

I A FYSHE PROKUREURS Prokureur/Attorney
129
TEL: (012) 332 1450

TRANSPORTAKTE

ten gunste van

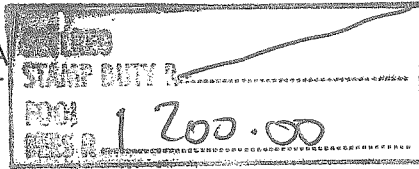
FUMARIA PROPERTY HOLDINGS (PTY) LTD

DIE PLAAS TANGA 849

I A FYSHE PROKUREURS
1STE VLOER
WAVERLEY PLAZA
HERTZOGSTRAAT
VILLIERIA
PRETORIA
0186
Tel: (012) 332 1450

129

IA FYSHE PROKUREURS
1STE VLOER
WAVERLEY PLAZA
HERTZOGSTRAAT
VILLIERIA
PRETORIA
0186



Opgestel deur my

TRANSPORTBESORGER
FYSHE IA



TRANSPORTAKTE

HIERMEE WORD BEKEND GEMAAK DAT

IAN ANTHONY FYSHE

voor my verskyn het, REGISTRATEUR VAN AKTES te Pretoria, hy, die gesegde
Komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag geteken te
Robson op *2 March 2009* en aan hom verleen deur

INTERPROPS 16 (PROPRIETARY) LIMITED
Registrasienommer 1996/000892/07

En genoemde Komparant het verklaar dat sy/haar Prinsipaal waarlik en wettiglik verkoop het op 3 Februarie 2009, deur Privaat ooreenkoms en dat hy/sy, in sy/haar voornoemde hoedanigheid, hierby sedeer en transporteer aan en ten gunste van

FUMARIA PROPERTY HOLDINGS (PROPRIETARY) LIMITED
Registrasienommer 2008/025676/07

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

DIE PLAAS TANGA 849, REGISTRASIE AFDELING M.S, LIMPOPO PROVINSIE

GROOT 1254,5543 (EEN DUISEND TWEE HONDERD VIER EN VYFTIG
KOMMA VYF VYF VIER DRIE) Hektaar

Aanvanklik geregistreer en steeds gehou kragtens Sertifikaat van Verenigde Titel
Nr. T73081/2005, met L.G. Nr. 5095/2004 wat daarop betrekking het.

EN VERDER ONDERWORPE aan sodanige voorwaardes as in genoemde Akte/s
vermeld staan of na verwys word.

1. Daardie gedeelte van die eiendom hieronder gehou aangedui deur die figure A B C D E F G J K L M N P Q R S T U V deur middel van Matamba Rivier a B1 op die aangehegde Kaart SG5095/2004 synde die voormalige gedeelte 3 van die plaas JULIANA 647, Registrasie Afdeling M.S., LIMPOPO PROVINSIE is onderhewig aan die volgende voorwaardes:-
 - A. (a) That, subject to the provisions of the "Reserved Mineral Development Act, 1926" and the "Precious Stone Act, 1927" all rights to minerals, mineral products, mineral oils, metals and precious stones on or under the land shall be and are reserved to the State;
 - B. ONDERWORPE aan die afstand gedoen deur die eienaar in terme van Artikel 4(2) van Wet Nr. 55 van 1926.
 - C. Die eiendom hiermee getransporteer is onderhewig aan 'n Serwituut ten gunste van die ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit daarvoor te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit Notaliële Akte van Serwituut Nr. 1179/1972-S geregistreer op 11 September 1972.
 - D. AND FURTHER SUBJECT TO THE FOLLOWING CONDITION IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED (SANRAL):

With the exception of existing structures, no structure or any other thing whatsoever shall be erected laid or established within a distance of 60 metres, measured from the national road reserce boundary, without the written approval of SANRAL.
 - E. AND FURTHER subject to the provisions of the Conservation of Agricultural Resources Act 1983 (Act 43 of 1983) as imposed by the Department of Agriculture.

2. Daardie Gedeelte van die eiendom soos aangedui deur die figuur a Middel van Mtamba River b W X Y Z A1 op die aangehegte Kaart SG 5095/2004 synde die voormalige Resterende Gedeelte van die plaas TANGA NO. 648, Registrasie Afdeling M.S, LIMPOPO PROVINSIE is onderhewig aan die volgende voorwaardes:-

(a) ONDERWORPE aan die regte van die Staatspresident soos in Artikels 31 en 34 van die Nedersettingsweg 1912, bepaal is, watter genoemde Artikel bevat inter alia die voorbehoud van alle regte op minerale op of onder die hiermee getransporteerde grond aan die staat.

(b) AND FUTHER SUBJECT TO THE FOLLOWING CONDITION IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED (SANRAL)

With the exception of existing structures, no structure or any other thing whatsoever shall be erected laid or established within a distance of 60 metres, measured from the national road reserve boundary, without the written approval of SANRAL.

