

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasie kantore/deeltitels : Simult with other registries/Sectional title:

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

(b) Klënt afskrifte van aktes permanent in Aktekantoor gelasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Kode Code	Paras van ondersoekers Initials of examiners
T.R.	J.N.R.	SNR

(c) Notas/Notes

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

15/07/2010

Interdikte nagesien deur Interdicts checked by	Opmerkings Remarks	Parasaf Initials
(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
(2) Begiftiging Endowment even		
(3) Begiftiging Endowment		
(4) Voorwaardes Conditions		
(5) Mikro		
(6) Algemene plan General plan		
(7) Titul akte Title deed		
(8) Verband teen dorpsaal Bonds against township title		
(9) Datum registrasie Date checked		

Datum: / /
Date: / /

Kantoor instruksies / Office instructions:
Seksie / Section:

D P du Plessis
134
Tel. 012-664-6767

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

R/g of 808, Wabnetloof Ridge

UITVOERING - EXECUTION

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening/Date of lodgement

LOGGED
2010-08-05

MUST BE REGISTERED BY
(b) 2010-08-23

FINAL BLACKBOOK

31.10.10 2010-08-17

Onversoekers/Examiners	Kamers Rooms	Skakeling/Linking	Verwerp/Reject	Passeer Pass
1. YESOGO E.S.		3 2		
2. MAREK... KALE				
3. R... 704				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

Aard van Akte by: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

(transport)

05752710

Verw. Nr./Ref. No. Skakeling/Linking

T. 80/8010 3 2

GELYKTYDIGES / SIMULS

Kode Code	Name van Partye/Names of Parties	Firma Nr. Firm No.	Nr. in set/batch	Titelaktes ens. binnaf Titles etc. within
1	VA Reg. 68 - Shemic (P) Ltd	124	1	
2	T Shemic (P) Ltd / Singuwo Trust	124	2	
3	B Singuwo Trust / Bank of Baroda	158	3	
4				
5				
6				
7				
8				
9				
10				

RECEIVED
2010-08-14

Registrasie versoek deur:
Registration requested by:
DATUM:
DATE:


010010450621

134

DP du Plessis Inc
249 Basden Avenue
Lyttelton
Centurion

SEELREG STAMP DUTY
FOOT FEES R1 200,50

Prepared by me



CONVEYANCER
ELS GM

VERIFIED	MORTGAGED
R 3 240 000,50	
B 035881/10	17 08 10
REGISTRAR/REGISTRAR	

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

T 05752710

GIDEON MATTHYS ELS

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Power of Attorney signed at CENTURION on 20th July, 2010 and granted to him by

SHEMIC (PROPRIETARY) LIMITED
Registration Number 2003/005691/07

MAGGY
2010-09-07
PRETORIA
CAPTIVE



And the Appearer declared that his said principal had truly and legally sold on 23 April 2010 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**The Trustees for the time being of SINGUMO TRUST
IT.959/2010**

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

REMAINING EXTENT of ERF 503 WATERKLOOF RIDGE Township,
Registration Division J.R., PROVINCE OF GAUTENG

MEASURING 2068 (TWO THOUSAND AND SIXTY EIGHT) SQUARE
METRES

FIRST TRANSFERRED by Deed of Transfer No. T.9584/1953 with
diagram relating thereto and held by Deed of Transfer No. T.82239/2007

SUBJECT TO THE FOLLOWING CONDITIONS :

"SPESIAAL ONDERHEWIG aan die volgende serwitute en voorwaardes in welke die volgende uitdrukkings, terme en betekenis daaraan geheg is, naamlik :

- (i) "Applicant" shall mean the SOUTH AFRICAN TOWNSHIPS MINING AND FINANCE CORPORATION LIMITED, and its successors in township title.
 - (ii) "Dwelling house" shall mean a house designed for use as a dwelling for a single family.
1. Subject to the reservation to the said SOUTH AFRICAN TOWNSHIPS MINING AND FINANCE CORPORATION LIMITED and its successors in title of all rights to minerals and precious stones, together with all rights which may be or become vested in the freehold owner to share in any proceeds which may accrue to the State from the disposal of the undermining rights of the township and also the share of claim licence moneys and any share of rental or profits which may accrue to any owner under any lease granted in respect of the land covered by the township, and the like, in respect of all which rights Certificate of Minerals No. 135/1914-S was issued.
 2. No condition of title other than those specified herein may be imposed except with the approval of the Administrator, provided that the Administrator shall not approve any conditions which conflicts with any conditions under which permission for the establishment of the township was granted or with any approved townplanning scheme.

