFAIR TOWNSHIP,
REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 248 (TWO HUNDRED AND FORTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T34799/2020

SUBJECT to the following conditions:

1. On this Lot no buildings shall be erected until the plans have been submitted to and approved by the township owner, and no additions or alterations to any buildings shall be erected until the plans have been submitted to and approved by the township owner.
2. The Purchaser shall not open or allow or cause to be opened upon the said Lot any Hotel, Canteen, Restaurant or place for sales of wines or spirituous or fermented or malted liquors or any European Boarding or Eating House for Blacks, without the written consent of the Township Owner being thereto first had and obtained.
3. This Lot may not be subdivided except with the consent of the Township Owner.
4. The owner of this lot shall not have the right to make or cause to be made any bricks, tiles or earthenware pipes or other articles upon the lot, nor shall he have the right to dig or quarry any clay, gravel or stone whatsoever save and except for buildings and erections on this lot.
5. The purchaser shall not by himself or by his servants or employees, either directly or indirectly do or cause or allow or suffer to be done, anything whereby the water contained in any stream or streams, dam or reservoir running through or being upon the township owner's property, shall be polluted, disturbed or in any way diminished or prejudicially affected.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid deed/s.

WHEREFORE the appearer, renouncing all the right and title the said

MINHAJ IQBAL MASTER,

Married as aforesaid

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

MEHJABIN BASIR PATEL,
Married as aforesaid

her heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price to be the sum of **R475 000,00 (FOUR HUNDRED AND SEVENTY FIVE THOUSAND RAND)** and recording the fair value of the property to be the sum of **R950 000.00 (NINE HUNDRED AND FIFTY 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 **JOHANNESBURG** on **2021-11-15**



Signature of appearer q.q.

In my presence

REGISTRAR OF DEEDS

