

Squire Smith & Laurie Inc.
No. 199802197021
9
TEL. 043-642 3430

UITVOERING - EXECUTION 19 JUN 2007
 MIKRO VASLEGGING/MICRO FILMING
 VERFILM OPERATEUR OPERATOR
 GESTAAF OPERATEUR OPERATOR
 CONFIRMED OPERATOR OPERATOR

A. VIR AKTEKANTOOR GEBRUIK/ FOR DEEDS OFFICE USE.
 VIR REGISTRAR VAN AKTES
 (a) Datum van indiening/Date of lodgment:
 2007-05-23
 REGISTRAR OF DEEDS

Onsoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Verwerp/Reject	Passeer/Pass
1	44	3	1	I/O
2				
3				

B. VIR AKTEBESORGER SE GEBRUIK/
 FOR CONVEYANCER'S USE:
 Aard van Akte byv. : Transport, Verband, ens.
 Nature of Deed e.g. : Transfer, Bond, etc.
 Transfer

2916
 T 2007

Verw. No./Ref. No.:
 5229 K07647

Skakeling/Linking
 3 1

6297 Beacon Bay

GELYKTYDIGES/SIMULS				
Kode Code	Name van Partye/Names of Parties	Firma No. Firm No.	No. in Stel/batch	Titelaktes ens. Binne Titles etc. within
1	T du Toit / Reddy	9	1	TS259/2006
2	BC " / Std	3	2	
3	B Reddy / Nedbank	9	3	
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

DATA VASLEGGING/DATA CAPTURED
 19 JUN 2007
 2007-06-19

070000134255

01 JUN
 04 JUN

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

Squire, Smith & Laurie Inc.
No. 1998/021579/21
9

Prepared by r.n.e.

CONVEYANCER
HOOSAIN A

SEELREG
STAMPDUTY _____
FOCI
FEES R 4000.00

VERBIND		MORTGAGED	
VIR FOR R 780 000.00			
B	3814	/2007	<i>Jac.</i>
2007-05-06			REGISTRAR/REGISTRAR

Hutchinson Ing.
40 Kellner Street
Bloemfontein
9300

DEED OF TRANSFER

T 2916 / 2007

BE IT HEREBY MADE KNOWN:

THAT ~~ATEEQA HOOSAIN~~

JACOBUS de HART BURGER

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, he/she, the
said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

Identity Number
Unmarried

dated 30 March 2007
and signed at BLOEMFONTEIN
(DeedOfTransferConventional.rtf) Form E

LegalSuite (Version 4.560) / Hutchinson Ing.

AND the said Appearer declared that his/her principal the said **JACOBUS PETRUS ANDRIES DU TOIT** had on **14 March 2007** truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**Identity Number
and**

**Identity Number
Married in community of property to each other**

their heirs, executors, administrators or assigns in full and free property.

ERF 6297 BEACON BAY
BUFFALO CITY LOCAL MUNICIPALITY
DIVISION OF EAST LONDON
PROVINCE OF THE EASTERN CAPE

IN EXTENT: 206 (TWO HUNDRED AND SIX) Square Metres

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER T5259/2006
WITH GENERAL PLAN SG NO 5863/2005 RELATING THERETO

- A. SUBJECT to such conditions as are referred to in Deed of Transfer No T1032/1955 save insofar as these may have since lapsed or been cancelled.
- B. SUBJECT to the following condition created in Deed of Grant no ELQ 1/51 reading:

"Subject to all such duties and regulations as either now are or shall be established respecting such land."
- C. SUBJECT to the following conditions enforceable by the Administrator of the Province of the Cape of Good Hope under the Provisions of Ordinance No. 33 of 1934 created in Deed of Transfer No. T1032/1955, reading:

Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the Regulations published under Provincial Administration Notice No 401 dated 17th October 1935 and in the memorandum which accompanied the said Regulations.

1. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
2. The owner of this erf shall be obliged, without compensation, to receive the material or permit excavation on the erf, as may be required to

allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

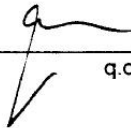
- D. SUBJECT to the conditions as contained in Regulation 3.5 of the Scheme Regulations (PN 1047/88) in terms of Section 7(2) of Ordinance No. 15/1985 created in Deed of Transfer T5259/2006
- E. SUBJECT to the following conditions imposed by Buffalo City Local Municipality in terms of Ordinance No. 15 of 1985 created in Deed of Transfer T5259/2006
- The erf shall only be used for purposes permitted in terms of the East London Zoning Scheme.
- F. SUBJECT to the following condition imposed by the Buffalo City Local Municipality in terms of Ordinance No 15/1985 and created in Deed of Transfer T5259/2006, reading:
- This erf shall not be transferred to any body or person unless such body or person had undertaken to become a member of the Home Owners Association as contemplated in terms of the provisions of section 29 of Ordinance no 15 of 1985 in respect of the sub-division of which this Erf forms a part, upon registration of transfer.
- G. SUBJECT AND ENTITLED to a servitude of party wall 250 mm wide along the entire length of the western boundary as indicated on General Plan SG No 5863/2005 created in Deed of Transfer T5259/2006
- H. SUBJECT to the condition as contained in Regulation 3.4 of the Scheme Regulations (PN 1047/88) in terms of Section 7 (2) of the Ordinance No 15/1985 created in Deed of Transfer T5259/2006

WHEREFORE the Appearer, renouncing all the right and title which the said
 heretofore had to the premises, did, in consequence also
 acknowledge him, to be entirely dispossessed of, and disentitled to, the same; and that, by
 virtue of these presents, the said I _____ and _____, their
 heirs, executors, administrators 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 of the property hereby transferred to be the sum of
R780 000,00 (SEVEN HUNDRED AND EIGHTY THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 **KING
 WILLIAM'S TOWN** on

2007 -06- 06.



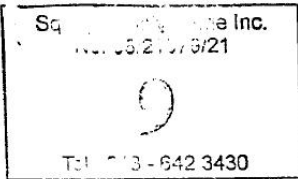
 q.q. Signature of Appearer

In my presence:



 Registrar of Deeds

For Information Only



1-1
[Handwritten signature]

Prepared by me,

CONVEYANCER
GROENEWALD C

POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

Idé
Unmarried

do hereby nominate, constitute and appoint:

**CELEST GROENEWALD EN/OF HENRY TELL PACHOUD HUTCHINSON AND/OR
LIZAN SCHOLTZ**

ATEEQA HOOSAIN JACOBUS de HART BURGER
with power of substitution, to be my lawful attorney and agent, in my name, place and
stead to appear at the office of the Registrar of Deeds at **KING WILLIAM'S TOWN**, and
there as my act and deed to pass transfer to:

Identity Number
and

Identity Number
Married in community of property to each other

of the following property, namely:

ERF 6297 BEACON BAY
BUFFALO CITY LOCAL MUNICIPALITY
DIVISION OF EAST LONDON
PROVINCE OF THE EASTERN CAPE

IN EXTENT: 206 (TWO HUNDRED AND SIX) Square Metres

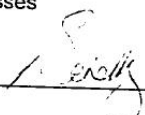
HELD BY DEED OF TRANSFER T 5259/2006

sold to them by me by Private Treaty on **14 March 2007**, for the sum of **R780 000,00
(SEVEN HUNDRED AND EIGHTY THOUSAND RAND)** which has been duly secured;
and generally for effecting the purposes aforesaid, to do whatsoever shall be requisite as
fully and effectually, to all intents and purposes as I might or could do, if personally
present and acting therein: hereby ratifying, allowing and confirming and promising and
agreeing to ratify, allow and confirm all and whatsoever my said Attorney and Agent or
substitute, shall in my name lawfully do or cause to be done, by virtue of these presents.

For Information

SIGNED at BLOEMFONTEIN
on 30 March 2007
in the presence of the undersigned witnesses.