3. Should the applicant notify the Administrator or the local authority that it is no longer prepared to exercise the powers conferred upon it by any conditions or title or should it at any time neglect or omit to enforce the same when required so to do, the Administrator or the local authority as the case may be, shall have the right to exercise all such powers in its stead.
4. 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 persons designed by him for the purpose.
5. Pending the establishment of a local authority no animal as defined in the Local Authorities Pound Regulations shall be kept save and except that should any owner or occupier desire to keep a cow or cows or a horse or horses, such shall be permitted only upon the following conditions :
 - (i) A cow or cows shall be for his own domestic use only;
 - (ii) A horse or horses shall be kept for personal use only;
 - (iii) The animals referred to in (i) and (ii) above shall be suitable housed to the satisfaction of the applicant and they shall graze and be allowed to roam only upon the erf.
6. The owner shall not have the right to make or cause to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of such nature. He shall not have the right, save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the Administrator.
7.
 - (i) The erf shall be used for residential purposes only and no flats shall be erected thereon. No more than one dwelling house together with such outbuildings as are ordinarily required, to be used therewith shall be erected on the erf, except in special circumstances and then only with the consent in writing, of the Administrator or body of person designated by him for the purpose, in consultation with the applicant provided that erven Nos.191, 192, 193, 700, 701 and 704 may with the approval of the Administrator and subject to such conditions as he may impose from time to time be used for educational purposes.
 - (ii) Outbuildings shall be built simultaneously with the dwelling, which latter shall be a complete house and not one partly built and intended for completion at a later date.
 - (iii) No wood and/or iron buildings or any description shall be erected on the erf and no iron roof shall be erected on any building on the erf.
 - (iv) Plans and specifications of all buildings and of any additions or alterations to be erected on the erf shall be submitted to the applicant before the commencement of any building operations. No building operations whatsoever shall be commenced on the erf unless and until the applicant shall have given approval, in writing, to the plans and specifications pertaining thereto, and all buildings,

additions and alterations so commenced shall be completed in strict accordance with the plans and specifications so approved, provided, they are not in conflict with the bylaws of a future local authority, within a period of one year from the date of such approval, or in case of special circumstances such period as may be agreed upon by the applicant, and should such buildings additions or alterations not be so completed, then in the absence of agreement, in writing, consequent upon extenuating circumstances the applicant shall have the right forthwith to demolish such buildings and/or remove all building material from the said erf at the expense of the owner.

Outbuildings shall not be used as dwelling except for the servants of the owner or occupier who are wholly employed on the erf.

8. Buildings erected on the erf shall be located in such manner as shall be agreed upon by the applicant.
9. The erf shall be fenced to the satisfaction of the applicant and shall be kept in repair by the owner.
10. The erf shall at all times be kept well and sufficiently clean and in a tidy condition to be reasonable satisfaction of the applicant, and in particular, no sand, gravel, stones, building or other materials shall be brought to deposited upon the erf unless it be in connection with the making of a garden or the erection of any buildings on the said erf and should the erf not be kept well and sufficiently clean then in the absence of agreement, in writing consequent upon extenuating circumstances the applicant shall have the right to have the erf cleaned and at the owner's expense.
11. The owner shall no erect on the erf any hoardings or signboards for advertising purposes.
12. The owner or occupier shall not have the right to erect or cause to be erected on the erf any windmill or other similar wind driven pump. This provision shall however, in no way affect the owner's or occupier's right to erect any other type of pump provided the consent of the applicant, in writing, be first had and obtained, and provided, that same be suitably housed to the satisfaction of the applicant. Any tanks for the conservation of water must not be erected without the applicant's approval as to site and structure.
13. The owner or occupier of the erf shall not do or suffer to be done thereon anything which shall be a public or private nuisance or a damage or disturbance to the owners, tenants or occupiers for the time being of the land in the neighbourhood of the erf.
14. The applicant and/or any local authority shall have the right at all times to lay pipe lines, storm water drains sewerage mains and overhead or underground electric lights mains over or under any and all erven or part

of any erf situate in the township, and the applicant and/or any local authority shall be entitled to deposit temporarily on the land adjoining any such pipe line, storm water drain sewerage, main or electric light main, such material as may be excavated by the applicant or local authority as the case may be during the course of the construction maintenance and removal of such pipe line, storm water drain, sewerage main or electric light mains as the applicant, and/or any local authority in its or their discretion may deem necessary, and the applicant and/or any local authority shall further be entitled to reasonable access to the said land for the aforesaid purposes, subject to any damage done during the process of construction maintaining and removing the aforesaid mains or lines, as the case may be, being made good by the applicant or any local authority, as the case may be.

15. Geregtig tot 'n serwituut vir riooldoeleindes, 2 meter wyd, oor Gedeelte 1 van Erf 503 geleë in die dorpsgebied Waterkloof Ridge, Registrasie Afdeling J.R., Transvaal, die middellyn waarvan aangetoon word deur die figuur G H J K op Kaart L.G. Nr. A.8242/82 geheg aan Akte van Transport T.39123/83."

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

11
11



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

SHEMIC (PROPRIETARY) LIMITED
Registration Number 2003/005691/07

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

The Trustees for the time being of SINQUMO TRUST
959/2010

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 R5 244 000,00 (FIVE MILLION TWO HUNDRED AND FORTY FOUR 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 Pretoria on

17 08 10



q.q.

