

DE JAGER BAQWA MARITZ INC.  
ATTORNEYS  
5TH FLOOR, DBM BUILDING  
52 SCOTT STREET  
NEWCASTLE

Prepared by me

CONVEYANCER  
MARITZ SG

<b>FEE'S</b>	
Stamp Duty.....	
Reg. R600 - 00	
Serv.....	
G/M Bond.....	

*Para 1*

<b>VERBIND</b>	<b>MORTGAGED</b>
VIR FOR R 1 000 000 - 00	
<b>B</b> 000002113 / 2011	
2011 - 02 - 02	REGISTRAR/REGISTRAR

2009 - 08 - 20

T. 030242 / 09

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**NOSIPO NOMAHLUBI MGOJO**

appeared before me, REGISTRAR OF DEEDS at Pietermaritzburg, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at NEWCASTLE on 9 June 2009 granted to him by

1. The Executor in the Estate Late  
**MICHAEL BANGUYISE NKOSI**  
No. 12238/2003/PMB
2. The Executor in the Estate Late  
**CABANGANI NKOSI**  
No. 4099/2009/PMB

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE 4

FOR FURTHER ENDORSEMENTS SEE  
VIR VERDERE ENDOSSEMENTE SIEN

And the appearer declared that his said principal had, on 1 April 2009, truly and legally sold by Public Auction, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**THE OPPERMAN BOERDERY TRUST  
IT995/2004/N**

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

1. PORTION 1 OF THE FARM ONVERWACHT NO. 169  
REGISTRATION DIVISION HT,  
PROVINCE OF KWAZULU-NATAL

IN EXTENT 459,3996 (FOUR HUNDRED AND FIFTY NINE COMMA THREE NINE NINE SIX) HECTARES

FIRST TRANSFERRED by Deed of Grant dated the 12<sup>th</sup> of December 1885, with diagram relating thereto and held by Deed of Transfer No. T48555/2001.

**THIS PROPERTY IS TRANSFERRED:-**

This property is transferred subject to such of the terms and conditions of the original Government Grant, dated 12<sup>th</sup> day of December 1885, in so far as still in force and applicable.

2. PORTION 23 (OF 1) OF THE FARM WELGEVONDEN NO. 287  
REGISTRATION DIVISION HT,  
PROVINCE OF KWAZULU-NATAL

IN EXTENT 20,7649 (TWENTY COMMA SEVEN SIX FOUR NINE) HECTARES

FIRST TRANSFERRED by Deed of Transfer No. T 10080/1992 with Diagram SG No. 358/1969 relating thereto and held by Deed of Transfer No. T22954/1997

**THIS PROPERTY IS TRANSFERRED:-**

- A. Subject to all the terms and conditions contained in the original Government Grant No. 512 (Vryheid), dated 30<sup>th</sup> December 1885, in so far as they are still in force and applicable.
- B. Subject to the reservation of all rights to minerals and precious stone in favour of the Estate of the Late LUCAS JOHANNES MEYER, its Heirs, Executors, Administrators or Assign, (hereinafter referred to as the "Holders"), subject to the following special conditions, as created in Deed of Transfer No. 2309/1946 aforesaid and now held under Certificate of Rights to Minerals No. 21/1946, namely:-

The holders shall have the sole right to all minerals, metals, oil, oil shale, coal lime and other minerals, and all precious stones, in, under or upon the said property with the full rights to the holders to prospect, mine, work for and dispose of same with the necessary rights of way and rights to construct dams, sink boreholes, lay tram, railway, electric and pipe lines, erect buildings for machinery and employees and generally to carry on mining operations and to do or cause to be done all necessary acts and things for that purpose provided, however, that compensation shall be paid to the owner of said piece of land for the use of any land for said purposes, which compensation unless otherwise agreed upon shall be fixed by arbitration in accordance with the Arbitration Laws in force in Natal from time to time. Which rights to minerals, in respect of coal rights only are subject to the Notarial Lease of Mineral rights No. 41/1923 registered on the 20<sup>th</sup> day of June, 1923 and now held by the TSHOBA COAL SYNDICATE, LIMITED, under Deed of Cession No. 52/1937, dated the 28<sup>th</sup> day of October, 1937.

- C. With the benefit of a road servitude over transferred subdivisions of Sub 1 of the farm Welgevonden No. 287 as created in the relevant subdivisional transfers.
- D. Subject to the servitude in favour of the Electricity Supply Commission to convey electricity as created by Notarial Deed No. 666/1972.

