

BIDDER'S INFORMATION PACK



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

JD PETROLEUM PTY LTD (IN BUSINESS RESCUE)

Erf 19 & 20 Ferrobank, Emalahleni
Mpumalanga Province
situated at the corner of
Moses Ketane Street and Einstein
Street, Ferrobank, Emalahleni,
Mpumalanga Province

FOR MORE INFORMATION PLEASE CONTACT:

Jaco or Debbie

Contact details: 011 789 4375

E-mail: auctions@parkvillage.co.za



Auctioneers: Roy Lazarus and Clive Lazarus

ACCEPTING OFFERS | **Before Friday 28 November 2025 at 14h00**

Deposit Payment and FICA Documentation is required with your Submission of Offer

www.parkvillage.co.za / auctions@parkvillage.co.za

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2. Invitation to submit offers Summary
3. Agreement of Sale
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DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither the Auctioneer nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.

DULY INSTRUCTED

On instruction from and on behalf of the Business Rescue Practitioner of JD Petroleum (Pty) Ltd (In Business Rescue) we are inviting offers to be submitted for the sale of the subject Erf Number 19 and Erf Number 20 Ferrobank, Emalahleni, a bulk fuel wholesale depot, with related fuel storage facilities, above ground and sub-surface infrastructure, offices, staff facilities and certain other improvements specializing in the supply of diesel, petrol, illuminating paraffin and LPG, to the wholesale market.

Only offers received before **1400:pm on Friday 28 November 2025**, will be submitted to the Business Rescue Practitioner for consideration.

Please Note:

- A 15% deposit on the purchase price **plus Agent's Commission of 6% plus VAT on the Purchase Price** is payable into the Auctioneers' FNB Trust Account with submission of the offer.
- **The sale of the property excludes all moveable assets such as vehicles, office furniture and equipment, plant and machinery, and other non-permanent installations.**
- **The Business Rescue Practitioner reserve the right to accept or not accept any offer received**

FOR MORE INFORMATION PLEASE CONTACT:

Debbie

Contact details: 011 789 4375

E-mail: auctions@parkvillage.co.za

Bidders Deposit: A 15% deposit on the purchase price is payable into the Auctioneers' FNB Trust Account with submission of the offer.

Commission: Buyer's Commission of 6% plus VAT payable with submission of the offer.

Acceptance: The offer is open for acceptance by the Business Rescue Practitioner within Twenty-One (21) business days from 01 December, 2025. *In the event that the offer is not accepted by the Business Rescue Practitioner, the Bidders Deposit and Commission paid with submission of the offer, will be fully refunded to the offeror.*

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

VAT: The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za

FOR MORE INFORMATION PLEASE CONTACT:

Debbie OR Jaco

Contact details: 011 789 4375

E-mail: auctions@parkvillage.co.za

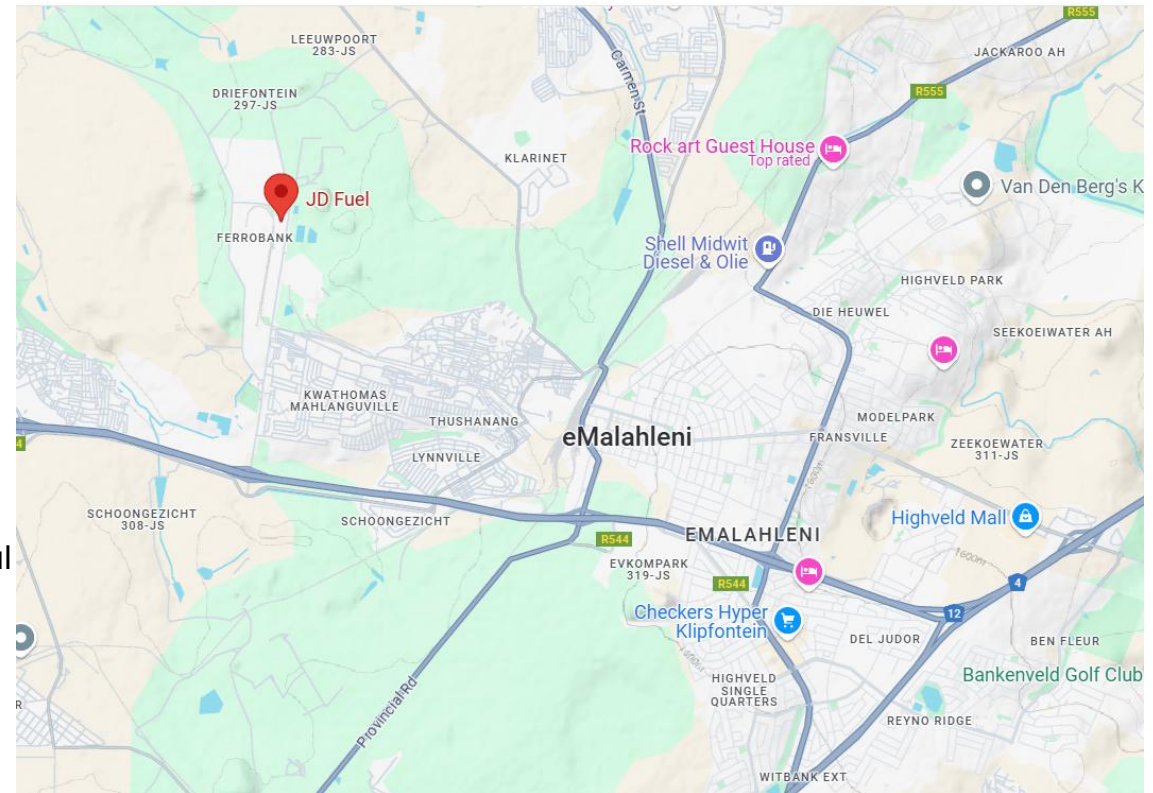
LOCALITY:

