

**UITVOERING - EXECUTION**

3. 43 08

**A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE**

**LODGEMENT  
NO 2**

**ACCOUNT**

[REDACTED]

|  |  |   |
|--|--|---|
| (a) Datum van indiening<br>Date of lodgement | (b) Gelyktydiges nie ingedien nie<br>Simuls not lodged | (c) Regstellings<br>Rectifications        |
| 2007-01-18                                   |  | EXECUTE BY<br>VOER UIT TEEN<br>2008-02-13 |

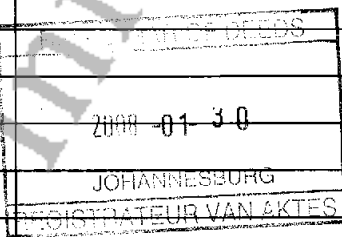
|   |                        |            |                      |   |                   |                   |
|---|------------------------|------------|----------------------|---|-------------------|-------------------|
| 5 | Ondersoekers/Examiners | Kamer/Room | Skakeling<br>Linking |   | Verwerp<br>Reject | Passeer<br>Passed |
| 1 | [REDACTED]             |            |                      |   |                   |                   |
| 2 | [REDACTED]             |            | 3                    | 2 |                   | [Signature]       |
| 3 |                        |            |                      |   |                   |                   |

**B. (a) VIR AKTEBESORGER SE GEBRUIK FOR CONVEYANCER'S USE**

|                             |                   |
|-----------------------------|-------------------|
| Verwysing No./Reference No. | T [REDACTED] /20  |
| [REDACTED]                  | Skakeling/Linking |
|                             | 3      2          |

**GELYKTYDIGES/SIMULS**

| Kode Code | Name van Partye<br>Names of Parties | Firma Firm No. | No. in Stel/batch | Titelaktes ens. binne<br>Titles etc. within |
|-----------|-------------------------------------|----------------|-------------------|---|
| 1         | [REDACTED]                          |                |                   |   |
| 2         | [REDACTED]                          |                |                   |   |
| 3         | [REDACTED]                          |                |                   |   |
| 4         |                                     |                |                   |   |
| 5         |                                     |                |                   |   |
| 6         |                                     |                |                   |   |
| 7         |                                     |                |                   |   |
| 8         |                                     |                |                   |   |
| 9         |                                     |                |                   |   |
| 10        |                                     |                |                   |   |



**(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE/DEELTITELS: SIMULS WITH OTHER REGISTRIES/SECTIONAL TITLES:**

| Kode Code | Firma/Firm | Eiendom/Property | Kantoor/Office |
|-----------|------------|------------------|----------------|
| 1         |            |                  |                |
| 2         |            |                  |                |
| 3         |            |                  |                |
| 4         |            |                  |                |



Registrasie Versoek deur/Registration requested by:

Datum/Date:

Brief description of property (only para. 1 in Deed)  
(Kort beskrywing van eiendom (slegs para. 1 in Akte))

Ecf



(1) CERTIFY DO S-10373/08, S-1552/08 & S-86/02.

(2) TIFAROS

2nd name

PASS

04/01/08

M C Mahamotsa

20/01/08

For Information Only

2

[Redacted Vendor Name]

Prepared by me

|                |           |
|----------------|-----------|
| Stampduty      | R. ....   |
| Seëreg         | R. ....   |
| Fees/Foioie    | R. 500,00 |
| Exempted       | Cat. .... |
| Vrygestel..... | Kat. .... |

*[Signature]*

CONVEYANCER

V. [Redacted]

|                         |                        |
|-------------------------|------------------------|
| VERBIND                 | MORTGAGED              |
| VIR FOR R... [Redacted] |                        |
| [Redacted]              | <i>[Signature]</i>     |
| 2008-01-30              | REGISTRATEUR/REGISTRAR |