(c) AND FURTHER subject to the provisions of the Conservation of Agricultural Resources Act 1983 (Act 43 of 1983) as imposed by the Department of Agriculture.

DESHALWE die komparant afstand doen van al die regte en titel wat gemelde

**INTERPROPS 16 (PROPRIETARY) LIMITED Registrasienommer
1996/000892/07**

voorheen op genoemde eiendom gehad het en gevolglik ook erken het dat dit geheel en al van die besit daarvan onthef en nie meer daarop geregtig is nie, en dat kragtens hierdie akte, bogenoemde

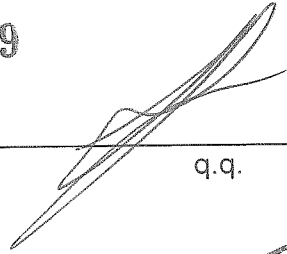
**FUMARIA PROPERTY HOLDINGS (PROPRIETARY) LIMITED
Registrasienommer 2008/025676/07**

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken dit dat die koopsom **R9 500 000,00 (Nege Miljoen Vyf Honderd Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

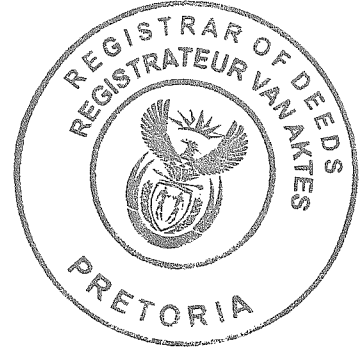
ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Pretoria op hede die

06 05 09


q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES

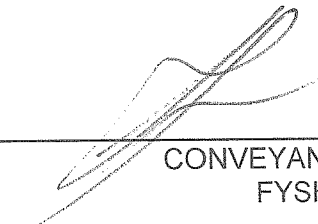


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①

IA FYSHE ATTORNEYS
1ST FLOOR
WAVERLEY PLAZA
HERTZOG STREET
VILLIERIA
PRETORIA
0186

Prepared by me



CONVEYANCER
FYSHE IA

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

✓
MR AG VAN LANDSBERG duly authorised hereto by a resolution of
the Directors of
INTERPROPS 16 PROPRIETARY LIMITED ✓
Registration Number 1996/000892/07

do hereby nominate, constitute and appoint IAN ANTHONY FYSHE and/or FRANCIS DELINA DREYER

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 3 February 2009 sell to:-

FUMARIA PROPERTY HOLDINGS PROPRIETARY LTD ✓
Registration Number 2008/025676/07

for the sum of R9 500 000,00 (Nine Million Five Hundred Thousand Rand)

the following property, namely -

✓
THE FARM TANGA 849, REGISTRATION DIVISION M.S., PROVINCE
OF LIMPOPO

✓
MEASURING: 1254,5543 (ONE THOUSAND TWO HUNDRED AND
FIFTY FOUR COMMA FIVE FIVE FOUR THREE) HECTARES


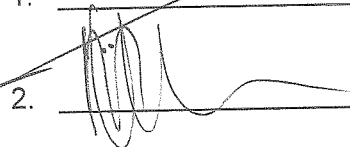
HELD BY Certificate of Consolidated Title No. T73081/2005 ✓

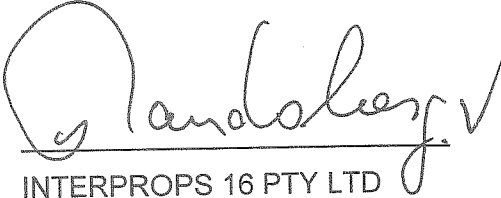
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments

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 PRETORIA on 2ND March ✓ 2009 in the presence of the undersigned witnesses.

AS WITNESSES :

1. 
_____ ✓
2. 
_____ ✓


INTERPROPS 16 PTY LTD



129 (2)

TD2

TRANSFER DUTY

Receipt or exemption certificate
Transfer Duty Act, 1949

Part 2

Details of seller(s)/transferor(s)

Full name of seller/transferor (1) **INTERPROPS 16 PROPRIETARY LIMITED ^** ✓

Identity/Trust/CC/Company number **1996/000892/07**

Full name of seller/transferor (2) **N/A**

Identity/Trust/CC/Company number **N/A**

Details of purchaser(s)/transferee(s)

Full name of purchaser/transferee (1) **FUMARIA PROPERTY HOLDINGS PROPRIETARY LIMITED ^** ✓

Identity/Trust/CC/Company number **2008/025676/07**

Full name of purchaser/transferee (2) **N/A**

Identity/Trust/CC/Company number **N/A**

Details of purchase transaction

Transfer Duty payable on **R9 500 000,00** ✓ being total consideration or fair value