Property Address: corner Moses Ketane Street and Einstein Street, Ferrobank, Emalahleni, Mpumalanga Province

GPS co-ordinates: -25.849947, 29.168551

City & Province: Emalahleni, Mpumalanga Province

Location: Ferrobank is a heavy medium to heavy industrial node situated to the North-West of Emahlaleni just off the N4 (Pretoria / Emalahleni highway) in the heartland of the Emalahleni coal processing and beneficiation district. School and provides good exposure to passing traffic.



TITLE DEED INFORMATION:

Registered Description:

Erf Number 19 Ferrobank, District of the Emalahleni Local Municipality, JS, Mpumalanga Province

And

Erf Number 20 Ferrobank, District of the Emalahleni Local Municipality, JS, Mpumalanga Province

Registered Owner: JD PETROLEUM PTY LTD

Title Deed Number: T3964/2022

Registered Extent:

Erf 19	18 096 m ²
Erf 20	<u>28 160m²</u>
TOTAL:	46 256 m²

Bond: ABSA BANK LTD in the amounts of
R50 000 000.00 (Bond Number: B2265/2022)
and
R50 000 000.00 (Bond Number: B718/2023)

Servitudes: As per the Title Deed (enclosed)

Department of Co-operation and Development and of the local authority, and subject to such conditions as the Administrator in consultation with the local authority may impose;

(ii) The erection of buildings to be used as offices or storerooms by the owner or occupier.

(b) The loading and off-loading of vehicles shall be done only within the boundaries of the erf, provided that no materials or goods whatsoever nature shall be dumped, placed or stored on the portion of the erf between the building line and the street boundary of the erf, which portion shall not be used for any purpose other than allaying out and maintaining lawns and gardens.

(c) All buildings shall be erected on such level, and to such elevation as shall be determined by the applicant subject to the by-laws of the local authority and to a building line of not less than 4.72 metres from any street boundary.

C. **SUBJECT to the following further conditions:**

(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 any one of its boundaries other than a street boundary.

(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.

Lexis® Convey 18.0.10.6

Page 4

(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.

Cnr. Moses Ketane Street and Einstein Street, Ferrobank, Emalahleni, Mpumalanga Province

THE STAND:

Layout & Topography:

The stand is rectangular in proportion, bound on two side by public roads with the longer perimeter having street frontage onto Moses Ketane Street and the shorter perimeter having street frontage onto Einstein Street.

The topography of the stand is even.

Servitudes:

The property is subject to a 1.89 Metre-wide Servitudes in favour of the Emalahleni Local Municipality for sewerage and other municipal purposes along any boundary other than the street boundary.

THE IMPROVEMENTS:

Layout & Extent:

The improvements comprise eight industrial buildings consisting of an office buildings, canteen, medical room and a guard house, workshop area, storage areas and ablution areas, truck bays, truck wash bay, covered areas, covered diesel and petrol areas.