### DEED OF TRANSFER

|   |            |
|---|------------|
| T | [Redacted] |
|---|------------|

BE IT HEREBY MADE KNOWN THAT

[Redacted Name]

appeared before me, REGISTRAR OF DEEDS at Johannesburg, he the said Appearer being duly authorised thereto by a Power of Attorney signed at Alberton on 24 October 2007 and granted to him by

[Redacted Name]

Identity Number 5 [Redacted]  
Married out of community of property

And the Appearer declared that his said principal had truly and legally sold on 2 October 2007 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

No. [REDACTED]

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

[REDACTED] P. [REDACTED] OF EASTING;

[REDACTED]  
SQUARE METRES

HELD BY DEED OF TRANSFER [REDACTED]

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. The Mineral Rights of the property held hereunder are reserved in favour of the [REDACTED], who hold them under Deed of Cession of Mineral Rights [REDACTED] (R.T.R. No. 45/1945).
- B. (1) Should the Applicant notify the local authority that it is no longer prepared to exercise the power conferred upon it by any conditions of title or should it at any time neglect or omit to enforce the same when required so to do the local authority shall have the right to exercise all such powers in its stead.
- (2) The erf shall not be subdivided except in special circumstances, and then only with the consent in writing of the Administrator (or any body or person designated by him for the purpose) who may prescribe such further conditions as he may deem necessary.
- (3) Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority for its approval, in writing. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.

- (4) Neither the owner nor any other person shall have the right, save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.
- (5) No animal as defined in the Local Authorities Pounds Regulations shall be kept on the erf.
- (6) No wood and/or iron buildings of any description shall be erected on the erf.
- (7) The owner of the erf shall be obliged to receive and allow the passage over the erf of stormwater accumulated on an adjoining higher lying erf.
- (8) The erf shall be used for residential purposes only.
- (9) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of such nature.
- (10) Not more than dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf, except in special circumstances and then only with the consent in writing of the Administrator (or body or person designated by him for the purpose) who may prescribe such further conditions as he may deem necessary.
  - (i) The dwelling-house exclusive of the outbuildings to be erected on the erf shall be of the value of not less than R1 800,00.
  - (ii) Outbuildings shall be erected simultaneously with the dwelling-house, which latter shall be a complete house and not one partly erected and intended for completion at a later date. No outbuildings may be erected on any street front.

- (11) Buildings erected on the erf shall be located not less than 6,10 metres from the boundary thereof abutting on a street and not less than 1,83 metres from the other boundaries of the erf in such a manner as shall be agreed upon by the local authority.
- (12) In the event of the erf being fenced it shall be to the satisfaction of the local authority and the owner shall keep the fence in repair.
- (13) In the aforementioned conditions, the following terms shall have the meanings assigned to them:-
- (i) "Applicant" shall mean [REDACTED] S (PROPRIETARY) LIMITED, and its successors in Township Title.
  - (ii) "Dwelling-house" shall mean a house designed for use as a dwelling for a single family.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed.

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

[REDACTED]  
**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

[REDACTED]  
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 R1 150 000,00 (ONE MILLION ONE HUNDRED AND FIFTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q.,  
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

2008-01-30



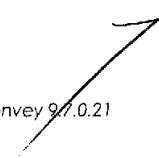
q.q.

In my presence



REGISTRAR OF DEEDS

For Information Only



2  
LODGEMENT  
NO 2  
  
ACCOUNT  
NO 864  
011 867 6155

[REDACTED] c.  
[REDACTED] eet

1-3  
0

Prepared by me

*[Signature]*  
CONVEYANCER  
[REDACTED]

### POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

[REDACTED]  
married out of community of property

*[Signature]*  
*[Signature]*

do hereby nominate, constitute and appoint

[REDACTED] or

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the REGISTRAR OF DEEDS at Johannesburg and there to declare that I did on 2 October 2007 sell to:-

[REDACTED] K

for the sum of R1 150 000,00 (One Million One Hundred and Fifty Thousand Rand)

the following property, namely -

[REDACTED] P  
[REDACTED] OF THE ERG;

MEASURING: 1067 (ONE THOUSAND AND SIXTY SEVEN) SQUARE METRES

HELD BY Deed of Transfer [REDACTED]

*[Signature]*  
*[Signature]*  
GhostConvey 9.7.0.21



and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Alberton on 24 October 2007 in the presence of the undersigned witnesses.

