

Specimen Attorneys Inc
1 Example Street
Voorbeeld
0000

Prepared by me

CONVEYANCER
A. N. EXAMPLE

Fee endorsement	Amount	Office fee
Purchase price / value	R 1 450 000,00	R
Mortgage capital amount	R	R
Reason for exemption		

ST 000000/2026

SECTIONAL TITLE DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

A. N. EXAMPLE

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

SPECIMEN SELLER PROPRIETARY LIMITED
Registration Number 0000/000000/07

which said Power of Attorney was signed at VOORBEELD on 1 JUNE 2026.

And the appearer declared that the said principal had, on 15 May 2026, truly and legally sold by Private Treaty, and that he/she, the said appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of

SPECIMEN BUYER PROPRIETARY LIMITED
Registration Number 0000/000001/07

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

(a) Section No. **12** as shown and more fully described on Sectional Plan No. **SS 999/2001**, in the scheme known as **VOORBEELD COURT** in respect of the land and building or buildings situate at **VOORBEELD EXTENSION 1 TOWNSHIP**, LOCAL AUTHORITY: SPECIMEN LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan, is **86 (EIGHTY SIX) 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 Sectional Title Deed of Transfer Number ST 000001/2015.

SUBJECT to such conditions as are referred to in section 11(3)(b) of the Sectional Titles Act, No. 95 of 1986, and the servitudes, conditions and restrictions referred to in the schedule of conditions imposed on the establishment of the scheme.

1. SUBJECT FURTHER to the conditions imposed by the developer in terms of section 11(3)(c) of the said Act, namely:

(a) The section shall be used for residential purposes only, and for no other purpose without the written consent of the body corporate.

(b) The owner of the section shall not let or dispose of the section, or any interest in it, unless the lessee or transferee has undertaken in writing to be bound by the rules of the scheme.

2. SUBJECT FURTHER to the following condition imposed in favour of the VOORBEELD HOMEOWNERS' ASSOCIATION NPC (Registration Number 0000/000002/08):

"The section shall not be transferred without a certificate issued by the Association confirming that all levies and other amounts due to it have been paid, and the transferee shall be obliged to become and remain a member of the Association for as long as he or she is the owner of the section."

3. SUBJECT FURTHER to the conditions of title of the land on which the scheme is established, namely Erf 1000 Voorbeeld Extension 1 Township, Registration Division I.R., Province of Gauteng, measuring 4 250 (FOUR THOUSAND TWO HUNDRED AND FIFTY) square metres, including:

(a) all conditions and servitudes contained in the conditions of establishment of Voorbeeld Extension 1 Township; and

(b) a servitude for municipal services 2 metres wide along any two boundaries of the erf, other than a street boundary, in favour of the local authority.

4. ENTITLED to the right to the exclusive use of the area described as **PARKING BAY P12**, measuring 13 (THIRTEEN) square metres, being part of the common property of the scheme, as shown on Sectional Plan No. SS 999/2001, as more fully appears from Notarial Deed of Cession Number SK 000000/2026S registered simultaneously herewith.

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

SPECIMEN SELLER PROPRIETARY LIMITED

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

SPECIMEN BUYER PROPRIETARY LIMITED

or 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 450 000,00 (ONE MILLION FOUR 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 JOHANNESBURG on _____ 2026.

q.q.

In my presence

REGISTRAR OF DEEDS