

Jay Mothobi Inc
Tel: (011) 268-3500

Prepared by me

SEELREG
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FEES R.....


CONVEYANCER
B DU PLESSIS

BC	42759/13	VERBIND MORTGAGED	
		VIR FOR R. 1 000 000,00	
GEKANSLEER CANCELLED		B 010444 11	 REGISTRATEUR/REGISTRAR
28/06/13		09/03/11	

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

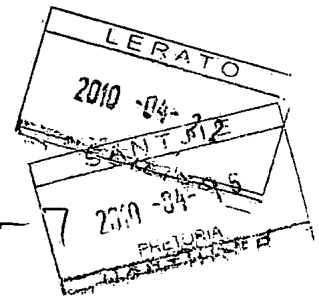
T 02154210

LERINA BOTHA

appeared before me, REGISTRAR OF DEEDS at PRETORIA, the said appearer being duly authorised thereto by a Power of Attorney signed at Rosebank on 18 January 2010 and granted to him by

MEEG BANK LIMITED
Registration Number 1976/060115/06

FOR FURTHER ENDORSMENT SEE PAGE



And the Appearer declared that his said principal had truly and legally sold on 8 September 2008 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

HLEKANI DUDU MUKANSI
Identity Number 670919 5551 08 0
Unmarried

his Heirs, Executors, Administrators or Assigns, in full and free property

1. ERF 1126 MABOPANE UNIT C TOWNSHIP

REGISTRATION DIVISION J.R.,

THE PROVINCE OF NORTH-WEST

MEASURING 544 (FIVE HUNDRED AND FORTY FOUR) SQUARE METRES

FIRST registered by Deed of Grant No. TG472.1979BP with General Plan SG No. 6976/1999 relating thereto and now held by Deed of Transfer T

021541 10

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The ownership unit hereby granted shall be subject to all such regulations as either are already or shall in future be in force in the township in which it is situated.
2. Except with the approval of the Minister, the ownership unit hereby granted shall not:
 - (a) be used for any purpose other than for residential purposes
 - (b) be subdivided;
 - (c) be held under registered title by more than one person; or
 - (d) be transferred, leased, sub-let or otherwise disposed of to a person other than a citizen.
3. The registered holder of the ownership unit hereby granted shall pay to the Government of the Republic of Bophuthatswana or to such other body or

bodies as may be duly constituted, the fees, charges and rates lawfully payable in respect of the said ownership unit and prescribed in respect of the said Township.

4. The Minister may at all times for the benefit of the public, authorise any person to make roads, railways, tramlines, dams, aquaducts, drains and water furrows or lay water mains and to conduct telegraphs, telephones or electric power lines over the ownership unit if required for public purposes, on payment of such compensation to the registered holder for the damage or loss so caused as may be determined by the Secretary for Urban Affairs and Land Tenure whose determination shall be final.

5. "The former portion 21 of the farm NOOITGEDACHT 256 IR represented by the figure A b a H J K L M N P Q S T U A on diagram SG No 7660/1999 is subject to the following condition:

- (i) ONDERWORPE aan 'n voorbehou van alle Minerale Regte, wat sal insluit die regte op edele en onedele metale en minerale ten gunste van WILLEM JOHANNES KOK, gebore 3 Januarie 1897, soos meer volledig sal blyk uit Sertifikaat van Minerale Regte nr 429/1952RM gedateer 20 Augustus 1952."

6. The said ownership unit is further subject to the following servitudes and reservations (if any)

- (1) Onderworpe in terme van die Testament gedateer te Pretoria op die 11de Mei 1937 van WILLEM JOHANNES KOK en wyle SUSARA ELIZABETH JOHANNA KOK (gebore Engelbrecht) aan die volgende voorwaarde:

- (i) Dit is uitdruklike wil en begeerte dat die verdeling van die water tussen die Oostelike en Westelike helftes van genoemde plaas NOOITGEDAACHT na die dood van die eerssterwende sal bly voortgestaan soos dit tans is, behalwe dat waterleiding slegs sal geskied tussen sonop en sononder.

7. The ownership unit hereby granted shall not be liable to execution for debt other than:

(a) a debt secured under mortgage bond duly registered; or

(b) a debt to the Government of Bophuthatswana or to such other body or bodies as may be duly constituted in respect of the said unit;

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the Aforesaid Deeds.