Internal And External Fittings & Fixtures:

The buildings are structurally sound and is fitted with standard quality fittings and finishes.

Condition of Improvements:

The buildings are structurally sound, in fairly good physical condition requiring general repairs and ongoing maintenance that can be generally expected from a large industrial property.

Estimated Extent Of Improvements:

Accommodation & areas	GLA	GLA%	GBA	GBA%	COVERAGE	FAR
Office Buildings, Canteen, Medical Room, Guardhouse and workers ablutions	2733 m ²	9.40%	2733 m ²	9.40%	1948 m ²	2733 m ²
Workshops and Storage areas	20535 m ²	70.30%	20535 m ²	70.30%	20535 m ²	20535 m ²
Truck Bays, Truck Wash Bay, Covered Areas, Diesel and Petrol Storage areas (covered areas)	5954 m ²	20.40%	5954 m ²	20.40%	5954 m ²	5954 m ²
Total	29222 m²	100.00%	29222 m²	100.00%	28437 m²	29222 m²

Ground Floor Covered 28,437 m²

Electrical Installation:

The electrical installation appears to comply with Municipal regulations with the supply via the Emalahleni Local Municipality. The property is fitted with a 3-Phase electrical installation.

Bulk Fuel Storage:

JD FUELS - BULK FUEL STORAGE TANKS - FERROBANK SITE				
	Area	Tanker Description	Quantity	Capacity (litres)
				1640000
1	Yard Area	2021 Cylindrical single skin steel fuel tanks on mounted tressles	2	110000
2	Yard Area	2022 Cylindrical single skin steel fuel tanks on mounted tressles	2	400000
3	Under Roof Installation	2023 Cylindrical single skin steel fuel tanks on mounted tressles	1	460000
3	Under Roof Installation	2024 Cylindrical single skin steel fuel tanks on mounted tressles	2	23000
4	Bay 1	2025 Cylindrical single skin steel fuel tanks on mounted tressles	2	110000
5	Bay 2	2026 Cylindrical single skin steel fuel tanks on mounted tressles	3	110000
6	Bay 3	2027 Cylindrical single skin steel fuel tanks on mounted tressles	2	110000
7	Bay 4	2028 Cylindrical single skin steel fuel tanks on mounted tressles	2	110000
8	Petrol Bay	2029 Cylindrical single skin steel fuel tanks on mounted tressles	2	23000
9	Petrol Bay	2030 Cylindrical single skin steel fuel tanks on mounted tressles	2	46000
	TOTAL		20	3142000.00

Customer Parking:

Parking type	Number of bays	GBA
Steel Covered Parking	13 Bays	200m ²

Surface Areas:

The driveways, parking areas and walkways around the building are a combination of cement cladding, brick paving and tarmacadmize.

Boundary:

The property is bound by steel palisade fencing topped with razor wire and fitted with two (2) entrance and egress driveway gates on Moses Ketane Street.

MUNICIPAL INFORMATION:

Municipal Valuation (2019/07/01):

Land & Improvements: R 33 800 000.00

Rates & Taxes:

Monthly Rates: R 64 107.00

Zoning:

Industrial 2

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA			
Search Date	2025/07/09 08:25	Township	FERROBANK
Reference	-	Erf Number	19
Report Print Date	2025/07/09 08:25	Portion Number	0
Deeds Office	Mpumalanga		

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T22492/1975
Erf Number	19	Registered Size	1.8096H
Portion Number	0	Municipality	EMALAHLENI LOCAL MUNICIPALITY
Township	FERROBANK	Province	MPUMALANGA
Registration Division	JS	Coordinates (Lat/Long)	-25.852245 / 29.168152
Deed Office	MPUMALANGA		

OWNER INFORMATION (1)			
J D PETROLEUM PTY LTD		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T3964/2022
Name	J D PETROLEUM PTY LTD	Purchase Date	2021/08/14
Registration Number	201112574607	Purchase Price (R)	16 173 913
Share (%)	-	Registration Date	2022/05/03

