

DIE REPUBLIEK VAN SUID-AFRIKA

TRANSPORTBESORGINDEKSAMEN

DEEL 1

09 MEI 2018

4 Uur

08:30-12:45

Kandidate kry 15 minute om die vraestel deur te lees voor hulle begin skryf. Geen kandidaat mag tydens hierdie tyd in die antwoordboek begin skryf nie. Die eksamen van 4 uur volg dan.

LET ASSEBLIEF OP DIE VOLGENDE:

1. Skryf asseblief die nommer wat aan u toegeken is op die omslag van u antwoordboek.
2. Kandidate moet leesbaar en netjies skryf. Wat vir die kandidaat (wat aan sy eie handskrif gewoond is) leesbaar mag lyk, is nie altyd leesbaar vir die eksaminatore nie. Daar kan nle van die eksaminatore verwag word om skrif te ontsyfer nie, nog minder is dit regverdig (teenoor ander kandidate) om te verwag dat die eksaminatore dit moet doen. Indien die handskrif van die kandidaat nie duidelik leesbaar vir die eksaminatore is nie, loop die kandidaat gevaar om baie punte te verloor. **GEBRUIK SLEGS 'N VUL- OF BALPUNTPEN VIR U ANTWOORDE.**
3. Gebruik asseblief net een kant van elke bladsy.
4. Besonderhede, veral die beskrywing van elendomme, mag verander word om te voldoen aan die heersende praktyk in u aktekantoor. Indien 'n vraag egter betrekking het op plaaseiendom, mag die beskrywing **NIE** verander word na die van 'n erf in 'n dorp nie.
5. Kandidate moet sodanige verdere besonderhede verskaf as wat nodig mag wees om die verlangde dokument behoorlik op te stel, afkortings (ID XXX), alfabetiese simbole vir name, "ens"/"...." is dus onaanvaarbaar.
6. Aktes en dokumente wat opgestel word, moet voldoen aan die vereistes van die Akteswet en regulasies, met ander woorde asof bedoel vir indiening by die aktekantoor.
7. Kandidate **MOET ALLE** vrae beantwoord.
8. Tensy daar 'n spesiale rede bestaan, word 'n kandidaat nie vir 'n mondeling ingeroep as 'n totaal van 50% en meer behaal is nie. Indien 'n kandidaat 'n totaal van tussen 40% en 49% behaal slaag hulle nie die eksamen nie en sal hy/sy 'n mondelinge moet aflê ten einde die eksaminatore te oortuig dat hy/sy wel oor voldoende kennis beskik om die eksamen te slaag. Kandidate wat minder as 40% behaalsal nie kwalifiseer vir 'n mondeling nie en drup dus hierdie eksamen.

TOTALE PUNTE: [200]

THE REPUBLIC OF SOUTH AFRICA

CONVEYANCING EXAMINATION

PART 1

09 MAY 2018

4 Hours

08:30-12:45

Candidates are allowed 15 minutes to peruse the paper before starting to answer the questions. No candidate may start writing in the answerbook during this period. The examination of 4 hours then follows.

PLEASE NOTE:

1. Please write the number allocated to you on the cover of your answer book.
2. Candidates **must** write legibly and neatly. What may appear to a candidate (being accustomed to his own handwriting) to be legible, may **not** be legible to the examiners who cannot be expected to guess what has been written, nor would it be correct or fair (to other candidates) to expect the examiners to do so. If a candidate's handwriting is not clearly legible to the examiners, the candidate runs the risk of losing many marks. **ANSWERS MUST BE WRITTEN ONLY IN INK OR WITH A BALLPOINT PEN.**
3. Please use only **one** side of each page.
4. Details, especially the description of properties, may be changed to comply with the practice prevailing at your deeds office. However, if a question relates to farm property, the description may **NOT** be changed to that of an erf in a township.
5. Candidates must furnish such further details as may be necessary to draw properly the required deeds or documents, eg abbreviations (ID XXX), alphabetical symbols for names, and "etc"/"...." are unacceptable.
6. Deeds and documents to be drawn must comply fully with the requirements of the Deeds Registries Act and regulations, i.e. as if intended for lodgement in a deeds registry.
7. Candidates **MUST ANSWER ALL** questions.
8. Except if a special reason exists, a candidate will not be required to do an oral if 50% aggregate or more is attained. If a candidate achieves an aggregate of between 40% and 49% he/she will have failed the examination and will be required to do an oral in order to convince the examiners that he/she does have sufficient knowledge to pass the exam. Candidates who attain less than 40% will not qualify for an oral and will have failed this examination.

TOTAL MARKS: [200]

KANDIDATE MOET SEKER MAAK DAT HULLE IN BESIT IS VAN AANHANGSELS A EN B. AANHANGSEL A IS 'N AKTE VAN TRANSPORT NOMMER ST75390/2012 EN AANHANGSEL B IS DEELTITELPLAN NO SG NOMMER D855/2014

VRAAG 1**[60]**

Mnr en Mev Gopaul is die geregistreerde eienaars van 'n eiendom gehou Kragtens Transportakte no ST 75390/2012 – Sien Aanhangel A. Mnr Gopaul sterf in 'n ongeluk op die 9de Augustus 2014. In terme van sy testament geteken te Durban op 11 September 2011 bemaak hy sy hele boedel aan sy vrou.