Date of acquisition **3 February 2009** Bought by: Private Treaty Public Auction

Consideration **R9 500 000,00**


Any other consideration payable _____ SARS reference _____

Total consideration **R9 500 000,00** Conveyancer's/Attorney's file reference **A11**

Description of property (as per Deeds Registry) **THE FARM TANGA 849, REGISTRATION DIVISION M.S., PROVINCE OF LIMPOPO; MEASURING 1254,5543 (ONE THOUSAND TWO HUNDRED AND FIFTY FOUR COMMA FIVE FIVE FOUR THREE) HECTARES**

Declaration by Conveyancer/Attorney

I **IAN ANTHONY FYSHE (PJ KLEYNHANS ATTORNEYS)** (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

2009/03/02
Date

00005226 MAR 09

CASH OFFICE 26
ACKNOWLEDGEMENT
000209709 MAR 09
SARS PRETORIA

RECEIPT/EXEMPTION
South African Revenue Service
Suid-Afrikaanse Inkomste dienste
R 9 500,00 (Transfer Duty)
2009-04-03
CHANGING DATE: 2009-04-03

PJ KLEYNHANS
PROKUREURS
SARS NO.:
436
012 332 1451

CASH OFFICE 26
ACKNOWLEDGEMENT
2009-04-03
SARS PRETORIA

00015809 MAR 09

CASH OFFICE 13
ACKNOWLEDGEMENT
2009-03-26
SARS PRETORIA

00019703 APR 09

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CLEARANCE CERTIFICATE / UITKLARINGS SERTIFIKAAT No 12264

MAKHADO MUNICIPALITY / MUNISIPALITEIT

P.Bag/P.Sak X2596 Makhado 0920

Fax 015 516 2253/Tel. 015 519 3000

This is to certify that all sums due in terms of section (50) fifty of the Local Government Ordinance 1939, and all amounts referred to in section 118/1/(b) of Municipal Systems Act No. 32 of 2000 have been fully paid for preceding 2 years to the Council.

Hiermee word gesertifiseer dat alle bedrae verskuldig Ingevolge artikel (50) vyftig van die Ordonnansie op Plaaslike Bestuur, 1939, en dat alle bedrae wat Ingevolge artikel 118/1/(b) van Munisipale Stelsel Wet Nr. 32 van 2000 ten volle betaal is voorafgaande twee jaar aan die Raad.

Description of Land or Right in Land: / Beskrywing van grond of Reg in grond: THE FARM TANGA 648

DIVISION M.S

Registered in the name of: / Geregistreer op die naam van: INTERPROPS 16 (PTY) LTD /

FUMARIA PROPERT

This certificate is valid to: / Hierdie sertifikaat is geldig tot: 30th JUNE 2009

Given under my hand at / Gegee onder my hand te: MAKHADO MUNICIPALITY / MUNISIPALITEIT

This / Op hede die: 18th day of MARCH Two thousand and NINE / Twee-duisend en

Signature of Municipal Manager or other officer authorised by the Council.

Handtekening van Munisipale Bestuurder of ander Beamppte deur die Raad gemagtig: [Signature]

Local Authority of / Plaaslike Bestuur van: MAKHADO MUNICIPALITY / MUNISIPALITEIT CLEARANCECERT vsm 1710 KIRSTEN LT C63

I certify that the clearance certificate covers the property being transferred [Signature] CONVEYANCE



TRACK NUMBER : 10010103648

BLACK-BOOKING ENQUIRY ON NAME - INTERPROPS 16 PTY LTD
ID NUMBER - 199600089207
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON NAME AND ID	CONTRACTS/INTERDICTS	NOTED ON MICROFILM REF
INTERPROPS 16 PTY LTD	199600089207 VA4332/2005-T39809/1998	20050613 2005 1279 4970

** Please Note : The Information appearing on this printout is furnished for purposes of information only.
For more detailed information, please refer to the registered source documents.

* * * END OF REPORT * * *



Prod DEEDS REGISTRATION SYSTEM - PRETORIA
Prepared By : DRS01291 - SUZAN RAMONGANE

DATE : 20090416 TIME : 14:58:14.1 PAGE : 1

TRACK NUMBER : 10010103648

PROPERTY DETAILS PRINT FOR PORTION 0
FARM NO 849
REG DIV MS

PROVINCE LIMPOPO
PREV DESCRIPTION
DIAGRAM DEED NO T73081/2005
EXTENT 1254.5543 H
CLEARANCE MAKHADO LOCAL MUNICIPALITY
FARM NAME TANGA

ORIGIN REASON ORIGIN PROPERTY
CONSOLIDATE FROM REG DIV MS , FARM NAME JULIANA , FARM NO 647 ,PRTN 3
CONSOLIDATE FROM REG DIV MS , FARM NAME TANGA , FARM NO 648 ,PRTN 0

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
INTERPROPS 16 PTY LTD		CCT		199600089207	T73081/2005	0613	2005 0020 2162

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

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*** END OF REPORT ***