

36

FEES	
Stamp Duty	_____
Reg.	R1759,00
Conv.	_____
Consolid.	_____

Tomlinson Mnguni James  
Attorneys, Notaries & Conveyancers  
165 Pietermaritz Street  
PIETERMARITZBURG  
3201

Prepared by me

*TH Tatham*

CONVEYANCER  
TH TATHAM

01-AUG-2011

T000023450/2011

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**RADHAKRISHAN PADAYACHEE**

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 PIETERMARITZBURG on 15<sup>TH</sup> July 2011 granted to him by

**TREATED TIMBER PRODUCTS (PROPRIETARY) LIMITED**  
Registration Number 1999/012129/07

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE 6

Para 1-4

VERBIND		MORTGAGED	
VIR FOR R 12 700 000,00			
B	017436/11	<i>[Signature]</i> REGISTRATEUR/REGISTRAR	
	01 AUG 2011		

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Para 3

The name of the farm has been	
AMENDED IN TERMS OF SECTION	
54(Xb) OF ACT 47/37 TO READ:	
Rem of the farm No 7 & NO 7	
No. 4926	
000010289/2015	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
BC	
2015-04-13	

1

wol

VERBIND		MORTGAGED	
VIR FOR R 6 200 000,00			
B	000007407/2015	<i>[Signature]</i> REGISTRATEUR / REGISTRAR	
	2015-04-13		

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OR FURTHER ENDORSEMENTS SEE PAGE 7

And the appearer declared that his said principal had, on 22 MARCH 2011, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**CITEAUX ESTATES (PROPRIETARY) LIMITED**  
**Registration Number 1989/006752/07**

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

**1. THE FARM MOOIKLOOF NO. 16196,**  
**REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL**

**IN EXTENT: 160,0749 (ONE HUNDRED AND SIXTY COMMA ZERO SEVEN FOUR NINE) HECTARES**

**FIRST REGISTERED** by Certificate of Consolidated Title No. 27917/1990 with diagram S.G. No. 195/90 annexed thereto and held by Deed of Transfer No. T051924/08

**THIS PROPERTY IS TRANSFERRED:**

**AS to the portion represented by the figure A d M Z excluding the figure A1 B1 C1 D1 on Diagram S.G. No.1951/1990:**

SUBJECT to the terms and conditions contained in the original Government Grant No. 1149/1852, insofar as they are still in force and applicable.

**AS to the portion represented by figure Y N P Q R S T U V W X on Diagram S.G. No. 1951/1990:**

A. SUBJECT to the terms and conditions contained in the original Government Grant No. 1149/1852, insofar as they are still in force and applicable.

B. SUBJECT to an Electric Power Transmission Line Servitude in favour of ESKOM the centre line of which is represented by the line a b on Diagram S.G. No. 1951/1990 as created by Notarial Deed of Servitude No. K1086/1982S.



C. **AS to the portion represented by the figure d B C D E F G H J K L on Diagram S.G. No. 1951/1990:**

SUBJECT to the conditions contained in the original Government Grant No. 5015/1892 insofar as they are still in force and applicable.

**2. PORTION 2 OF THE FARM SUCCESS NO. 1113,**  
**REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL**

**IN EXTENT 1,6187 (ONE COMMA SIX ONE EIGHT SEVEN) HECTARES**

**FIRST TRANSFERRED** by Deed of Transfer No. T227/1871 with Diagram annexed and held by Deed of Transfer No. T051924/08

	
VERBIND	MORTGAGED
VIR	
FOR R 7,100,000,00	
B 000000687 / 2017	
	REGISTRATEUR / REGISTRAR
2017-01-23	

For Information

**THIS PROPERTY IS TRANSFERRED:**

SUBJECT to the conditions contained in the original Government Grant No. 1113/1852 insofar as they are still in force and applicable.