U word aangewys as die genomineerde eksekuteur in die testament en word aangestel deur die Meester op 9 September 2014. Al die formaliteite van die boedel is nagekom en die likwidasie en distribusie rekening is geadverteer. Daar was geen besware teen die rekening nie.

Gedurende die afhandeling van die boedel het u bewus geword daarvan dat Mnr en Mev Gopaul sekere verbeterings aan die eiendom aangebring het, wat insluit die vergroting van die sitkamer. Die bouplanne is goedgekeur en die vereiste toestemming van die Regspersoon is verkry. Die Deeltitel plan SG No. D855/2014 (Aanhangel A) is goedgekeur deur die Landmeter Generaal maar is nooit geregistreer by die Akte kantoor nie weens die ontydige afsterwe van Mnr Gopaul.

Die Verband SB45062/2012 aangeteken teen Transportakte no ST75390/2012 is geregistreer ten gunste van EFF Bank. Die verband moet nie gekanselleer word nie en die bank het toegestem tot die substitusie van Mev Gopaul as verbandskuldenaar in terme van die verband. Die Bank dring daarop aan dat die Deeltitel plan SG No. D855/2014 (Aanhangel A) moet geregistreer word aangesien dit die Bank se sekuriteit kan beïnvloed. Die ander eenheid in die skema is onderworpe aan 'n verband ten gunste van Best Bank. Verskaf u eie verdere besonderhede en antwoord die volgende:

CANDIDATES MUST ENSURE THAT THEY ARE IN POSSESSION OF ANNEXURES A AND B. ANNEXURE A IS DEED OF TRANSFER NUMBER ST75390/2012 AND ANNEXURE B IS SECTIONAL PLAN SG NUMBER D855/2014.

QUESTION 1**[60]**

Mr and Mrs Gopaul are the registered owners of the property held by Deed of Transfer ST75390/2012- See Annexure A. Mr Gopaul died in an accident on the 9th August 2014. In terms of his will signed at Durban on the 11th September 2011 he bequeathed his entire estate to his wife.

You have been nominated as executor in the will and appointed by the Master on 9 September 2014. All the formalities in the estate have been finalised and the liquidation and distribution account has been advertised. There were no objections to the account.

During the process of finalising the estate you discovered that Mr and Mrs Gopaul did certain alterations to the property which included an addition to the lounge. Building plans for the additions were approved with the required consent of the body corporate. Sectional Plan S.G. No D855/2014 (Annexure A) was approved by the Surveyor General but never registered in the Deeds Office due to the untimely death of Mr Gopaul.

The mortgage bond SB 45062/2012 endorsed against Deed of Transfer ST75390/2012 is in favour of EFF Bank. The bond is not to be cancelled and the bank has agreed to substitute Mrs Gopaul as debtor in terms thereof. The bank, however, insisted that Sectional plan S.G. No D855/2014 (Annexure A) must be registered as it affects the bank's security. The other unit in the scheme is subject to a mortgage bond in favour of Best Bank.

Invent such particulars as you deem necessary and answer the following:

- 1.1 Verduidelik kortliks op watter mees koste effektiewe wyse sal u as Eksekuteur en Transportbesorger toesien tot die transaksie en lys die transaksie in die volgorde wat die registrasies in die aktekantoor moet plaasvind. (15)
- 1.2 Stel alle dokumente op wat ingedien word in die aktekantoor om uitvoering te gee aan die bepalings van die testament van die oorledene en in terme van u antwoord in no 1.1. (35)
- 1.3 Lys al die dokumente wat ingedien saam met elkeen van die transaksies wat geregistreer moet word. Kandidate sal gepenaliseer word vir die lys van enige onnodige dokumente wat gelys word. (10)

VRAAG 2**[10]**

Petrus Wessels, 'n wewenaar, is die geregistreerde eienaar van Erf 7 Cato Ridge. Hy het eienskapskap ontvang vanaf die boedel van sy oorlede vrou, Anna Wessels wat oorlede is in 2005. Hulle was getroud buite gemeenskap van goed.

Sy transportakte bevat die volgende titelvoorwaardes:

Onderworpe aan die volgende spesiale voorwaardes (in engels) soos vervat in die genoemde testament gedateer 3 Februarie 2000, van die oorlede Anna Wessels:

1. *should my husband Petrus Wessels remarry, the immovable property bequeathed to him hereunder shall devolve upon our son Willem Wessels.*
2. *Any benefit conferred under this will shall devolve upon the beneficiary in question as that beneficiary's sole and absolute property and it shall not form part of any community of property which might then exist, or which might thereafter come into being, between such beneficiary and such beneficiary's then spouse or any future spouse".*

- 1.1 Briefly discuss how you as executor and conveyancer will attend to the matter in the most cost effective manner and list the transactions to be registered in the deeds office in the sequence thereof. (15)
- 1.2 Prepare all the documents to be lodged in the deeds office to give effect to the will of the deceased and in terms of your answer to 1.1. (35)
- 1.3 List the additional documents to be lodged with each of the transactions to be registered. Candidates will be penalised if they list unnecessary documents. (10)

QUESTION 2**[10]**

Petrus Wessels, a widower, is the registered owner of Erf 7 Cato Ridge. He received transfer thereof from the estate of his late wife Anna Wessels, who died in 2005 and to whom he had been married out of community of property.