DISCLAIMER
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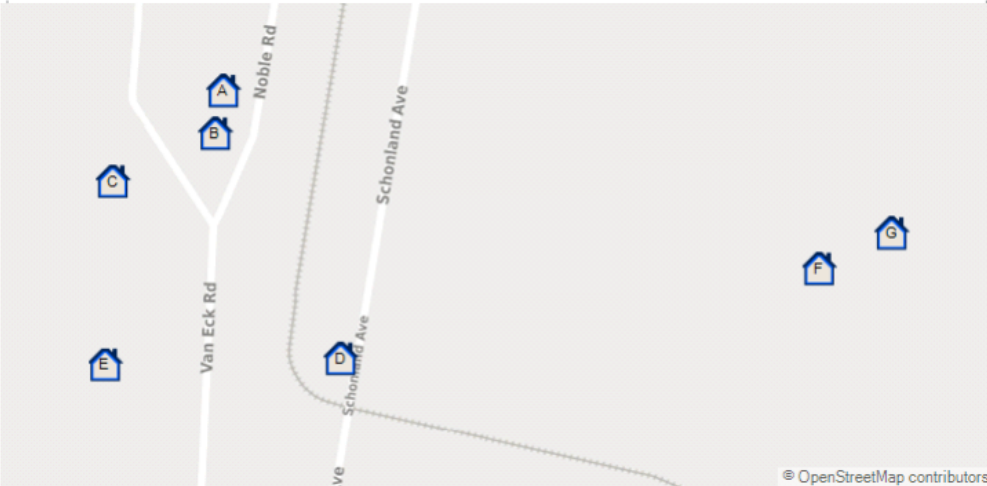
MAPS	
Satellite	Street

PROPERTY INFORMATION			
Address	31 SCHONLAND AVENUE, FERROBANK, EMALAHLENI		
Primary Use	-		
Estate	-		
ROOM CONFIGURATION			
Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-
GENERAL INFORMATION			
Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-
OTHER FEATURES			
Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION			
Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES	
Sales shows the details of the most recent transfers in close proximity to the specified property.	

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	5 NOBLE ROAD, FERROBANK	30 000	34 500 000	511	2023/07/18	2023/12/04
B	3 NOBLE ROAD, FERROBANK	10 000	34 500 000	605	2023/07/18	2023/12/04
C	,	210 000	500 000	890	2022/11/09	2024/01/29
E	,	350 000	500 000	1 287	2022/11/09	2024/01/29
D	11 SCHONLAND AVENUE, FERROBANK	1 858	850 000	1 062	2023/07/26	2023/11/21
F	,	10 000	3 450 000	1 383	2022/05/03	2022/09/30
G	,	200 000	3 450 000	1 489	2022/05/03	2022/09/30

SALES ANALYSIS

7 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m²	Extent (m²)
Highest Priced Property	34 500 000	99	350 000
Average Priced Property	9 825 000	74	133 643

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Lowest Priced Property	500 000	269	1 858
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BONDS AND OTHER DOCUMENTS (2)

#	Document Number	Institution	Amount (R)
1	B718/2023	ABSA BANK LTD	50 000 000
2	B2265/2022	ABSA BANK LTD	50 000 000

PROPERTY HISTORY (7)

#	Document	Amount (R)	Holder
1	T7301/2019	21 766 463	COCA-COLA BEVERAGES SOUTH AFRICA PTY LTD
2	B8324/2013	12 037 170	MICAWBER 555 PTY LTD
3	T14479/2013	23 100 000	COCA-COLA SHANDUKA BEVERAGES SOUTH AFRICA PTY LTD
4	B6326/2008	12 037 170	MICAWBER 555 PROP LTD
5	T8622/1986	4 250 000	TOMHIL INV PTY LTD
6	VA813/2008	-	-
7	T22492/1975	-	RAVENSBY INV CC

AMENITIES (2)

#	Name	Type	Distance (m)
1	HLALANIKAHLE PRIMARY SCHOOL	EDUCATION	1 915
2	KOPANANG SECONDARY SCHOOL	EDUCATION	1 947

SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

MONTHLY TRENDS

Average Price

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WinDeed Property
 MPUMALANGA, FERROBANK, 20, 0

Lexis® WinDeed

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SEARCH CRITERIA

Search Date	2025/07/09 08:31	Township	FERROBANK
Reference	-	Erf Number	20
Report Print Date	2025/07/09 08:31	Portion Number	0
Deeds Office	Mpumalanga		

