

# The history of NURUL ISLAM PLAZA

- This building was meant for a girls school
- The contract for the building was given at R3 000 000 ,and ended up at R6 500 000
- They needed R5 000 000 to complete the project
- They divided the building into two sections  
School and commercial [upstairs was the school and down stairs the commercial property]
- The school ran for three years and ran a loss of R300 000
- THE SCHOOL vacated the building and moved to NURUL ISLAM CENTER
- The plaza needed to take a loan of R5 000 000 which they acquired from a commercial bank and they were offered from a muslim organisation R4 000 000 interest free loan
- They were paying 35% to 40% compound interest per month
- They went to Mufti Saeed Motala to ask him a fatwa to come out of this interest bearing loan
- So Mufti Saheb was very angry and told them why are they paying good money to bad money
- This is how the debenture system started
- The debenture scheme was a company loan which was sold for R1000
- Plus a R1 share to make it legal to follow the company law
- Mufti Saheb said when you have liquid they should pay out the debenture but instead they started paying out dividend
- They lied to the public and sold them the debenture in order to receive dividend
- The total amount was paid out +-R32 000 000
- When the school moved out the GDE moved in
- On the vacant premises Nurul Islam put dry walling flats [2 bedroom and 3 bedroom flats]
- It is not suitable for living conditions
- They were a tenant for a few years and they moved out five years ago
- All that money that was coming in was paid out as dividend
- When the GDE moved out they had still two years left on the lease
- So the center lost R7 000 000 plus the damages
- Than we had Shanawaaz Butcher who was charged R95 per square meter and the other tenants were charged R35 per square meter
- When the Ulahah came on board they put up the rental by 50%

- The tenants that were paying R35 per square meter the rental went up to R50 per square meter
- Shanawaazes rental went from R95 to R135 per square meter
- The tenants opposed this increase and were invited to a meeting excluding Shanawaaz
- Shanawaas asked for advice and was told to attend the meeting
- The Ulama were red faced to see him there
- They realised that there was some mistake that why was he attending the meeting
- And it was told to Shanawaaz to report to his attorney that he is behind on rental
- By Thursday afternoon he had to submit and tell the attorney and send a motivational letter stating why he should not be evicted
- He delivered the letter on Thursday afternoon stating why was he charged an exorbitant amount compared to the others
- So Friday afternoon he was given an eviction notice to vacate the premises
- So Shanawaaz had no choice but to go to his attorney to defend the eviction
- The attorneys advice was to revise through the rental and bring it down to R65 per square meter
- The over charged amount was R950 000
- So the attorney advised him not to pay rental till the money was equal to the over charged amount
- The amount was R950 000 and R750 000 was recovered by not paying the rental
- It was the annual general meeting Shanawaaz was still R200 000 in arrears and he came to a settlement for the R200 000
- Than his electricity bill sky rocketed and all of a sudden had become more than his rental
- He had no option and decided for his businesses well-being to vacate the premises because he was generating a huge loss
- Other tenants came into the premises at a much lower rental. Is this fair? He was a consistent paying tenant and was taken full advantage of due to unfairness so he had to vacate the premises
- In 2018 it was brought to our notice that the Plaza management were paying out dividend to their cronies and others were not paid at all
- There were two members who made a noise because they had debentures and were paid out their dividend
- I attended all the center meetings and asked them to rectify all debenture issues but as always I got ignored and given a deaf ear

- So I decided to go legal and the forensic audit company was approached to do the audit there were a lot of discrepancies and they decided to summons NURUL ISLAM CENTER and Plaza
- They decided to defend the summons and our legal team invited them on four occasions to have a sit down and discuss the situation because it was an Islamic and company legal issue but they refused
- The fifth order came from the high court to go for mediation on the 6<sup>th</sup> of November we met at Parkhurst and the labour judge prof Raja was appointed to mediate and the final verdict was we had to go to Azzadville to IFTA Mufti Motala to listen to both parties and give the final verdict
- On the 1<sup>st</sup> of December they wrote a letter and refused to come to mediation I attended that meeting
- The mediation certificate was acquired and we proceeded to high court in Pretoria
- ALLAH SHUKR on the 29<sup>th</sup> of June the high court gave the final verdict against Nurul Islam who was ordered to pay the cost of our legal fees and client fees

Jazak Allah we

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