His title deed contains the following conditions:

Subject to the following special conditions contained in the aforesaid last will and testament dated 3 February 2000, of the said late Anna Wesels:

1. *should my husband Petrus Wessels remarry, the immovable property bequeathed to him hereunder shall devolve upon our son Willem Wessels.*
2. *Any benefit conferred under this will shall devolve upon the beneficiary in question as that beneficiary's sole and absolute property and it shall not form part of any community of property which might then exist, or which might thereafter come into being, between such beneficiary and such beneficiary's then spouse or any future spouse".*

Petrus Wessels is nie weer getroud nie. Sy seun Willem is getroud binne gemeenskap van goed met Tiffany Wessels. In samewerking met Willem is die gemelde eiendom verkoop aan Uys Supermark Pty Ltd in terme van 'n koopkontrak gedateer 10 Februarie 2014.

Petrus Wessels has not remarried. His son Willem is married in community of property to Tiffany Wessels. With the co-operation of Willem the property in question has been sold to Uys Supermarket (Pty) Limited in terms of a deed of sale dated the 10th February 2014.

Stel slegs die gedeelte van die transportakte op vanaf en met insluiting van die beskrywing van die verkoper/s tot en met, en ingesluit die eiendomsbeskrywing. Gebruik u eie verdere besonderhede soos benodig.

Draw only the portion of the deed of transfer commencing from and inclusive of the description of the transferor(s) up to, but not excluding the property description. Use your own further particulars where necessary.

VRAAG 3**[28]****QUESTION 3****[28]**

Stel die causa's op in die transportakte gebaseer op die volgende feite:

Prepare the causa in the Deed of Transfer based upon the following facts:

3.1 Erf 103 HATFIELD REGISTRASIE AFDELING I.R PROVINSIE GAUTENG is verkoop deur die Balju vir die Distrik van Pretoria in eksekusie op die 3de April 2011 in terme van 'n Bevel van die Hoë Hof van Suid Afrika (Noord Gauteng Afdeling) Saak Nommer 301/2010 waarin Jo Brown die Verweerder en XYX(PTY) LTD die Eiser was en 'n beslaglegging is uitgereik op 2 Januarie 2011. (5)

3.1 ERF 103 HATFIELD TOWNSHIP REGISTRATION DIVISION I.R PROVINCE OF GAUTENG is sold by the Sheriff of the District of Pretoria at a sale in execution on the 3rd of April 2011 in terms of a judgement of the High Court of South Africa (North Gauteng Division) Case Number 301/2010 wherein Jo Brown was the defendant and XYX (PTY) LTD was the Plaintiff and a writ issued on the 2nd January 2011. (5)

3.2 Jo Brown verkoop sy eiendom op die 3de April 2011 aan Peter Paul. Jo Brown sterf op 18 April 2011 en registrasie van die eiendom in die naam van Peter Paul is nog nie geregistreer nie. Jo Brown se eksekuteur ratifiseer die kontrak. (3)

3.2 Jo Brown sells his property on the 3rd April 2011 to Peter Paul. Jo Brown dies on the 18th April 2011 and registration of transfer of the property into the name of Peter Paul has not been effected. Jo Brown's executor accepts the contract. (3)

3.3 Jo Brown skenk sy eiendom aan Peter Paul op die 14de April 2014 in 'n skriftelike dokument geteken deur homself en twee getuies. Peter Paul aanvaar die skenking skriftelik op die 15de Mei 2014. (4)

3.3 Jo Brown donates his property to Peter Paul on the 14th April 2014, in writing, in a document signed by him and 2 witnesses, Peter Paul accepts the donation, in writing, on the 15th May 2014. (4)

3.4 Jo en Alice Brown wat getroud is binne gemeenskap van goed met mekaar skep 'n gesamentlike testament op 10 April 2009 waarin hulle onroerende eiendom

3.4 Jo and Alice Brown, married in community of property to each other executed a joint will on 10 April 2009 leaving their fixed property to their son, James subject to a

bemaak word aan hulle seun, James onderworpe aan die lewenslange vruggebruik ten gunste van die langsliewende van hulle en verder onderworpe aan die gewone en normale uitsluiting van gemeenskap van goed. Jo sterf op die 15de Januarie 2014 en Alice adiëer die bepalings van die gesamentlike testament. (8)

3.5 Erf 14 Hatfield is verkeerdelik geregistreer in die naam van Jo Brown in Transportakte no T10/2012. Hy het die eiendom vanaf die ontwikkelaar Erf 15 Hatfield gekoop op 4 Januarie 2011.

Erf 15 Hatfield is ook verkeerdelik geregistreer in die naam van Peter Paul (Jo's se buurman) in Transportakte no T11/2012. Hy het Erf 14 Hatfield by die ontwikkelaar gekoop op 4 Januarie 2011. Stel die causa in die transportakte op vir die regstelling van die transport van Erf 15 aan Jo Brown vanaf Peter Paul. (8)

VRAAG 4**[45]**

'n Private maatskappy wat geïnkorporeer is in Australië en in Suid Afrika geregistreer is as 'n buitelandse (eksterne) Maatskappy, is die ontwikkelaar wat 'n deeltitel skema geopen het wat bestaan uit drie dele. Geen eenhede is vervreem nie en daar het nog nie 'n Regspersoon tot stand gekom nie. Daar is ook drie uitsluitlike gebruiksgebiede in die skema wat aangedui is op die deeltitelplanne van die gemelde skema.

