

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

Notas/Notes:

2011-12-15
PREPARATION
 2011-12-15
PREPARATION

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

Interdikte nagesien deur Interdicts checked by	Opmerkings Remarks	Paraaf Initials
(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
(2) Begiftigingserwe Endowment erven		
(3) Begiftiging Endowment		
(4) Voorwaardes Conditions		
(5) Mikro Micro		
(6) Algemene plan General plan		
(7) Titelakte Title deed		
(8) Verbande teen dorps-titel Bonds against township title		
(9) Datum nagesien Date checked		

Kantoor instruksies/Office instructions:

Seksie/Section:

UITVOERING - EXECUTION
A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

2011 (a) Datum van indiening
Date of lodgement

(b) Gelyktydiges nie ingedien nie
Simuls not lodged

(c) Regstellings
Rectifications

TUCKERS
 1830
 Tel: 011 897-1900
 (011) 897 1900

**PRETORIA DEEDS
INGEDIEN**

FINAL BLACKBOOK
 2011-12-15

FINAL BLACKBOOK
 2011-12-15

MUST BE REGISTERED BY
 21 DEC 2011

Ondersteunende Documents	Kamer/Room	Skakeling Linking	Verwerp Reject	Passeer Passed
1	RHULANI MASINDE			
2	827 MBUYISELO NKOANA	3		
3	ROOM 720			

Number of bond + BC must be sealed + amended at Pretoria

B. (a) VIR AKTEBESORGER SE GEBRUIK FOR CONVEYANCER'S USE

T091247 11 /20

Verwysing No./Reference No.

Skakeling/Linking

AAT14234/RG

3 1

GELYKTYDIGES/SIMULS

Kode Code	Name van Partye Names of Parties	Firma Firm No.	No. in Stel/batch	Titelaktes ens. binne Titles etc. within
1	T Archie Griffiths/Royal Square	1830	1	Original Title
2	Bc Archie Griffiths/Std Bk	1133	2	Mkls. Deed lodged with Simul
3	B Royal Square/Std Bk	1248	3	
4				
5				
6				
7				
8				
9				
10				

FINAL BLACKBOOK
 15 DEC 2011

PRETORIA
 2011-12-15
BRANDED IN FOR EXECUTION

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE/DEELTITELS: SIMULS WITH OTHER REGISTRIES/SECTIONAL TITLES:

Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

DEEDS
 2012-01-10
CAPTURED

Registrasie Versoek deur/Registration requested by:

Datum/Date:

010011358890

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

Erf 142 Branley Park

6 007175 045229 >




1830

TUCKERS INC.
84 Trichardt's Road
Ravenswood
Boksburg

SEELREG STAMP DUTY	
FOOI FEES	R 650.00

Prepared by me

CONVEYANCER
NEL S

VERBIND		MORTGAGED	
VIR FOR		R/ 120 000.00	
B	059057 / 11	 REGISTRATEUR/REGISTRAR	
19 12 11			

DEED OF TRANSFER

T 091247 11

BE IT HEREBY MADE KNOWN THAT

JANINE DE VILLIERS

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Power of Attorney signed at Boksburg on 30 September 2011 and granted to him by

ARCHIE GRIFFITHS INVESTMENTS PROPRIETARY LIMITED
Registration Number 2001/013058/07

SANTJIE
2012-01-10
PRETORIA
EARL J. R. R.

And the Appearer declared that his said principal had truly and legally sold on 2 September 2011 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

ROYAL SQUARE INVESTMENTS 82 PROPRIETARY LIMITED
Registration Number 2005/043091/07

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

ERF 42 BRAMLEY PARK TOWNSHIP, REGISTRATION DIVISION I.R.,
THE PROVINCE OF GAUTENG

MEASURING 2512 (TWO THOUSAND FIVE HUNDRED AND TWELVE)
SQUARE METRES

First transferred by Deed of Transfer T3936/1970 and held by Deed of
Transfer T60179/1998

Subject to the following conditions:

- A. (a) The applicant and any other person or body of persons so authorised in writing by the Administrator shall for the purpose of securing the enforcement of these conditions and any other conditions referred to in Section 56 bis of Ordinance No. 11 of 1931 have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.
- (b) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.
- (c) Except with the written approval of the local authority, the roofs of all buildings, hereafter erected on the erf shall be of tiles, shingles, slate, thatch or concrete.
- (d) Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority whose approval in writing shall be obtained before the commencement of building operations. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.
- (e) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
- (f) Neither the owner nor any other person shall have the right save and except to prepare the erf for building purposes, to excavate



therefrom any material without the written consent of the local authority.