3. PORTION 24 (OF 1) OF THE FARM WELGEVONDEN NO. 287  
REGISTRATION DIVISION HT,  
PROVINCE OF KWAZULU-NATAL

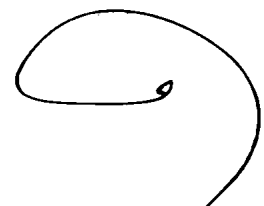
IN EXTENT 20,7622 (TWENTY COMMA SEVEN SIX TWO TWO)  
HECTARES

FIRST TRANSFERRED by Deed of Transfer No. T 10081/1992 with Diagram  
SG No. 359/1969 relating thereto and held by Deed of Transfer No.  
T22954/1997

**THIS PROPERTY IS TRANSFERRED:-**

- A. Subject to all the terms and conditions contained in the original Government Grant No. 512 (Vryheid), dated 30<sup>th</sup> December, 1855, in so far as they are still in force and applicable.
- B. Subject to the reservation of all rights to minerals and precious stone in favour of the Estate of the Late LUCAS JOHANNES MEYER, its Heirs, Executors, Administrators or Assign, (hereinafter referred to as the "Holders"); subject to the following special conditions, as created in Deed of Transfer No. 2309/1946 aforesaid and now held under Certificate of Rights to Minerals No. 21/1946, namely:-

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The holders shall have the sole right to all minerals, metals, oil, oil shale, coal lime and other minerals, and all precious stones, in, under or upon the said property with the full rights to the holders to prospect, mine, work for and dispose of same with the necessary rights of way and rights to construct dams, sink boreholes, lay tram, railway, electric and pipe lines, erect buildings for machinery and employees and generally to carry on mining operations and to do or cause to be done all necessary acts and things for that purpose provided, however, that compensation shall be paid to the owner of said piece of land for the use of any land for said purposes, which compensation unless otherwise agreed upon shall be fixed by arbitration in accordance with the Arbitration Laws in force in Natal from time to time. Which rights to minerals, in respect of coal rights only are subject to the Notarial Lease of Mineral rights No. 41/1923 registered on the 20<sup>th</sup> day of June, 1923 and now held by the TSHOBA COAL SYNDICATE, LIMITED, under Deed of Cession No. 52/1937, dated the 28<sup>th</sup> day of October, 1937.

- C. With the benefit of a road servitude over transferred subdivisions of Sub 1 of the farm Welgevonden No. 287 as created in the relevant subdivisional transfers.
- D. Subject to the servitude in favour of the Electricity Supply Commission to convey electricity as created by Notarial Deed No. 666/1972.

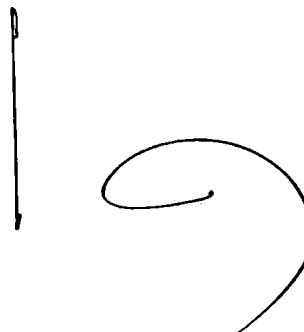
4. PORTION 25 (OF 1) OF THE FARM WELGEVONDEN NO. 287  
REGISTRATION DIVISION HT,  
PROVINCE OF KWAZULU-NATAL

IN EXTENT 20,7634 (TWENTY COMMA SEVEN SIX THREE FOUR)  
HECTARES

FIRST TRANSFERRED by Deed of Transfer No. T 10082/1992 with Diagram  
SG No. 360/1969 relating thereto and held by Deed of Transfer No.  
T22954/1997

**THIS PROPERTY IS TRANSFERRED:-**

- A. Subject to all the terms and conditions contained in the original Government Grant No. 512 (Vryheid), dated 30<sup>th</sup> December, 1855, in so far as they are still in force and applicable.
- B. Subject to the reservation of all rights to minerals and precious stone in favour of the Estate of the Late LUCAS JOHANNES MEYER, its Heirs, Executors, Administrators or Assign, (hereinafter referred to as the "Holders"), subject to the following special conditions, as created in Deed of Transfer No. 2309/1946 aforesaid and now held under Certificate of Rights to Minerals No. 21/1946, namely:-



The holders shall have the sole right to all minerals, metals, oil, oil shale, coal lime and other minerals, and all precious stones, in, under or upon the said property with the full rights to the holders to prospect, mine, work for and dispose of same with the necessary rights of way and rights to construct dams, sink boreholes, lay tram, railway, electric and pipe lines, erect buildings for machinery and employees and generally to carry on mining operations and to do or cause to be done all necessary acts and things for that purpose provided, however, that compensation shall be paid to the owner of said piece of land for the use of any land for said purposes, which compensation unless otherwise agreed upon shall be fixed by arbitration in accordance with the Arbitration Laws in force in Natal from time to time. Which rights to minerals, in respect of coal rights only are subject to the Notarial Lease of Mineral rights No. 41/1923 registered on the 20<sup>th</sup> day of June, 1923 and now held by the TSHOBA COAL SYNDICATE, LIMITED, under Deed of Cession No. 52/1937, dated the 28<sup>th</sup> day of October, 1937.