Die uitsluitlike gebruiksgebiede is motorafdakke. 'n Saaklike reg van uitbreiding is geregistreer ten gunste van die maatskappy in terme van artikel 25 van die Deeltitel Wet, Wet 95 van 1986. Die maatskappy het geen ander bates in Suid Afrika nie. Die bogemelde verteenwoordig die geheel van die maatskappy se belang in die grond en geboue in die skema. Die maatskappy het besluit om te onttrek uit Suid Afrika en om al hulle bates in Suid Afrika te

lifelong usufruct in favour of the survivor and further subject to the usual exclusion from community of property clause. Jo passed away on 15 January 2014 and Alice adiated the benefits of the will. (8)

3.5 Erf 14 Hatfield Township is erroneously registered in the name of Jo Brown in terms of Deed of Transfer T10/2012 as he bought Erf 15 Hatfield Township from a developer on the 4th January 2011.

Erf 15 Hatfield Township is also erroneously registered in the name of Peter Paul (Jo's neighbour) in terms of Deed of transfer T11/2012 as he bought Erf 14 Hatfield from the same developer on the 4th January 2011. Prepare the causa of the deed of transfer in respect of the rectification transfer of Erf 15 to Jo Brown from Peter Paul. (8)

QUESTION 4**[45]**

A private company incorporated in Australia and registered in South Africa as an external company, is the developer and opened a sectional title scheme consisting of three sections. None of the sections have been alienated and there is no body corporate. There are also three exclusive use areas in the scheme and they are depicted on the sectional plans of the scheme.

The exclusive use areas are carports. A real right of extension is registered in favour of the company in terms of section 25 of the Sectional Titles Act 95 of 1986. The company has no other assets in South Africa. The abovementioned represents the whole of the company's interest in the land and buildings comprised in the scheme. The company has decided to withdraw from South Africa and to donate all its assets in South Africa to the Methodist Church on

skenk aan die Metodiste Kerk op voorwaarde dat die eiendom slegs gebruik mag word vir kerklike en geestelike doeleindes en ook dat die eiendom onderworpe sal wees aan 'n voorkeepsreg ten gunste van die maatskappy. Alle kostes verbonde aan die registrasies sal vir die rekening van die Metodiste Kerk wees.

Voorsien u eie verdere feite vir die antwoord:

- 4.1 Stel die skenkingsakte op in terme van die bogenoemde feite. (20)
- 4.2 Stel die volmag om transport te gee op vir die oordrag van die eenhede; (15)
- 4.3 Hoe sal u te werk gaan om te handel met die uitsluitlike gebruiksgebiede en die reg van uitbreiding. (2)
- 4.4 Noem die lys van dokumente wat ingedien moet word in die aktekantoor. (8)

VRAAG 5**[32]**

Greg Warner en David Mtshali is partye in 'n siviele vennootskap aangegaan op 3 Julie 2012 in terme van die Civil Union Wet no. 17/2006. Hulle het 'n voorhuwelikse kontrak geregistreer. Hulle is gesamentlike geregistreerde eienaars van dele 132 en 133 in die skema bekend as "Happy Days".

Die dele is geregistreer in hul name kragtens Transportakte ST44/2011 en hul huwelikstatus word daarin weergegee as "ongetroud".

- 5.1 Greg en David wil hul gewysigde status laat aanteken in die aktekantoor. Stel die aansoek op wat benodig word om hul gewysigde status te laat aanteken teen ST44/2011. (8)
- 5.2 Aanvaar dat hul gewysigde status nou aangeteken is teen ST44/2011. Greg Warner moet geld leen en het 'n vriend, Paul, wat bereid is om aan hom die geld te leen met die voorwaarde dat Greg 'n verband registreer in Paul se guns oor die aandeel van Greg in die twee dele.

condition that it may only use the immovable property for ecclesiastical purposes and also subject to a pre-emptive right in favour of the company. All costs relating to transfer of the assets shall be for the account of the Methodist Church.

Invent your own further facts to complete your answer:

- 4.1 Prepare the deed of donation in terms of the abovementioned facts. (20)
- 4.2 Prepare the power of attorney to transfer the sections; (15)
- 4.3 How will you deal with exclusive use areas and the real right of extension? (2)
- 4.4 List all the documents to be lodged in the deeds office. (8)

QUESTION 5**[32]**

Greg Warner and David Mtshali are civil union partners in a civil partnership concluded on the 3rd of July 2012 in terms of the Civil Union Act No.17/2006. They have registered an antenuptial contract. They are joint registered owners of section 132 and 133 in the scheme known as "Happy Days".

The sections were registered in their names by virtue of Deed of Transfer ST44/2011 and their marital status is given therein as "unmarried".

- 5.1 Greg and David wish to have their changed status recorded in the deeds office. Prepare the application required to record their changed status in deed of transfer ST44/2011. (8)
- 5.2 Assume that their changed status has now been recorded on deed of transfer ST44/2011. Greg Warner needs to borrow money and has a friend, Paul, who is prepared to lend him the money on condition that Greg registers a mortgage bond in Paul's favour over the share of Greg in the two sections.

