

1. Certify on the SPA the property for which it was issued for Doe.

2. The blue mt on SPA, not acceptable.

I hereby certify that the SPA was signed beyond my control.
~~_____~~
conveyance

3. Lodge / certify proof of founding statement of incorporation for the CC / transfer. Applies to no. 2 of set.

Dealt with in no. 2. of set.

5
8/20/04/10

For Information Only

For Information Only

11/11/2004

11/11/2004

A. FOR CONVEYANCER'S USE:

(a) Simuls with other registries/sectional titles:

| Code | Firm | Property | Office |
|------|------|----------|--------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

(b) Client copies of deeds filed permanently in Deeds Registry:

| Nature and number of deed | Code | Initials of examiners and date |
|---------------------------|------|--------------------------------|
| | JKT. | |

(c) Notes: *I hereby certify that the special PA lodged herein is purely a supporting document & is NOT to be registered separately.*

B. FOR DEEDS OFFICE USE:

| | Remarks | Initials and date |
|-----------------------------|--|-------------------|
| Interdicts checked by:..... | (1) Township (proclaimed)..... Proclamation No.:..... Date:..... | |
| Signature:..... | (2) Endowment even:..... | |
| Date:..... | (3) Endowment:..... | |
| Main File checked | (4) Restrictive Conditions:..... | |
| Section 25 right | (5) Microfilm reference:..... | |
| Restrictive Conditions | (6) General Plan:..... | |
| Signature:..... | (7) Title Deed:..... | |
| Date:..... | (8) Bonds against township title:..... | |
| GPA:..... Checked | (9) Date checked:..... | |
| Signature:..... | | |
| Date:..... | | |
| Office Instructions: | | |
| Section: | | |

forms-elite 33002 (03/3) 343-2150

69
3435160

CONVENTIONAL / SECTIONAL / DDA / ULUNDI / UMZIMKHULU

A. FOR DEEDS OFFICE USE:
(a) Date of Lodgement:

LODGED
2012-03-28
REGISTRAR OF DEEDS
PIETERMARITZBURG

LINKING: 2 1

RATES EXPIRE ON: 31-05-12

(b)

EXECUTE
2012-04-16
BY:

| Examiners | Room | Reject | Pass |
|---------------------------------|--------|--------|------|
| 1. MOTSAISI SEKHULA ROOM 707 | -05-27 | | |
| 2. R. J. MEREKO | -05-32 | | Ⓟ |
| 3. G. RAMKILLAWAN | | | |

2012-04-10

B (a) FOR CONVEYANCER'S USE:
Nature of deed e.g. Transfer, Bond, etc.

TFR

Reference No. **FOSTER**

T 009579 / 2012

SIMULS

| Code | Names of Parties | Firm No. | No. in batch | Titles etc. within |
|------|-------------------|----------|--------------|--------------------|
| 1 | T ZIL Foster | 69 | 1 | |
| 2 | B Kanogishadi cc. | 382 | 2 | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |

BLACKBOOKING
INDEB
CHECK

T. BEZUIDENHOUT

43054/07

Registration requested by: *[Signature]* Date: 10.4.12



040002431552

| FEES | |
|------------------|-----------|
| Stamp duty | |
| Reg | R850 - 00 |
| Serv | |
| G/M Bond | |

Prepared by me

 CONVEYANCER
 MERTON, R.J.