As Witnesses

1.  _____

2.  _____





For Information Only

For Inform



TRANSFER DUTY

TD2

Receipt or exemption certificate

Part 2

Transfer Duty Act, 1949

2007-06-01

RECEIVER OF REVENUE
ONTVANGER VAN INKOMSTE
EAST LONDON

Details of seller(s)/transferor(s)

TEL: 043-6420436
Full name of seller/transferor (1)
Identity/Trust/CC/Company number

[Redacted]

Full name of seller/transferor (2)
Identity/Trust/CC/Company number

[Redacted]

Details of purchaser(s)/transferee(s)

Full name of purchaser/transferee (1)
Identity/Trust/CC/Company number

[Redacted]

Full name of purchaser/transferee (2)
Identity/Trust/CC/Company number

[Redacted]

RECEIVER OF REVENUE
2007-05-04
PRIVATE BAG X9012
EAST LONDON 5200

2007-06-01

RECEIVER OF REVENUE
ONTVANGER VAN INKOMSTE
EAST LONDON

Handed in community of property to cohabitees X

Details of purchase transaction

Transfer Duty payable on R780 000.00

Date of acquisition 14 March 2007

Consideration R780 000.00

Any other consideration payable R NIL

Total consideration R780 000.00

Description of property (as per Deeds Registry)

ERF 6297 BEACON BAY
BUFFALO CITY LOCAL MUNICIPALITY
DIVISION OF EAST LONDON
PROVINCE OF THE EASTERN CAPE
IN EXTENT 250 (TWO HUNDRED AND FIFTY) VIERKANTE METER

being total consideration of fair value

Bought by Private treaty Public auction

SARS reference DUT13/0011 / Celest Groenewald
Conveyancer's/Attorney's file reference

Declaration by Conveyancer/Attorney

CELEST GROENEWALD at Hutchinson Ing.

(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

Date

SOUTH AFRICAN
REVENUE SERVICE
HUTCHINSON ING.

38
TEL: 352747

RECEIPT/EXEMPTION

[Signature]

2007-05-08 081006083
(Transfer Duty)
R 14.000.00
CHFQUE

For Inform

Squire, Smith & Co Inc
No: 98/21579/21
Tel: 043 - 642 3430

In re Transfer

ide
Unmar

3

TRANSFEROR

and

TRANSFEE

Identity No.

And

Identity No.

Married in Community of Property to each other

of the following property

ERF 6297 BEACON BAY

LOCAL MUNICIPALITY OF BUFFALO CITY

DIVISION OF EAST LONDON

PROVINCE OF THE EASTERN CAPE

IN EXTENT : 250 (TWO HUNDRED AND FIFTY) SQUARE METRES

CLEARANCE CERTIFICATE

It is hereby certified in terms of Section 118 of Act 32 of 2000 that all amounts due in connection with this property for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application of this certificate have been fully paid

TREASURER

CHIEF FINANCIAL OFFICER

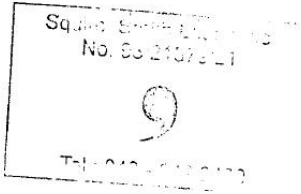
BUFFALO CITY
MUNICIPALITY

10 MAY 2007

OFFICE OF THE
CHIEF FINANCIAL
OFFICER

For Information Only

2007



B4

Handwritten mark

Prepared By me

Handwritten signature

CONVEYANCER
GENE NE WALDC

UNDERTAKING

I, the undersigned,

IDENTITY NUMBER
AND

IDENTITY NUMBER
MARRIED IN COMMUNITY OF PROPERTY

Do hereby consent to become a member of the Home Owners Association on registration of transfer of

ERF 6297 BEACON BAY
BUFFALO CITY LOCAL MUNICIPALITY
DIVISION OF EAST LONDON
PROVINCE OF EASTERN CAPE

Handwritten signature and initials

Handwritten signature and initials

DATED AT DURBAN THIS 7 DAY OF April 2007

WITNESSES:

- 1. SC7
- 2. [Signature]

Handwritten signature and name: Berty

For Information Only

I certify that the correct extent on RCC 2 & TDE should read "206 (Two Hundred and Six) Square metres"

Conveyancer
HOOSAIN A

7

1/11/20

1) Amendments on TDR to be initiated by Receiver

are

2) T/rows 3rd name incorrect - RCC CIC may certify.

I certify transferors 3rd name on RCC should read: "ANDRIES"

Conveyancer
HOOSAIN A

For Information Only