David is nie bereid om sy aandeel in die dele onderhewig aan die verband te maak nie. Stel die nodige aansoek en akte op wat benodig word om Greg in staat te stel om 'n verband te kan registreer oor sy aandeel in die eiendom. U hoef nie die verband op te stel nie. (18)

- 5.3 Aanvaar dat die dokument/e verwys na in 5.2 geregistreer is. Greg het intussen 'n notariële voorkoopsreg geregistreer ten gunste van sy ma oor sy aandeel in die eiendom kragtens SK4/2012. U moet nou die verband registreer deur Greg ten gunste van Paul. Stel slegs die eiendoms-/sekuriteits klousule op soos dit sal verskyn in die verband wat geregistreer sal word. Paul is nie bekommerd oor die omstandighede wat verander het nie. (6)

VRAAG 6

[10]

Gebruik u eie bykomende feite waar nodig en stel die klousule op vir invoeging in 'n verkoops-ooreenkoms in terme waarvan die koper 'n sekere onroerende eiendom koop onderhewig daaraan dat hy in staat is om binne 'n sekere tyd sy huidige woning, 'n deeltitel eenheid, te verkoop en onderhewig verder daaraan dat hy in staat is om 'n lening te bekom vanaf 'n finansiële instelling ten opsigte van die tekort met betrekking tot die koopprijs.

VRAAG 7

[15]

Let wel : Wees versigtig om in elke vraag hieronder vas te stel of u handel met die beskrywing van die transportgewer of transportnemer en (in die geval van die transportgewer) of u die beskrywing in die volmag of die akte opstel.

- 7.1 In terme van 'n Hofbevel is die verkoping van 'n eiendom geregistreer in die naam van Peter Jones (Identiteitsnommer 950312 5033 08 7) gemagtig. Stel die aanhef in transportvolmag op met die beskrywing van die transportgewer. Gebruik u eie besonderhede waar nodig. (2)

David is not prepared to have his share in sections made subject to a bond. Prepare the necessary application and deed required to enable Greg to register a mortgage bond over his share in the sections. You are not required to prepare the mortgage bond. (18)

- 5.3 Assume that the document/s referred to in 5.2 has been registered. In the interim, Greg has registered a notarial pre-emptive right in favour of his mother over his share in the property under SK4/2012. You must now register the mortgage bond by Greg in favour of Paul. Prepare only the property/security clause as it will appear in the bond to register. Paul is not concerned about the changed circumstances. (6)

QUESTION 6

[10]

Inventing your own additional facts where necessary, draft a clause for insertion in an agreement of purchase and sale, in terms of which the purchaser purchases a particular immovable property provided he is able, within a particular time limit, to sell his existing residence, a unit owned under the Sectional Titles Act and provided further that he is able to raise a loan from a financial institution for the shortfall in the purchase price.

QUESTION 7

[15]

Note: Be careful to establish in each question below whether you are dealing with the description of the transferor or transferee and (in case of the transferor) whether you are drafting the description in the power of attorney or in the deed.

- 7.1 In terms of an Order of Court the sale of a property registered in the name of Peter Jones (Identity Number 9503125033087) has been sanctioned. Draw the preamble to the power of attorney to pass transfer of the property, describing the transferor. Invent such particulars as necessary. (2)

- | | |
|---|--|
| <p>7.2 In omstandighede soortgelyk aan 7.1 hierbo stel die aanhef in die transportvolmag op weereens met die beskrywing van die transportgewer waar die geregistreerde eienaar John Smith (Identiteitsnommer 020612 5067 08 7) is. Gebruik u eie besonderhede waar nodig. (3)</p> | <p>7.2 In the circumstances similar to 7.1 above draw the preamble of the power of attorney to pass transfer, again describing the transferor where the registered owner is John Smith (Identity Number 020612 5067 08 7). Invent such particulars as necessary. (3)</p> |
| <p>7.3 Beskryf 'n transportnemer in die vestigingsklousule waar alhoewel getroud binne gemeenskap van goedere sulke gemeenskap uitgesluit is. Gebruik u eie besonderhede waar nodig. (2)</p> | <p>7.3 Describe a transferee in the vesting clause, although married in community of property, such community is excluded. Invent such particulars as necessary. (2)</p> |
| <p>7.4 Beskryf 'n ongetroude transportnemer wat insolvent is in die vestigingsklousule van 'n transportakte. Gebruik u eie besonderhede waar nodig. (2)</p> | <p>7.4 Describe an unmarried transferee who is insolvent in the vesting clause of a deed of transfer. Invent such particulars as necessary. (2)</p> |
| <p>7.5 Beskryf die transportgewer wat 'n maatskappy in likwidasie is van 'n transportakte. Gebruik u eie besonderhede waar nodig. (2)</p> | <p>7.5 Describe the transferor which is a company in liquidation in a deed of transfer, again inventing such particulars as necessary. (2)</p> |
| <p>7.6 'n Eiendom geregistreer in die naam van Peter Johnson is onderhewig aan 'n vruggebruik ten gunste van sy ma. Beskryf die transportgewer/s in die transportvolmag waar die volle eiendomsreg in die eiendom verkoop is aan 'n derde party. Gebruik u eie besonderhede waar nodig. (4)</p> | <p>7.6 A property is registered in the name of Peter Johnson subject to a usufruct in favour of his mother. Describe the transferor/s in the Power of attorney to pass transfer where full ownership in the property has been sold to a third party. Invent such particulars as necessary. (4)</p> |