- (g) Except with the consent of the local authority, no animal as defined in the Local Authorities' Pounds Regulations as published under Administrator's Notice No. 2 of 1929 shall be kept or stabled on the erf.
 - (h) No wood and/or iron buildings or buildings of unburnt clay-brick shall be erected on the erf.
 - (i) Except with the written approval of the local authority and subject to such conditions as the local authority may impose neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
 - (j) Where, in the opinion of the local authority it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater, provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- B.
- (a) The erf shall be used for the erection of a dwelling house only, provided that with the consent of the Administrator after reference to the Townships Board, and the local authority, a place of public worship or a place of instruction, social hall, institution or other buildings appertaining to a residential area may be erected on the erf, provided further that the local authority may permit such other buildings as may be provided for in an approved Townplanning Scheme, subject to the conditions of the scheme under which the consent of the local authority is required.
 - (b) Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith shall be sub-divided or if such erf or any portion thereof is consolidated with any other erf or portion of an erf this condition may with the consent of the Administrator be applied to each resulting portion or consolidated area.
 - (i) The dwelling house, exclusive of outbuildings to be erected on the erf shall be of the value of not less than R7 000,00.
 - (ii) The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
 - (c) If the erf is fenced or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction

of the local authority.

- C. Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 7,62 metres from any boundary thereof abutting on a street.
- D. (a) The erf is subject to a servitude 1,89 metres wide in favour of the local authority for sewerage and other municipal purposes along only one of its boundaries other than a street boundary as determined by the local authority.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1,89 metres thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance and removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of constructing, maintaining and removing such sewerage mains and other works being made good by the local authority.
- E. The erf is subject to a servitude for stormwater purposes 6,10 metres in favour of the local authority as shown on the general plan.

F. DEFINITIONS:

In the foregoing conditions, the following terms shall have the meanings assigned to them:

- (i) "Applicant" means GLEN ANIL INVESTMENTS (PROPRIETARY) LIMITED and its successors in title to the Township.
- (ii) "Dwelling house" means a house designed for use as a dwelling for a single family.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

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

ARCHIE GRIFFITHS INVESTMENTS PROPRIETARY LIMITED
Registration Number 2001/013058/07




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

ROYAL SQUARE INVESTMENTS 82 PROPRIETARY LIMITED
Registration Number 2005/043091/07

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 R1 400 000,00 (ONE MILLION FOUR HUNDRED THOUSAND RAND)

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., 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 **19 12 11**



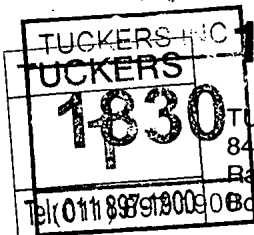
q.q.

In my presence



REGISTRAR OF DEEDS





1830

TUCKERS INC.
84 Trichardt's Road
Ravenswood
Durban

1 - 5
(1)

Prepared by me

CONVEYANCER
NEL S

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

JENNY REID

duly authorised hereto by a resolution of the members of
ARCHIE GRIFFITHS INVESTMENTS PROPRIETARY LIMITED
Registration Number 2001/013058/07

do hereby nominate, constitute and appoint ANTHONY LOUW and/or CLIFFORD MOUNTFORD KLINKERT and/or MICHAEL TRAUBE and/or RICHARD ROY LIGHTFOOT and/or SONJA NEL and/or JOSHIKA KHANDU BHANA and/or JANINE DE VILLIERS and/or CHRISTIAN THOMAS BRONNER and/or LENSKA CECILIA NAUDE and/or JAKOLIEN SCHÖTTLER

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the REGISTRAR OF DEEDS at Pretoria and there to declare that I did on 2 September 2011 sell to:-

ROYAL SQUARE INVESTMENTS 82 PROPRIETARY LIMITED
Registration Number 2005/043091/07

for the sum of R1 400 000,00 (One Million Four Hundred Thousand Rand) the below mentioned property, namely-

**ERF 42 BRAMLEY PARK TOWNSHIP, REGISTRATION DIVISION I.R.,
THE PROVINCE OF GAUTENG**


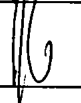
**MEASURING 2512 (TWO THOUSAND FIVE HUNDRED AND TWELVE)
SQUARE METRES**

HELD BY Deed of Transfer Number T60179/1998

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying; allowing and confirming all and whatsoever the said Agent/s shall lawfully do, or cause to be done in the premises by virtue of these presents.

