

1046

Brits Attorneys
First Floor Die Eike
Cnr Long Street and Monument Road

SEELREG
STAMP DUTY R. _____
FOUR _____
FEES R. 1146,00

Prepared by me


CONVEYANCER
MELISSA STEYN

T	000063717/2019
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LERINA BOTHA

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at KEMPTON PARK on 27 August 2019 and granted to him/her by

AFRICAN KINGDOM HOLDINGS PROPRIETARY LIMITED
Registration Number 2003/005494/07

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

Lexis® Convey 17.1.11.21

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And the Appearer declared that his/her said principal had truly and legally sold on 13 April 2019 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

STUYV INTRENATIONAL PROPERTIES PROPRIETARY LIMITED
Registration Number : 2019/391586/07

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

ERF 509 WITFONTEIN EXTENSION 30 TOWNSHIP, REGISTRATION
DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 1029 (ONE THOUSAND AND TWENTY NINE) Square
metres

AS WILL APPEAR from General Plan SG No. 11257/2007 and held by
Certificate of Registered Title T55212/2008

SUBJECT to the following conditions:

- A. SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986:
1. (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispose with any such servitude.
 - (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
 - (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of

such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose; Subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

B. AND FURTHER SUBJECT TO THE FOLLOWING CONDITIONS IN FAVOUR OF AND ENFORCABLE BY THE SERENGETI ESTATES PROPERTY OWNERS ASSOCIATION (RF) NPC, (REGISTRATION NUMBER 2007/013033/08):

1.

- (a) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a Member of the Property Owners Association and be subject to its constitution and rules until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a member of the Property Owners Association.
- (b) The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Property Owners Association that the provisions of the Articles of Association of the Property Owners Association have been complied with.
- (c) The term "Property Owners' Association" in the aforesaid conditions of Title shall mean the SERENGETI ESTATES PROPERTY OWNERS ASSOCIATION (RF) NPC, REGISTRATION NUMBER 2007/013033/08 or such other name as the Registrar of Companies may approve.



- (d) The owner of each erf in the township shall become a member of the Property Owners' Association upon the transfer of the erf.
- (e) Except for the written approval of the Property Owners Association and the local authority and subject to such conditions as they may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any sub-terranean water therefrom.

2.

- (a) The construction of a dwelling on the withinmentioned property must commence within 24 (TWENTY FOUR) months from first transfer of the property from the developer.
- (b) The building work on the property shall be completed within 15 (FIFTEEN) months of commencement of construction thereof.
- (c) The Property Owners Association may impose fines against the owner if abovementioned conditions are not adhered to.
- (d) These conditions may be waived by a certificate from the Property Owners Association indicated that dwelling has been completed.
- (e) If a dwelling has not been completed within the prescribed time period, the Serengeti Estates Property Owners Association(RF) NPC No. 2007/013033/08 may extend the time period on the clearance certificate.

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

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

AFRICAN KINGDOM HOLDINGS PROPRIETARY LIMITED
Registration Number 2003/005494/07

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

STUYV INTRENATIONAL PROPERTIES PROPRIETARY LIMITED
Registration Number : 2019/391586/07

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 265 000,00 (ONE MILLION TWO HUNDRED AND SIXTY FIVE THOUSAND RAND).

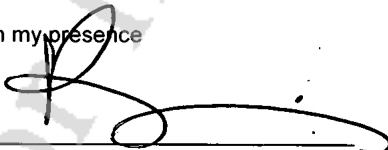
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

2019-10-04

q.q.

In my presence



REGISTRAR OF DEEDS

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ANNEXURE TO T63717/2019

NAME OF THE COMPANY	
GEWYSIG KRAGTENS ART. 4(1)(b) VAN WET 47 VAN 1937 OM TE LEES: AMENDED IN TERMS OF SECTION 4 (1) (b) OF ACT 47 OF 1937 TO READ:	
<u>STUYV INTERNATIONAL PROPERTIES PROPRIETARY LIMITED</u>	
BC 000085211 / 2019	OM
09 DEC 2019	REGISTRATUER/REGISTRAR

VIR VERDERE ENDOSSEMENTE SIEH FOR FURTHER ENDORSEMENTS SEE

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ANNEXURE TO: T63717/2019

W.O.P

VERBIND		MORTGAGED	
VIR FOR R4 000 000.00			
B	000007281	2021	
26.2.21			

For Information Only