- DIE EINDE -

- THE END -

Annexure A

Prepared by me



CONVEYANCER

Dirty Harry

SEELREG STAMP DUTY
FOOI FEES	R250100

S B.....	45062/12
VERBIND MORTGAGED		
v/r for R.....	1 250 000.00
Aktekantoor Deeds Office	12
Registrar Regis		

S T	75390/12
-----	----------

DEED OF TRANSFER

LAW SOCIETY
OF SOUTH AFRICA

BE IT HEREBY MADE KNOWN THAT

MPHO PIET MOYA

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Power of Attorney signed at PRETORIA on 1 August 2012 and granted to him by

RAJENDRAN SHUNMUGAM
Identity Number 740823 5051 08 1
and
VANISHREE SHUNMUGAM
Identity Number 750101 0116 08 5
Married in community of property to each other

And the Appearer declared that his said Principal had on 26 March 2012 truly and legally sold the undermentioned property to the undermentioned Transferee/s for the sum of R1 050 000,00 (ONE MILLION FIFTY THOUSAND RAND) and that he, the said Appearer in his capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

SRINIVASAN GOPAUL
Identity Number 700824 5202 08 6
and
NIERISA GOPAUL
Identity Number 720717 0246 08 0
Married in community of property to each other

A Unit consisting of

- (a) **Section No. 1** as shown and more fully described on Sectional Plan No SS 638/1995 in the scheme known as **ERF 1632** in respect of the land and building or buildings situate at **ERF 1632 ZWARTKOP EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY**, of which section the floor area, according to the said sectional plan is 100 (One Hundred) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST 42918/2000

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.



WHEREFORE all the right, title and interest which the Transferor/s heretofore had to the Unit aforesaid is renounced and in consequence it is also acknowledged that the Transferor/s are entirely dispossessed of and disentitled to the same and that by virtue of these presents, the aforesaid Transferee/s are now entitled thereto, the State, however reserving its rights.

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at ^{Pretoria} Johannesburg on

04 10 12



q.q.

In my presence




REGISTRAR OF DEEDS

LAW SOCIETY
OF SOUTH AFRICA

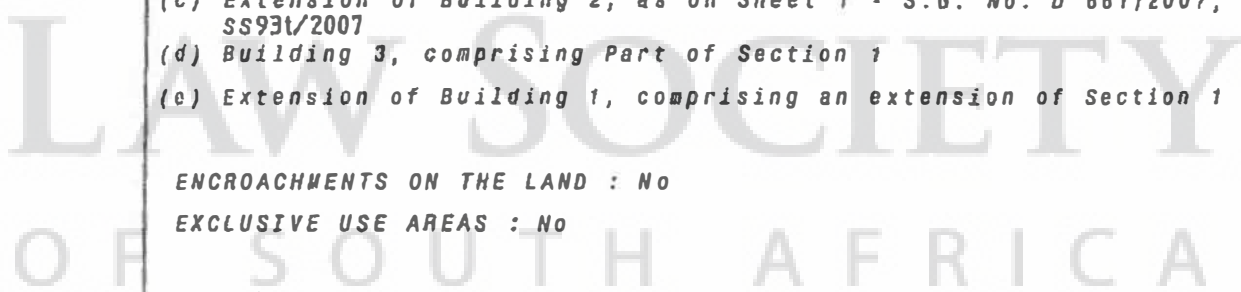


Annexure "B"