3. **REMAINDER OF LOT 7 NO. 4926  
REGISTRATION DIVISION FS, PROVINCE OF KWAZULU-NATAL**

**IN EXTENT 411,5171 (FOUR HUNDRED AND ELEVEN COMMA FIVE ONE SEVEN ONE) HECTARES**

First transferred by Deed of Grant No. 4926/1892 with diagram annexed thereto and held by Deed of Transfer No. T 26851/07

**THIS PROPERTY IS TRANSFERRED:-**

SUBJECT to the terms and conditions of the original Government Grant No. 4926/1892, as still in force and applicable and more especially to the following special servitudes contained in the said Grant, namely:

- (c) The said lands shall be liable, without compensation to any proprietor or to any subgrantee or lessee thereof, to the entry thereon by an person, by order of the Colonial Government to remove therefrom any coal or any other mineral that may be found thereon, and also to the right of the Colonial Government to carry out such workings on or in the said lands as may be required for the removal or utilization of such coals or other minerals, and also reserving to the Colonial Government the right of entry on said lands, and removing therefrom such materials, not including timber or wood, as may from time to time be required for the construction and repairs of any part of any public road running through the said lands.
- (d) The said lands shall be subject to the general right of all travellers to outspan upon them, in suitable situations, for not more than twenty-four hours, unless linger detained by just causes, as provided for under Law No. 9 of 1870, and to such other regulations relative to outspan as hereafter may be deemed necessary, declared by the Government for the interest of the public, and subject moreover to any such duties and regulations as either already are, or shall in future be established with respect to lands granted under similar tenure.

4. **REMAINDER OF THE FARM FREESTONE NO. 17211,  
REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL**

**IN EXTENT 1110,3565 (ONE THOUSAND ONE HUNDRED AND TEN COMMA THREE FIVE SIX FIVE) HECTARES**

First registered by Certificate of Consolidated Title No. T33721/98 with Consolidated Diagram SG No. 3740/1998 annexed thereto and held by Deed of Transfer No. T026850/07

**THIS PROPERTY IS TRANSFERRED:-**

- A. As to components lettered A a b, a B d b, C D f stream e stream q R d, stream f N r stream on Consolidated Diagram S G No. 3740/1998-

Subject to the terms and conditions of the original Government Grant No. 2211/1860 as are still in force and applicable.

B. As to components lettered D E F G H J K L M N on Consolidated Diagram S G No. 3740/1998:-

1. Subject to such of the terms and conditions of the original Government Grant No. 2979/1863 as are still in force and applicable.
2. Subject to and with the benefit of a Perpetual Right of Way Servitude 5 (five) metres wide in favour of and over the Remainder of sub 1 of the Farm Mount West No. 3152, as created in Deed of Transfer No. T14308/94

C. Subject to a Servitude of Right of Way over the Remainder of the Farm Freestone No. 17211 in favour of Portion 1 of the farm Freestone no. 17211 as created in Deed of Transfer No. T33722/98 so as to allow the registered owner and his successors in title, access to District Road D 183, subject to the following terms and conditions:-

- a) The exact route of the servitude shall be determined by the owners of the Dominant and Servient Tenements from time to time, provided that the owner of the Dominant Tenement shall at all times have the right to cause the servitude route to be surveyed and to cause a Servitude Deed to be registered in such manner as the law may prescribe, reflecting the route. The costs of such registration shall be borne by the owners of the Dominant Tenement.
- b) The owner of the Servient Tenement shall at his cost maintain the servitude area in a condition which will allow vehicular access throughout the year.
- c) The width of the servitude shall not exceed 15 (fifteen) metres.

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

**TREATED TIMBER PRODUCTS (PROPRIETARY) LIMITED**  
Registration Number 1999/012129/07

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

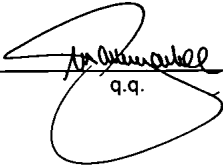
**CITEAUX ESTATES (PROPRIETARY) LIMITED**  
Registration Number 1989/006752/07

or 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 R14 019 990,00 (FOURTEEN MILLION NINETEEN THOUSAND NINE HUNDRED AND NINETY 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

01 AUG 2011

  
q.q.