Signed at Boksburg on 30 September 2011
in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____
2.  _____

On behalf of ARCHIE GRIFFITHS
INVESTMENTS (PROPRIETARY)
LIMITED

For Information



SARS

RECEIPT

TRANSFER DUTY VALUE-ADDED TAX

TD5

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 : 1417513

Details of seller(s) or transferor(s)

Full name: ARCHIE GRIFFITHS INVESTMENTS PROPRIETARY LIMITED

Identity/Trust/CC/Company Number: 020017013058707 Income tax reference number: 000046301212511

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: ROYAL SQUARE INVESTMENTS 82 PROPRIETARY LIMITED

Identity/Trust/CC/Company Number: 020057043091707 Income tax reference number: 00004630220103

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): ERF 42 BRAMLEY PARK TOWNSHIP, REGISTRATI ON DIVISION J.R. THE PROVINCE OF GAUTEN G. MEASURING 2512 (TWO THOUSAND FIVE HUNDRED AND TWELVE) SQUARE METRES

Nature of property: _____ If improved indicate: _____

34 BOERO AVENUE, BRAMLEY PARK

Postal Code: 2090

Details of purchase transaction

Date of transaction: 02 SEP 2011 Bought by: _____

Total Consideration: R 1400000.00

Calculation of VAT payable

VAT Rate

Z E R O

Calculated VAT payable

R 0 . 0 0

1. The output tax will be declared in the VAT201 return for the

period

R 0 . 0 0

2. The supply is that of a going concern which qualifies for the zero rate

R 0 . 0 0

Name of Conveyancer firm

Conveyancer Reference No

M A T 1 4 2 3 4 / R O S E M A R I E

Reference No

1 4 1 7 5 1 3 / 2 0 3 8 Telephone 0 1 1 8 9 7 1 9 0 0

Declaration by Conveyancer / Attorney

I **SONJA NEL** (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 28/11/2011

For Information Only

TUCKERS INC
JOHANNESBURG
Tel: 011 897 1900
a world class African city

TUCKERS INC
1830
(011) 897 1900

City of Johannesburg
Department of Revenue & Customer Relationship Management

PO Box 5000
Johannesburg
2000

www.joburg.org.za

Clearance Certificate

Certificate Number : 5100061400

SCHEDULE

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), it is hereby certified that all amounts that became due to the City of Johannesburg Metropolitan Municipality in connection with the below-mentioned property situated within that municipality for municipal service fees, surcharge on fees, property rates and other municipal taxes, levies and duties during the two years preceding the application for this certificate have been fully paid.

Erf Number	00000042
Sectional Title Scheme Name	
Sectional Title Scheme Number	
Sectional Title Unit Number	
Erf Description	ERF 00000042 PTN 00000
Zoning	RESIDENTIAL 1
Suburb and Extension	BRAMLEY PARK
Date Issued	04.11.2011

This certificate is valid until : 31.12.2011.

S. NEL

I, an admitted attorney in terms of the Attorneys Act 53 of 1979, as amended do hereby warrant that all payments made to the City of Johannesburg for purposes of obtaining a Clearance Certificate were made in good faith and that the actions of myself or my agents in obtaining this Clearance Certificate were compliant with the City of Johannesburg's processes for obtaining Clearance Certificates and therefore legitimate and legal. I further warrant that this Clearance Certificate (which will be presented to the Deeds Office, is not a forgery and is lawful in every respect.

EXECUTIVE DIRECTOR: REVENUE
CITY OF JOHANNESBURG
FEDCC No: 1430812

ATTORNEY SIGNATURE
DATE: 21/11/2011

4

TRACK NUMBER : 18811358890

BLACK-BOOKING ENQUIRY ON NAME - ARCHIE GRIFFITHS INV PTY LTD
ID NUMBER - 200181365887
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

OTHER REFERENCES LINKED TO THIS PERSON :
ARCHIE GRIFFITHS INV CC

ID: 198902017023 (INACTIVE)

PERSON NAME AND ID

CONTRACTS/INTE/DICTS

NOTED ON SCAN/MICRO REF

ARCHIE GRIFFITHS INV PTY LTD

200181365887

BC496/2006

20060184, 20060818124823

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*** END OF REPORT ***



5

TRACK NUMBER : 18611358890

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 42
TOWNSHIP BRAMLEY PARK
REG DIV IR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO 3936/978
EXTENT 2512,50M
CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
BB4862/2088 BRAMLEY PARK, 42	STANDARD BANK OF SOUTH AFRICA LTD	R2000000.00		20880918075807 19880101095709	0828

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
ARCHIE GRIFFITHS INV PTY LTD	19980310	R340000.00		208101305807	T60179/1998	0603	20880918075852

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

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*** END OF REPORT ***