REGISTERED PROPERTY DETAILS

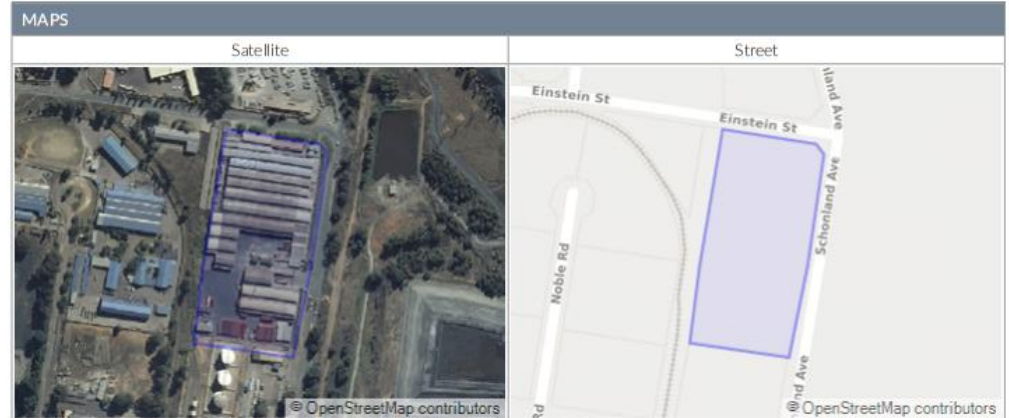
Property Type	ERF	Diagram Deed Number	T22492/1975
Erf Number	20	Registered Size	2.8160H
Portion Number	0	Municipality	EMALAHLENI LOCAL MUNICIPALITY
Township	FERROBANK	Province	MPUMALANGA
Registration Division	JS	Coordinates (Lat/Long)	-25.850259 / 29.168497
Deed Office	MPUMALANGA		

OWNER INFORMATION (1)

J D PETROLEUM PTY LTD		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T3964/2022
Name	J D PETROLEUM PTY LTD	Purchase Date	2021/08/14
Registration Number	201112574607	Purchase Price (R)	16 173 913
Share (%)	-	Registration Date	2022/05/03

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**PROPERTY INFORMATION**

Address	5 EINSTEIN STREET, FERROBANK, EMALAHLENI
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

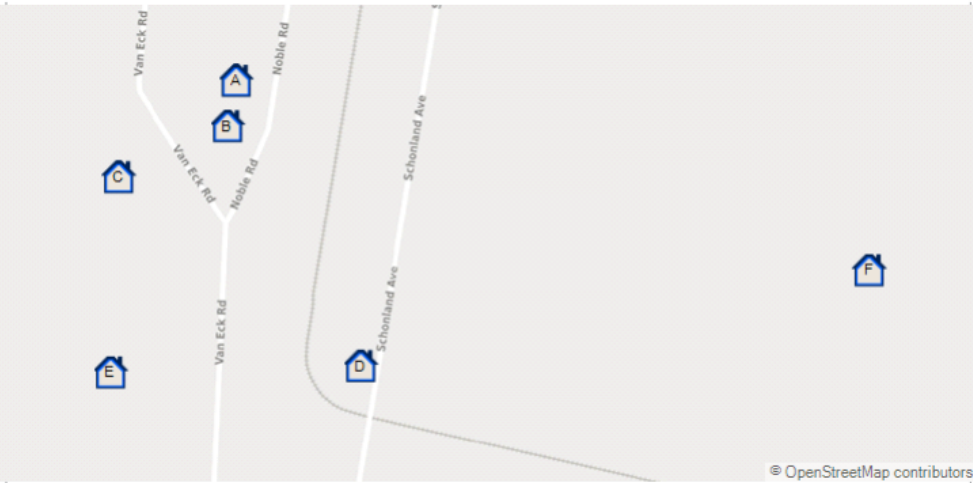
Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS						
	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	5 NOBLE ROAD, FERROBANK	30 000	34 500 000	689	2023/07/18	2023/12/04
B	3 NOBLE ROAD, FERROBANK	10 000	34 500 000	796	2023/07/18	2023/12/04
C	,	210 000	500 000	1 067	2022/11/09	2024/01/29
E	,	350 000	500 000	1 493	2022/11/09	2024/01/29
D	11 SCHONLAND AVENUE, FERROBANK	1 858	850 000	1 285	2023/07/26	2023/11/21
F	,	10 000	3 450 000	1 497	2022/05/03	2022/09/30

SALES ANALYSIS			
6 properties used in the analysis.			
Note: Where there is no monetary value or extent it has been ignored.			
	Price (R)	R/m²	Extent (m²)
Highest Priced Property	34 500 000	99	350 000
Average Priced Property	9 825 000	82	120 372
Lowest Priced Property	500 000	269	1 858