2012-04-10

T 009579 / 2012

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN :

THAT : RUSSELL JOHN MERTON

Conveyancer of Pietermaritzburg, appeared before me, the REGISTRAR OF DEEDS for the Province of KwaZulu-Natal, at Pietermaritzburg, he the said Appearer being duly authorised thereto by a Power of Attorney granted to him at HOWICK on 22 February 2012 by ROBIN DAVID GIBSON, acting under and by virtue of a Power of Attorney granted to him at Sandton on 20 April 2010, by the Executors in the :

ESTATE OF THE LATE MERVYN GEORGE FOSTER
 No. 1755/2010/PMB

Vir ENDOSSEMENTE BYK BLADY
 FOR ENDORSEMENT BYK BLADY S

AND the said Appearer declared that his Principals had on **27 October 2011** truly and legally sold by Private Treaty, and that he, the Appearer in his capacity aforesaid, did by these presents cede and transfer to and on behalf of:

KA NOZISHADI TRADING CC
Registration Number : 2011/089067/23

its Successors in Title or Assigns, the following property, in full and free property, namely :-

PORTION 5 OF THE FARM
CRAIGIE BURN ESTATE NO. 18026
Registration Division FT
Province of KwaZulu-Natal

IN EXTENT 153,4464 (ONE HUNDRED AND FIFTY THREE
comma FOUR FOUR SIX FOUR) Hectares

First transferred and still held by Deed of Transfer No. T43054/2007, with Diagram No. SG 98/2007 annexed thereto.

THIS PROPERTY IS TRANSFERRED :

A. AS TO THE PORTION REPRESENTED BY THE LETTERS A.B.C.D.E.F.G.H.J.K.L.M.N.P.b.a.V.W.X.Y.Z.A1.B1 on Diagram No. SG 98/2007 :

1. Subject to such of the terms and conditions of the original Government No. 1347 as are still in force and applicable.
2. With the benefit of a Road Servitude 3,66 metres wide extending along the whole of the southern boundary of Sub 20 (of B) of the farm Alida Mount No. 1347 as indicated by the line F.K.E. on the Diagram No. SG 34-17/1968, and as created in Deed of Transfer No. T9425/1969.
3. A portion of the withinmentioned property measuring 7,4031 (Seven comma Four Nought Three One) hectares, has been expropriated in favour of the Natal Roads Department vide Notice and Diagram filed with EX 189/75 (BF).

B. AS TO THE PORTION REPRESENTED BY THE LETTERS a.b.e.Q.d.R.S.T.U on Diagram No. SG 98/2007 :

1. Subject to the conditions created in Crown Grant No. 12065 as are still in force and applicable.
2. Subject to an Expropriation of 5,0145 (Five comma Nought One Four Five) hectares in favour of the Natal Roads Department vide Notice and Diagram filed with EX 36/77 (BF).
3. Subject to an Expropriation of 6,9155 (Six comma Nine One Five Five) hectares in favour of the Natal Roads Department vide Notice and Diagram filed with EX 189/75 (BF).

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


**ESTATE OF THE LATE MERVYN GEORGE FOSTER
No. 1755/2010/PMB**

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

KA NOZISHADI TRADING CC

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformable to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the said property to be the sum of R2 000 000,00 (TWO MILLION RAND).

IN WITNESS WHEREOF, I the said Registrar of Deeds, together with the Appearer, q.q. has 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 of Pietermaritzburg on

2012-04-10

In my presence,



REGISTRAR OF DEEDS.


q.q.


For Information Only



ANNEXED TO T 009579 / 2012

①

Page 5

| VERBIND | MORTGAGED |
|-----------------------------------|---|
| VIR FOR R <u>2 000 000 -00</u> | |
| B 005698 / 2012 |  |
| 2012-04-10 | |

②

For Information Only

Prepared by me



CONVEYANCER
MERTON R.J.

POWER OF ATTORNEY

We, the undersigned,

ANDREW KENNETH STRACHAN

and

JULIA ELIZABETH FOSTER

in our capacity as the Executors in the :-

ESTATE OF THE LATE MERVYN GEORGE FOSTER

No. 1755/2010/PMB

acting under and by virtue of Letters of Executorship No. 1755/2010/PMB
issued to us by the Master of the KwaZulu Natal High Court at Pietermaritzburg
on 25 February 2010,

and herein represented by

ROBIN DAVID GIBSON

acting under and by virtue of a Power of Attorney
granted to him at SANDTON on 20 April 2010

do hereby nominate, constitute and appoint **RUSSELL JOHN MERTON**

with power of substitution, to be our true and lawful Attorney and Agent in our name,
place and stead, to appear before the Registrar of Deeds at Pietermaritzburg, and
wherever else necessary and then and there as our act and deed to declare that we
did on ~~6 August 2010~~ sell to -