REGISTRATION COPY

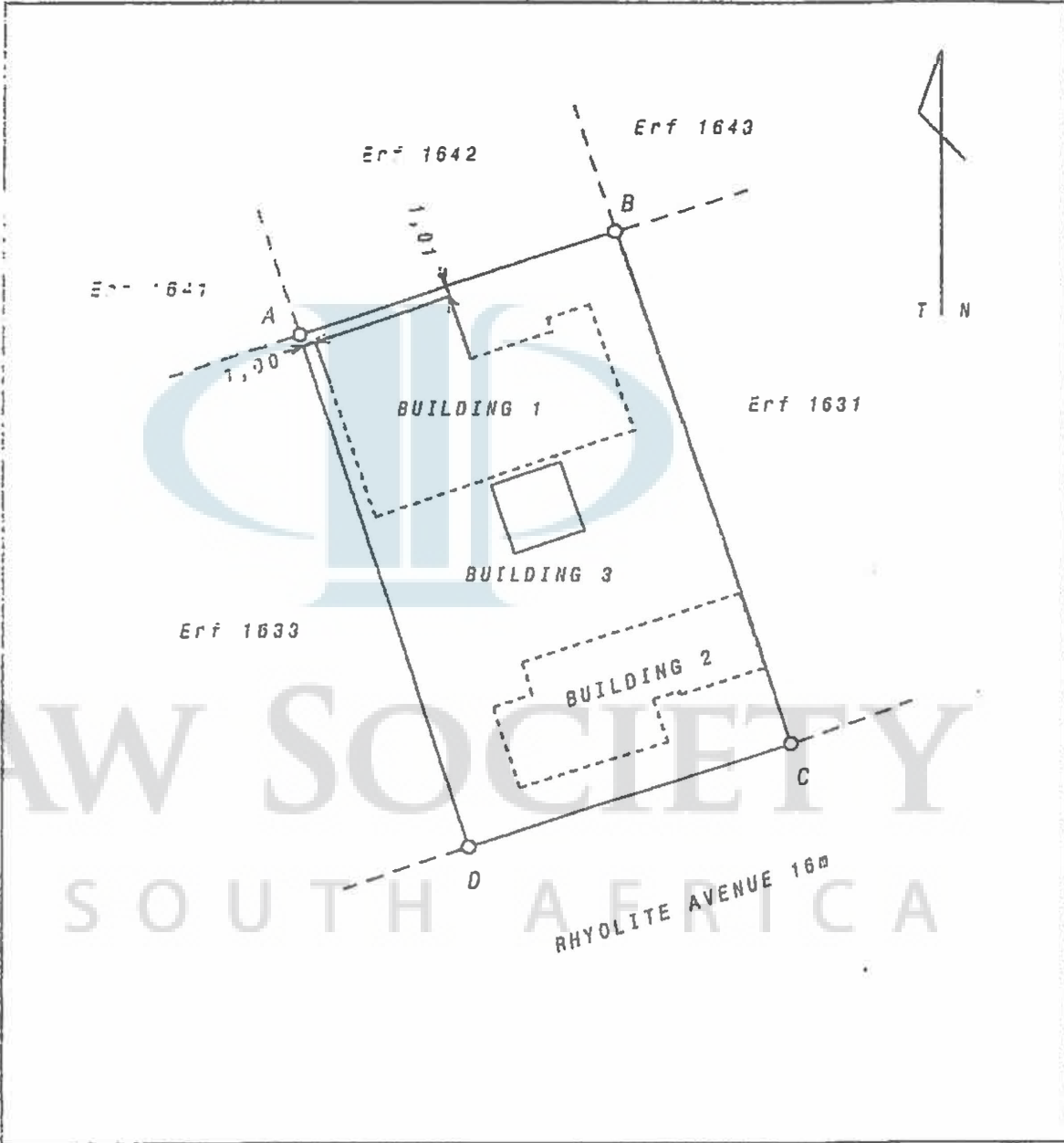
SECTIONAL PLAN No. SS	SHEET 1	S.G. No. D855/2014
Registered at PRETORIA Registrar of Deeds Date:	OF 4 SHEETS	Approved  for Surveyor - General Date: 2014-09-08
<p>AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 1 (and affects sectional plan S.G. No. D 384/1995, SS 638/1995.)</p>		
<p>NAME OF SCHEME : ERF 1632</p> <p>DESCRIPTION OF LAND ACCORDING TO GENERAL PLAN : Erf 1632 ZWARTKOP Extension 8 Township, Province of Gauteng, measuring 1020 square metres.</p> <p>GENERAL PLAN No. : S.G. No. A 11167/1983</p> <p>NAME OF LOCAL AUTHORITY : CITY OF TSHWANE METROPOLITAN MUNICIPALITY</p> <p>DESCRIPTION OF BUILDINGS : Three buildings, namely</p> <p>(a) Buildings 1 and 2 as on Sheet 1 - S.G. No. D 384/1995, SS 638/1995</p> <p>(b) Extension of Building 1, as on Sheet 1 - S.G. No. D 797/1999, SS 931/2007</p> <p>(c) Extension of Building 2, as on Sheet 1 - S.G. No. D 661/2007, SS 931/2007</p> <p>(d) Building 3, comprising Part of Section 1</p> <p>(e) Extension of Building 1, comprising an extension of Section 1</p> <p>ENCROACHMENTS ON THE LAND : No</p> <p>EXCLUSIVE USE AREAS : No</p> <p>CERTIFICATE :</p> <p>I, Jacek Franciszek Marczak, hereby certify that I have prepared sheets 1 to 4 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 1986, and the regulations promulgated thereunder.</p> <p>Date 2014-08-29 Signed  Professional Land Surveyor Registration Number PLS 0813 - D P.O. Box 5346 PRETORIA 0001</p>		
Survey Records No. 1852/2014	Compilation : JR50 - 428	Gen. Plan S.G. No. A 11167/1983 TM 6029

17/04/2015



SHEET 2 OF 4 SHEETS	S.G. No. D855/2014
---------------------	--------------------

AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 1 and affects sectional plan S.G. No. D 384/1995, SS 638/1995.)	Approved  for Surveyor - General	2014-09-08 Date
--	--	--------------------