AS WITNESSES :

1.

[Handwritten Signature]

[Handwritten Signature]  
[Redacted]  
[Redacted]

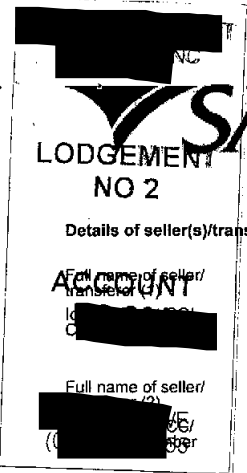
2.

[Handwritten Signature]

For Information

20

TD2



TRANSFER DUTY  
Receipt or exemption certificate  
Transfer Duty Act, 1949

Part 2

Details of seller(s)/transferor(s)

Full name of seller/transferor (1) [Redacted]  
Identity/Trust/CC/Company number [Redacted]  
Full name of seller/transferor (2) [Redacted]  
Identity/Trust/CC/Company number [Redacted]

Details of purchaser(s)/transferee(s)

Full name of purchaser/transferee (1) [Redacted]  
Identity/Trust/CC/Company number [Redacted]  
Full name of purchaser/transferee (2) [Redacted]  
Identity/Trust/CC/Company number [Redacted]

Details of purchase transaction

Transfer Duty payable on R1 150 000,00 being total consideration  or fair value   
Date of acquisition 2 October 2007 Bought by: Private Treaty  Public Auction   
Consideration R1 150 000,00  
Any other consideration payable [Redacted] SARS reference [Redacted]  
Total consideration R1 150 000,00 Conveyancer's/Attorney's file reference [Redacted]  
Description of property (as per Deeds Registry) [Redacted]

Declaration by Conveyancer/Attorney

I, [Redacted] (full name) hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS website (e-filing only).

[Redacted] Signature

07/12/2007 Date

RECEIPT/EXEMPTION



Handwritten signature  
RECEIVER OF REVENUE  
ONTVANGER VAN INKOMSTE  
ALBERTON

[Redacted] CHEQUE

DE BRUYN, VD ELST  
& BOKWA INC

LODGEMENT  
NO 2

LAWYERS NAME:  
ADDRESS:

ACCOUNT  
NO 864

1628



<sup>(3)</sup>  
**Ekurhuleni**  
METROPOLITAN MUNICIPALITY

Southern Service Delivery Region  
ALBERTON SERVICE DELIVERY CENTRE

DATE OF APPLICATION: 2007/10/29

CLEARANCE CERTIFICATE NUMBER

CLEARANCE CERTIFICATE

THIS IS TO CERTIFY

THAT ALL AMOUNTS DUE IN TERMS OF SECTION 118(1) OF THE LOCAL GOVERNMENT:  
MUNICIPAL SYSTEMS ACT, ACT 32 OF 2000,  
PAYABLE TO THE EKURHULENI METROPOLITAN MUNICIPALITY,  
IN RESPECT OF THE LAND OR THE RIGHT IN LAND DESCRIBED HEREUNDER  
HAVE BEEN PAID IN FULL

DESCRIPTION OF LAND OR RIGHT IN LAND/PROPERTY

STAND NUMBER/REFERENCE: A 000

STAND DESCRIPTION: 7

TOWNSHIP:

STAND AREA: 1067 TER

THIS CERTIFICATE IS VALID UNTIL: 1

Signed at ALBERTON

on this the 29 day of OCTOBER 2007

(Signature) Authorized Official

Ekurhuleni Metropolitan Municipality.  
Alberton Service Delivery Centre

13 DEC 2007

Department of Finance