27 OCTOBER 2011

KA NOZISHADI TRADING CC

Registration Number : 2011/089067/23

its Successors in Title or Assigns, the following property, for a purchase price of
R2000000,00 (TWO MILLION RAND), namely:

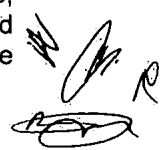
PORTION 5 OF THE FARM CRAIGIE BURN NO. 18026

Registration Division FT
Province of KwaZulu-Natal

**IN EXTENT 153,4464 (ONE HUNDRED AND FIFTY THREE comma FOUR
FOUR SIX FOUR) Hectares**

HELD by Deed of Transfer No. T 43054/2007.

(1 - filed)
5



Prepared by me.
~~Roberta~~
MERTON R. J.
CONVEYANCER.

3/2

SPECIAL POWER OF ATTORNEY

We, the undersigned,

Andrew Kenneth Strachan (Identity No: 610704 5024 08 7)
and
Julia Elizabeth Foster (Identity No: 521129 0027 08 3)

in our capacities as Co-Executors of the Estate of the late

Mervyn George Foster

do hereby nominate, constitute and appoint **Robin David Gibson**

with power of Substitution, to be our lawful Accountant and Agent in our names, place and stead to open an Estate banking account, to sign inventories, Liquidation and Distribution Accounts and any other documents required by the Master of the High Court, to sign all documents necessary to pass transfer of the immovable property in the said Estate to the Transferee or Transferees thereof and to do all things necessary and required to administer, liquidate and settle the Estate,

and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as we might or could do if personally present and acting herein - hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Accountant and Agent shall lawfully do, or cause to be done, by virtue of these presents.

Signed at Sandton this 20 day of April 2010 in the presence of the undersigned witnesses:

AKL.C
A K Strachan

AS WITNESSES :

1. [Signature]
2. [Signature]

[Signature]
J E Foster

I hereby certify that this Power of Attorney is utilized for the transfer of Portion B of the Farm Orange Burn Estate No: 18026/FT.
[Signature]
Conveyancer



**TRANSFER DUTY
VALUE-ADDED TAX**

TD5

RECEIPT

Declaration by transferor and transferee where a transaction is subject to VAT and exempt from Transfer Duty in terms of section 9(15) of the Transfer Duty Act.

Transfer Duty Act, 1949 and Value-Added Tax Act, 1991

Part 2

Our Reference : 1787195

Details of seller(s) or transferor(s)

Full name: ESTATE OF THE LATE MERVYN GEORGE FOSTER NO. 1755/2010/PMB

Identity/Trust/CC/Company Number: 004505305006086 Income tax reference number: 000004110132760

If you are a VAT Vendor, state your VAT Registration Number: NO 0000000000 If you are not registered for Income Tax, state your annual income from all sources: R 0.00

Marital Status: N/A

Spouse name:

Marital Notes:

Details of purchaser(s) / Transferee(s)

Full name: KANOZISHADI TRADING CC

Identity/Trust/CC/Company Number: 020117089067123 Income tax reference number: 000004710259383

If you are a VAT Vendor, state your VAT Registration Number: NO 0000000000 If you are not registered for Income Tax, state your annual income from all sources: R 0.00

Marital Status: N/A

Spouse name:

Marital Notes:

Property Details (As per Deeds registry)

Description of Property (as per deeds registry): PORTION 5 OF THE FARM CRAIGIE BURN ESTATE NO. 18026 REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL IN EXTENT 153,446 4 (ONE HUNDRED AND FIFTY THREE COMMA FOUR FOUR SIX FOUR) HECTARES