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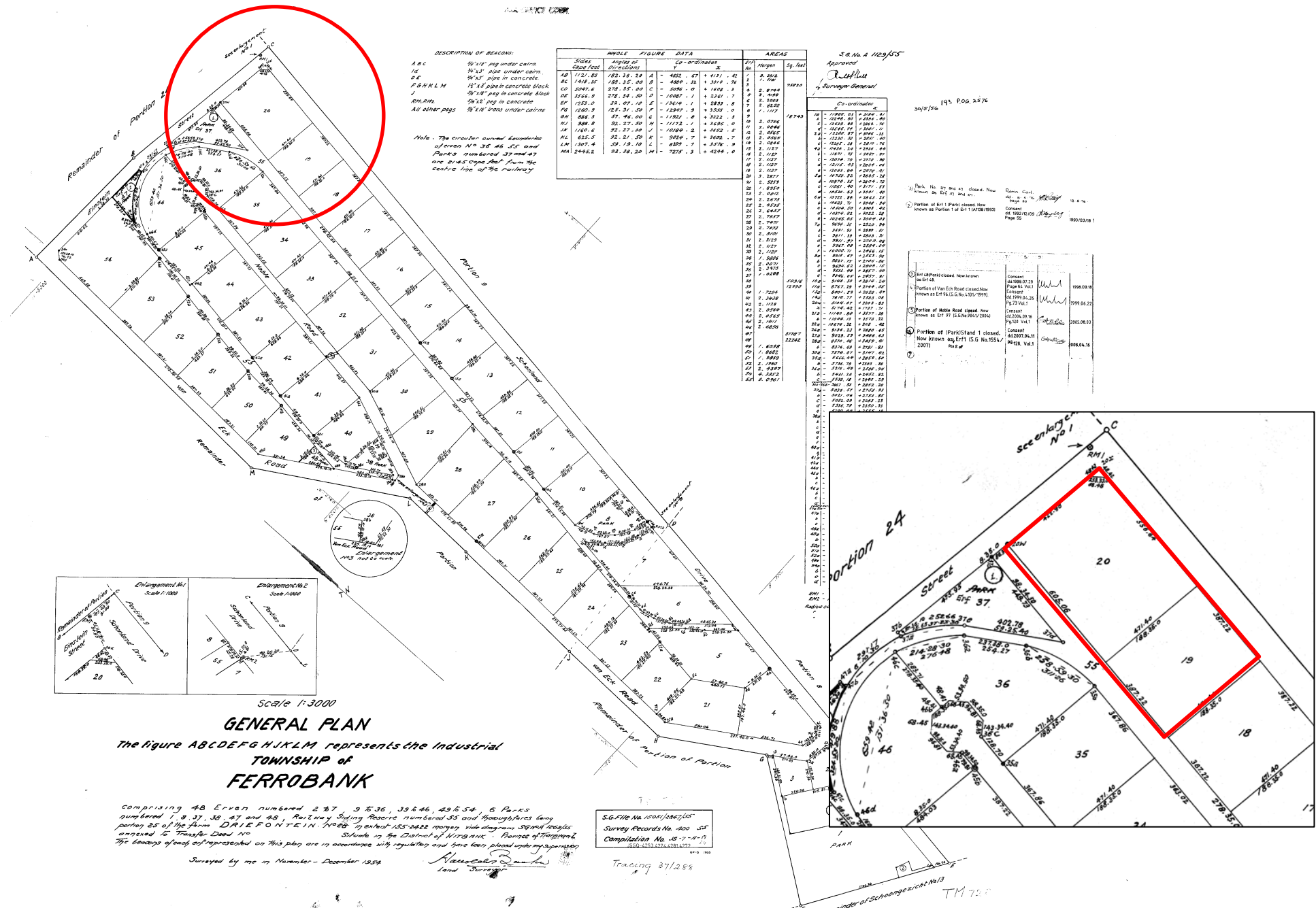
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4	B6326/2008	12 037 170	MICAWBER 555 PROP LTD
5	T8622/1986	4 250 000	TOMHIL INV PTY LTD
6	VA813/2008	-	-
7	T22492/1975	-	RAVENSBY INV CC

SUBURB TRENDS	
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MONTHLY TRENDS	
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Average Price

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EMALAHLENI Local Municipality

