

# CHUNILAL & TANNA

ATTORNEYS AND CONVEYANCERS

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First Floor  
Central House  
69-8<sup>th</sup> Avenue  
Mayfair 2092  
Johannesburg

Your Ref

Our Ref 1020/05/BC/ts

Date 11 January 2021

P O Box 42650  
Fordsburg 2033

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

E-mail [c-t@global.co.za](mailto:c-t@global.co.za)

Mr. Minhaj Iqbal Master

Writer's Email  
[rissikc@global.co.za](mailto:rissikc@global.co.za)

To be collected

Dear Sir/s/Madams

## TRANSFER OF ERF 1177 MAYFAIR TOWNSHIP FROM GET AWAY PROPS CC TO M I MASTER

1. We hand you the original Deed of Transfer Number T39806/2020 for your safe keeping.
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:-

MINHAJ IQBAL MASTER

In respect of:-

**ERF 1177 MAYFAIR TOWNSHIP**



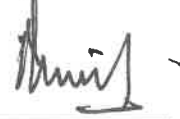
**CHUNILAL & TANNA**

75

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

Fees/Foole	R. 220,00
Exempted	Cat.
of yaste!	Kat.....

Prepared by me



CONVEYANCER  
**BHUPENDRA CHUNILAL**  
(M747)

T 000039806 / 2020

## 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 16<sup>th</sup> October 2020 and granted to him by

**GET AWAY PROPS CC**  
Registration Number 2010/111757/23

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And the Appearer declared that his said principal had truly and legally sold on 15 October 2020 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**MINHAJ IQBAL MASTER**

Born on 5 September 1981

Unmarried

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

ERF 1177 MAYFAIR TOWNSHIP,  
REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T43373/2010

**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

**GET AWAY PROPS CC**

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

**MINHAJ IQBAL MASTER,**

Unmarried

his 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 **R1 500 000,00 (ONE MILLION FIVE 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 **10 DEC 2020**



Signature of appearer *q.q.*

In my presence



REGISTRAR OF DEEDS