- C. With the benefit of a road servitude over transferred subdivisions of Sub 1 of the farm Welgevonden No. 287 as created in the relevant subdivisional transfers.
- D. Subject to the servitude in favour of the Electricity Supply Commission to convey electricity as created by Notarial Deed No. 666/1972.

5. PORTION 26 (OF 1) OF THE FARM WELGEVONDEN NO. 287  
REGISTRATION DIVISION HT,  
PROVINCE OF KWAZULU-NATAL

IN EXTENT 20,7625 (TWENTY COMMA SEVEN SIX TWO FIVE)  
HECTARES

FIRST TRANSFERRED by Deed of Transfer No. T 10083/1992 with Diagram.  
SG No. 361/1969 relating thereto and held by Deed of Transfer No.  
T22954/1997

**THIS PROPERTY IS TRANSFERRED:-**

- A. Subject to all the terms and conditions contained in the original Government Grant No. 512 (Vryheid), dated 30<sup>th</sup> December, 1855, in so far as they are still in force and applicable.
- B. Subject to the reservation of all rights to minerals and precious stone in favour of the Estate of the Late LUCAS JOHANNES MEYER, its Heirs, Executors, Administrators or Assign, (hereinafter referred to as the "Holders"), subject to the following special conditions, as created in Deed of Transfer No. 2309/1946 aforesaid and now held under Certificate of Rights to Minerals No. 21/1946, namely:-

The holders shall have the sole right to all minerals, metals, oil, oil shale, coal lime and other minerals, and all precious stones, in, under or upon the said property with the full rights to the holders to prospect, mine, work for and dispose of same with the necessary rights of way and rights to construct dams, sink boreholes, lay tram, railway, electric and pipe lines, erect buildings for machinery and employees and generally to carry on mining operations and to do or cause to be done all necessary acts and things for that purpose provided, however, that compensation shall be paid to the owner of said piece of land for the use of any land for said purposes, which compensation unless otherwise agreed upon shall be fixed by arbitration in accordance with the Arbitration Laws in force in Natal from time to time. Which rights to minerals, in respect of coal rights only are subject to the Notarial Lease of Mineral rights No. 41/1923 registered on the 20<sup>th</sup> day of June, 1923 and now held by the TSHOBA COAL SYNDICATE, LIMITED, under Deed of Cession No. 52/1937, dated the 28<sup>th</sup> day of October, 1937.

- C. With the benefit of a road servitude over transferred subdivisions of Sub 1 of the farm Welgevonden No. 287 as created in the relevant subdivisional transfers.
- D. With the benefit of a road servitude lettered A.B.C.D.E.F.G.H as shown on Diagram S.G.No. 351/1969 over the Remainder of Sub 1 of the farm Welgevonden No. 287.
- E. Subject to the servitude in favour of the Electricity Supply Commission to convey electricity as created by Notarial Deed No. 666/1972.

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

- 1. Estate Late MICHAEL BANGUYISE NKOSI
- 2. Estate Late CABANGANI NKOSI

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

**THE OPPERMAN BOERDERY TRUST  
IT995/2004/N**


its Successors in Office 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 280 000,00 (ONE MILLION TWO HUNDRED AND EIGHTY 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 Pietermaritzburg on

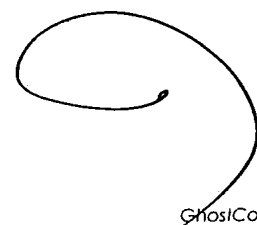
2009-08-20

  
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q.q.


In my presence

  
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REGISTRAR OF DEEDS

For Information Only




Para 1


<b>VERBIND</b>	<b>MORTGAGED</b>
VIR FOR R1 300 000,00	
<b>B</b> 014968/11	
2011-06-28	REGISTRATEUR/REGISTRAR

Para 1

WOP

<b>VERBIND</b>	<b>MORTGAGED</b>
VIR FOR R 15 000 000,00	
<b>B</b> 007736/2013	
2013-03-19	REGISTRATEUR/REGISTRAR

Para 2-4

GETRANSPORTEER AAN	TRANSFERRED TO
E.L. A. B. Xuw	
RESTANT/REMAINDER	
<b>T</b> 28744/13	
2013-09-16	REGISTRATEUR/REGISTRAR

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~~2013-09-16~~