Nature of property: MOUNT ALIDA ON MOOI RIVER / GREYTOWN ROAD

Postal Code: 3300

Details of purchase transaction

Date of transaction: 27 OCT 2011 Bought by: PRIVATE TREATY

Total Consideration: R 2000000.00

UMSHWATHI MUNICIPALITY

4
8

Certificate No.: 1935

Private Bag / Privaat Sak X29
Wartburg
Post Code / Poskode 3233

Tel: (033) 502 0280
Fax: (033) 502 0286



Date: 27 MARCH 2012

RATE CERTIFICATE

Valid only in respect of transfer from ESTATE LATE M.G. FOSTER
 Property Description PORTION 5 OF THE FARM CRAIGIE BURN ESTATE
 Sub Division NO. 18026 or Erf No.:

This is to certify that in terms of Section 118 of Act 32 of 2000 all amounts due in respect of municipal service fees, surcharge on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for the certificate have been fully paid.

This certificate is valid until 31 MAY 2012

27 MARCH 2012
Date

Financial Manager
Authorised Officer

ANNEXURE TO RATES CERTIFICATE NO: 1935

This is to certify that in terms of Section 118 of Act 32 of 2000, all amounts due in respects of Municipal service fees, surcharges on fees, property rates and other Municipal taxes, levies and duties during the two years preceding the date of application for the certificate have been fully paid in respect of the property reflected on the attached rates certificate.

DATE: 27 MARCH 2012 CHIEF FINANCIAL OFFICER

STAMP



CERTIFICATE

I, the undersigned

RUSSELL JOHN MERTON

a duly admitted Conveyancer of Pietermaritzburg, hereby certify :

That the transfer of the property described as :

PORTION 5 OF THE FARM CRAIGIE BURN ESTATE NO. 18026
Registration Division FT
Province of KwaZulu-Natal

IN EXTENT 153,4464 (ONE HUNDRED AND FIFTY THREE comma FOUR
FOUR SIX FOUR) Hectares

presently about to be transferred -

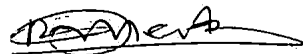
from

ESTATE OF THE LATE MERVYN GEORGE FOSTER
No. 1755/2010/PMB

to

KA NOZISHADI TRADING CC
Registration Number : 2011/089067/23

is not an asset in a joint estate.



CONVEYANCER
MERTON R.J.

For Information Only

67

TRACK NUMBER : 48802431552

PROPERTY DETAILS PRINT FOR PORTION
FARM NO 18026 V
REG DIV FT

5 ✓
18026 V ✓
FT ✓

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO T43854/2007 ✓
EXTENT 153.4464 H ✓
CLEARANCE NOT AVAILABLE
FARM NAME CRAIGIE BURN ESTATE
SG PLAN NUMBER 98/2007 ✓

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
FOSTER MERVYN GEORGE

| PURCH DATE | AMOUNT/REASON | O/P/A | IDENTITY | TITLE DEED | MDD | MICROFILM REF |
|------------|---------------|-------|---------------|-------------|------|----------------|
| 20060927 | R780900.00 | | 4585305906686 | T43854/2007 | 0831 | 20071126100724 |

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS

*** END OF REPORT ***

IKHE F: /XARRA /IKE

TRACK NUMBER : 48862431552

BLACK-BOOKING ENQUIRY ON NAME - FOSTER MERVYN GEORGE
ID NUMBER - 4505305006086
BIRTH DATE - 19450530
MARRITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

FOSTER MERVYN GEORGE

4505305006086
4505305006086

H1943/1978
H2741/1972

0
0

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*** END OF REPORT ***



TRACK NUMBER : 48802431552

BLACK-BOOKING ENQUIRY ON NAME - FOSTER MERVYN GEORGE B-E
ID NUMBER -
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON -

PERSON DOES NOT EXIST

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END OF REPORT