In my presence

REGISTRAR OF DEEDS



134

1-3
①

DP du Plessis Inc
249 Basden Avenue
Lyttelton
Centurion

Prepared by me



CONVEYANCER
ELS GM

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

HENDRIK ARNOLDUS SWANEPOEL
duly authorised hereto by a resolution of the Directors of
SHEMIC (PROPRIETARY) LIMITED
Registration Number 2003/005691/07

do hereby nominate, constitute and appoint DANIEL PETRUS DU PLESSIS
and/or GIDEON MATTHYS ELS

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 Pretoria and there to
declare that I did on 23 April 2010 sell to:-

The Trustees for the time being of SINGUMO TRUST
IT.959/2010

for the sum of R5 244 000,00 (Five Million Two Hundred and Forty Four
Thousand Rand)

the following property, namely -

REMAINING EXTENT of ERF 503 WATERKLOOF RIDGE Township,
Registration Division J.R., PROVINCE OF GAUTENG

MEASURING 2068 (TWO THOUSAND AND SIXTY EIGHT) SQUARE
METRES

HELD BY Deed of Transfer Number T.82239/2007



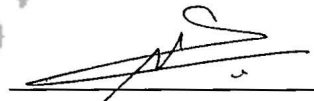
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances 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 CENTURION on 20th July 2010 in the presence of the undersigned witnesses.

AS WITNESSES :

1. B. Umhale

2. [Signature]


On behalf of Semic
(PROPRIETARY) LIMITED

For Information



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TD5

TRANSFER DUTY
Receipt or exemption certificate
Transfer Duty Act, 1949 and Value-Added Tax Act, 1991

Part 2

Details of seller/transferor

Full name of seller/transferor: SHEMIC (PROPRIETARY) LIMITED
Identity/Trust/CC/Company number: Registration Number 2003/005691/07
VAT number: 4540205012

Details of purchaser/transferee

Full name of purchaser/transferee: SINQUOMO TRUST
Identity/Trust/CC/Company number: 959/2010
VAT number or income tax number if not a VAT vendor: 1426092159

Details of sale transaction

Date of transaction: 23 April 2010
Bought by: Private Treaty X
Consideration: R5 244 000,00
Bond granted by: N/A
Amount of bond: R3 840 000,00

Description of property (as per Deeds Registry)

REMAINING EXTENT of ERF 503 WATERKLOOF RIDGE Township, Registration Division J.R., PROVINCE OF GAUTENG;
MEASURING 2068 (TWO THOUSAND AND SIXTY EIGHT) SQUARE METRES

Physical address

Physical address: [Blank]
Postal code: [Blank]

Property is:

Improved X Unimproved

Nature of property:

X Primary residence Other residential property Small holding Farm
Commercial building Industrial building Other, specify

Calculation of VAT payable

VAT rate: Standard X Zero

- 1. Payment of the VAT is tendered herewith: N/A
- 2. The output tax will be declared in the VAT201 return for the August 2010 period: R644 000,00
- 3. The supply is that of a going concern which qualifies for the zero rate: N/A

Declaration by Conveyancer/Attorney

I GIDEON MATTHYS ELS (D P du Plessis Inc.) (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).

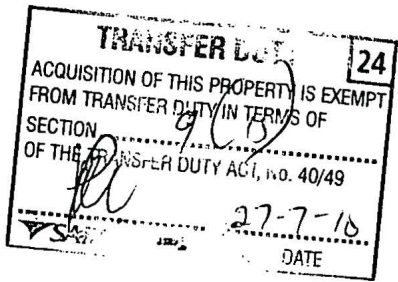
[Signature]

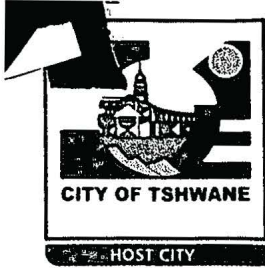
DP du Plessis Ing
SARS NO 20/7/2010
Date

RECEIPT/EXEMPTION

9
(012) 664 6767

28070166





Certificate Number:0000117550

3

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

D.P du Plessis Ingely
134 Clearance Certificate
Tel:(012) 664-6767

In terms section 118(1) of the Local Government Municipality Act 2000 (Act No. 32 of 2000), it is hereby certified that all amounts due to the City of Tshwane Metropolitan Municipality in connection with the under mentioned property situated within the municipal area for service fees, surcharge on fees, property rates and other Municipal taxes, levies and duties during the two years proceeding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY:

Erf 00503
Extension
Zoning
Suburb WATERKLOOF RIDGE
Portion R
Sectional Title Unit Number 00000
Sectional Scheme Name
Sectional Scheme Number
Registered Owner SHEMIC PTY LTD

This certificate is valid until: 31 October 2010

Given under my hand D. Ingely on 05-08-2010


MUNICIPAL MANAGER
City of Tshwane Metropolitan Municipality

CITY OF TSHWANE
METROPOLITAN MUNICIPALITY
2010-08-05
FINANCE DEPT
TEL 012 358 3631/0

This certificate is being issued without prejudice to any rights of the Council.