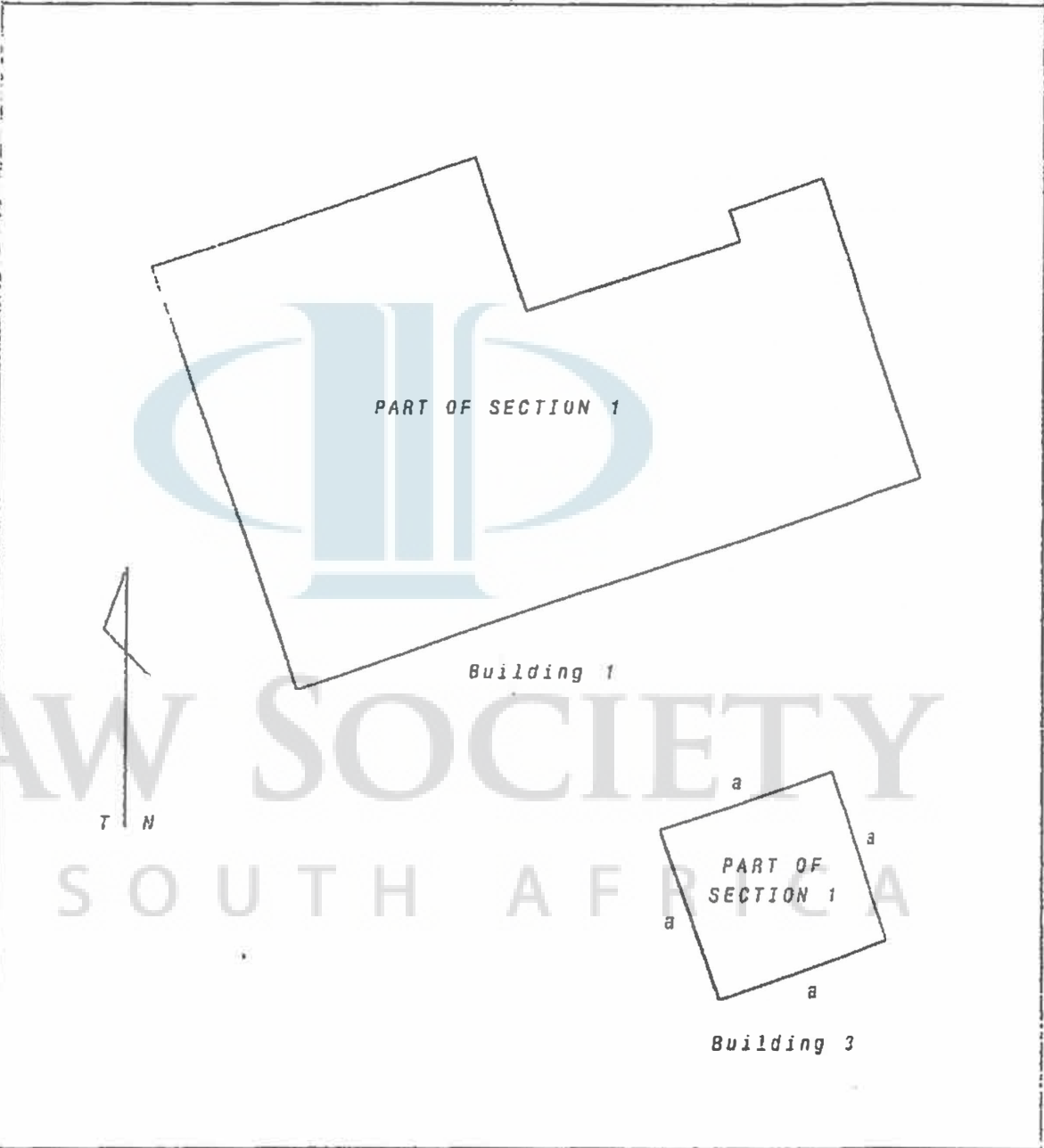
NOTES :

- The figure ABCDA represents Erf 1632 ZWARTKOP Extension Township.
- All measurements are given in metres.

Professional Land Surveyor J.F. Marczak P.O. Box 5346 PRETORIA 0001	Signed  2014-08-29 Date	ERF 1632 DRAWING TITLE : Block plan Scale 1/500
--	---	---

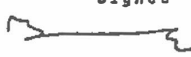
SHEET 3 OF 4 SHEETS	S.G. No. D855/2014
---------------------	--------------------


<p style="text-align: center;">AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 1 (and affects sectional plan S.G. No. D 384/1995, SS 536/1995.)</p>	<p style="text-align: center;">Approved</p> <div style="text-align: center;">  for Surveyor - General </div> <p style="text-align: right;">2014-09-08 Date</p>
--	---



NOTES :

1. For participation quotas see Sheet 4.
2. Section boundaries extend to the edge of roof projected at ground level marked 'a'.


Professional Land Surveyor J.F. Marczak P.O. Box 5346 PRETORIA 0001	ERF 1632 DRAWING TITLE : Buildings 1 and 3 : GRDNG FLOOR PLANS Scale 1/200
 2014-08-29 Date	

SHEET 4 OF 4 SHEETS		S.G. No. D 855/2014
AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION : (and affects sectional plan S.G. No. D 384/1995, SS 638/1995.)		Approved  2014-09-08 for Surveyor - General Date
Section No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	264	65,6716
2	138	34,3284
Total	402	100,0000



LAW SOCIETY
OF SOUTH AFRICA

NOTES :
1. Area of Section 1 increased by 164 square metres.

Professional Land Surveyor P.O. Box 5346 PRETORIA 0001	J.F. Marczak Signed  2014-08-29 Date	ERF 1632 DRAWING TITLE : Participation quota schedule
---	--	---