2. ERF 1049 MABOPANE UNIT C TOWNSHIP

REGISTRATION DIVISION J.R.,

THE PROVINCE OF NORTH-WEST

MEASURING 482 (FOUR HUNDRED AND EIGHTY TWO) SQUARE METRES

FIRST registered by Deed of Grant No. T3805/1984BP with General Plan SG No. 6976/1999 relating thereto and now held by Deed of Transfer T

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The ownership unit hereby granted shall be subject to all such regulations as either are already or shall in future be in force in the township in which it is situated.
2. Except with the approval of the Minister, the ownership unit hereby granted shall not:
 - (c) be used for any purpose other than for residential purposes
 - (d) be subdivided;
 - (e) be held under registered title by more than one person; or
 - (f) be transferred, leased, sub-let or otherwise disposed of to a person other than a citizen.
3. The registered holder of the ownership unit hereby granted shall pay to the Government of the Republic of Bophuthatswana or to such other body or bodies as may be duly constituted, the fees, charges and rates lawfully payable in respect of the said ownership unit and prescribed in respect of the said Township.
4. The Minister may at all times for the benefit of the public, authorise any person to make roads, railways, tramlines, dams, aquaducts, drains and water furrows or lay water mains and to conduct telegraphs, telephones or electric power lines over the ownership unit if required for public purposes, on payment of such compensation to the registered holder for the damage or loss so caused as may be determined by the Secretary for Urban Affairs

and Land Tenure whose determination shall be final.

5. "The former portion 21 of the farm NOOITGEDACHT 256 IR represented by the figure A b a H J K L M N P Q S T U A on diagram SG No 7660/1999 is subject to the following condition:

(j) ONDERWORPE aan 'n voorbehou van alle Minerale Regte, wat sal insluit die regte op edele en onedele metale en minerale ten gunste van WILLEM JOHANNES KOK, gebore 3 Januarie 1897, soos meer volledig sal blyk uit Sertifikaat van Minerale Regte nr 429/1952RM gedateer 20 Augustus 1952."

6. The said ownership unit is further subject to the following servitudes and reservations (if any)

(1) Onderworpe in terme van die Testament gedateer te Pretoria op die 11de Mei 1937 van WILLEM JOHANNES KOK en wyle SUSARA ELIZABETH JOHANNA KOK (gebore Engelbrecht) aan die volgende voorwaarde:

(i) Dit is uitdruklike wil en begeerte dat die verdeling van die water tussen die Oostelike en Westelike helftes van genoemde plaas NOOITGEDAACHT na die dood van die eerssterwende sal bly voortgestaan soos dit tans is, behalwe dat waterleiding slegs sal geskied tussen sonop en sononder.

7. The ownership unit hereby granted shall not be liable to execution for debt other than:

(a) a debt secured under mortgage bond duly registered; or

(b) a debt to the Government of Bophuthatswana or to such other body or bodies as may be duly constituted in respect of the said unit;

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the Aforesaid Deeds.

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

MEEG BANK LIMITED
Registration Number 1976/060115/06

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

HLEKANI DUDU MUKANSI, Unmarried
Registration Number 1945/018444/07

His 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 to be the sum of **R650 000,00 (SIX HUNDRED AND FIFTY 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.

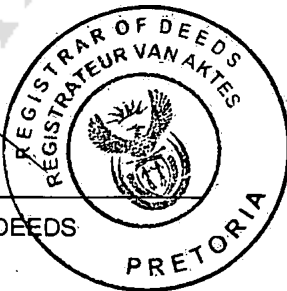
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pretoria on

09 04 10

q.q.

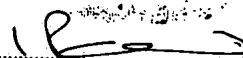
In my presence

REGISTRAR OF DEEDS



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21502/10

Property Description	
GEWYSIG KRAGTERS ART. 4 (1) (b) AMENDED IN TERMS OF SECTION 4 (1) VAN WET 47 VAN 1937 OM TE LEES. (b) OF ACT 47 OF 1937 TO READ.	
Erf 1126 Mabopane - C	
Township And	
Erf 1049 Mabopane - C	
BC 014165 11	 REGISTRATEUR/REGISTRAR
09-03-11	