P.O. BOX 3
eMalahleni
MPUMALANGA
1035

TEL: 013 390 5911
FAX: 013 690 6267

www.emalahleni.gov.za

eMalahleni, Mandela Street
Tel: 013 690 5911

Ga-Nala, Quintin Street
Tel: 013 648 2241

Ogles, Hoofweg Str
Tel: 013 643 1627

Refer to: N. Nkosi
09 October 2020

Zoning Certificate

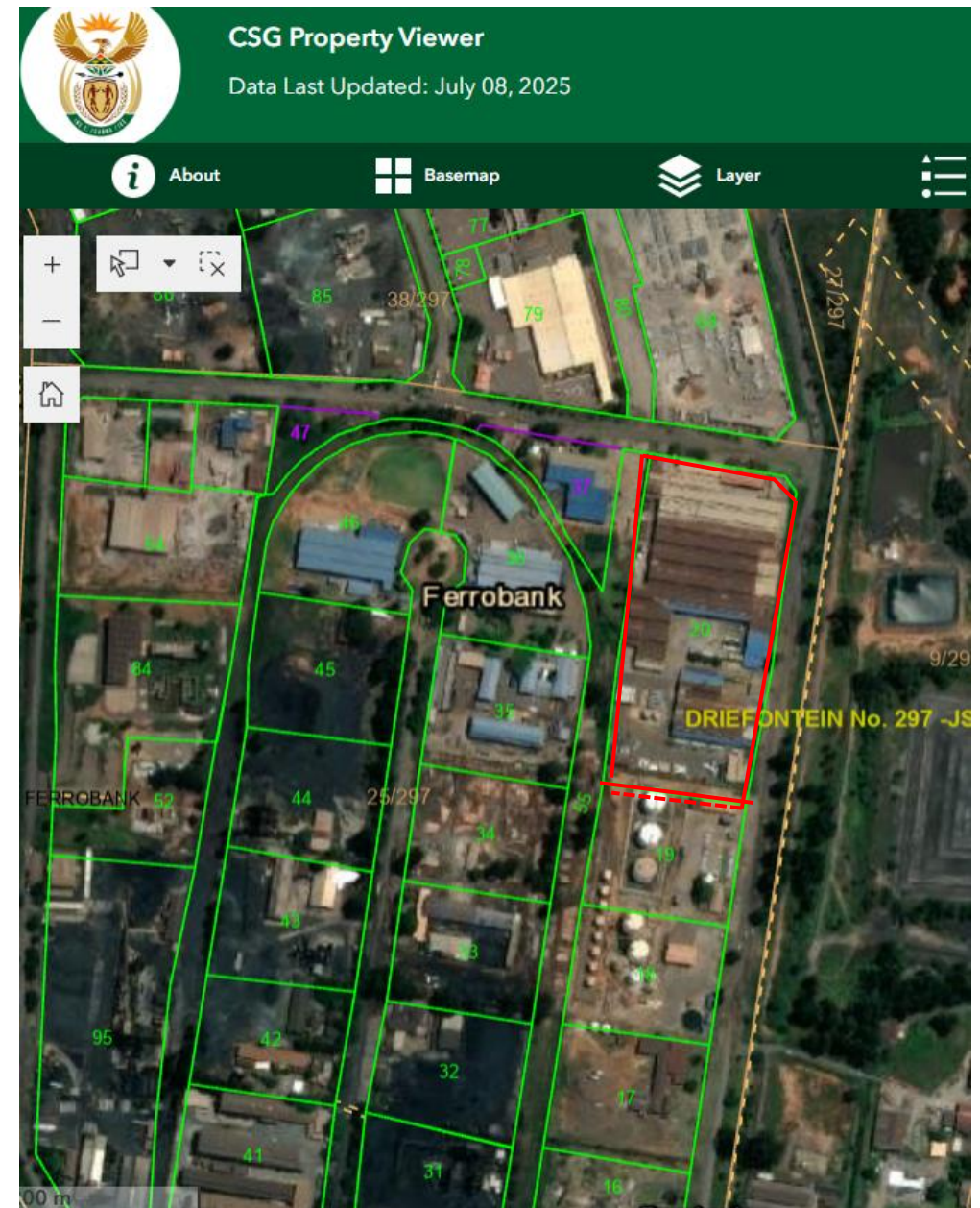
This is to certify that Erf 20 Ferrobank is zoned "Industrial 2", Primary uses are: Abattoir, Agricultural industry, Animal refuge, Auction house, Bakery, Brickyard, Builder's yard, Bulk retail trade, Car wash, Coal yard, Commercial use, Crematorium, Dry cleaner, Filling station, Fueling facility, Garden service establishment, Heavy vehicle parking depot, Industry, Laboratory, Laundromat, Light industry, Noxious industries, Outdoor garage, Parking garage, Recycling centre, Scrapyard, Service industry, Taxidermy, Transport usage/ yard, Truck stop, Vehicle graveyard, Veterinary clinic, Warehouse, Wholesale trade and Workshop.

Height	: 3
Coverage	: 70%
FAR	: 0.7
Building Lines	: Rear - 2m : Street- 5m : Side - Multi storey : 2m : Single storey : 2m

This zoning certificate is issued in terms of Emalahleni Land Use Scheme 2020.


T. BUTHELESI
ASSISTANT MANAGER: SPATIAL PLANNING

Vision: To be a centre of excellence and innovation





SEELREG STAMP DUTY-R FOOI FEES R	4588-00
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BOWMAN GILFILLAN
P O BOX 785812
SANDTON 2146
669-9000

Prepared by me

CONVEYANCER
PHILIPPA JEAN SUTHERLAND (39091)

Para 1 and 2

VERBIND	MORTGAGED
Bond amount & interest, see pg 6	
VIR FOR R 14 556 522, 00 for correct bond	
B 000002265 / 2022	03 MAY 2022
REGISTRAR/REGISTRAR	

T 000003964 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

PETRUS ALBERTUS WESSEFI 6 (19325)

appeared before me, REGISTRAR OF DEEDS MPUMALANGA, at NELSPRUIT,
he/she the said Appearer being duly authorised thereto by a Power of Attorney
signed at JOHANNESBURG on 13 January 2022 and granted to him/her by

COCA-COLA BEVERAGES SOUTH AFRICA PROPRIETARY LIMITED
Registration Number 2015/027638/07

VIR VERDERE ENDOSSEMENTE SIEN FOR FURTHER ENDORSEMENTS SEE	pg 6
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And the Appearer declared that his/her said principal had truly and legally sold on
14 August 2021 and that he/she, the said Appearer, in his/her capacity aforesaid,
did, by these presents, cede and transfer to and on behalf of

J D PETROLEUM PROPRIETARY LIMITED
Registration Number 2011/125746/07

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

1. ERF 19 FERROBANK TOWNSHIP
REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE

MEASURING 1,8096 (ONE COMMA EIGHT ZERO NINE SIX) Hectares

FIRST TRANSFERRED BY DEED OF TRANSFER T 22492/1975 WITH
GENERAL PLAN S.G. A 1229/1955 RELATING THERETO AND HELD
BY DEED OF TRANSFER T 7301/2019

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 11 of 1931, or any amendment thereof, have the right and power at all reasonable times to enter into and upon the erf for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.
- (b) The erf shall not be subdivided, except in special circumstances, and then only with the consent, in writing of the Administrator (or any body or person designated by him for the purpose), who may prescribe such further conditions as he may deem necessary.
- (c) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
- (d) 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.
- (e) Where, in the opinion of the local authority, it is impracticable for storm water 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 storm water from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipe line 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



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over the erf, and provided further that, in the event of a dispute between the parties as to the nature or the position of the pipe line or drain, or the allocation of the cost, the matter shall be referred to the Administrator or his nominee, whose decision shall be final.

SUBJECT to the following further conditions:

- B. (a) The erf and buildings erected and to be erected thereon, shall be used solely for such industrial and/or commercial purposes (e.g. factories, warehouses, workshops and the like), as may be approved, in writing, by the local authority and other purposes incidental thereto; no retail trade of any description shall be conducted thereon or therefrom, save as is in sub-clause (b) hereof, provided and save that it is specially hereby provided that for the purposes of this clause the prohibition against retail trading set out above, shall not prohibit the owner from selling on the erf, goods wholly or partially manufactured or processed or assembled thereon, and other goods not manufactured on the land provided that such goods from part of or are incidental to the sale of and/or are for use in or with goods manufactured wholly or in part of processed or assembled on the erf. The words "and other purposes incidental thereto" shall mean and include:-
- (i) The erection and use for residential purposes of buildings for managers and watchmen of works, warehouses or factories erected on the said erf and with the consent in writing of the Administrator given after consultation with the Department of Co-operation and Development and of the local authority, and subject to such conditions as the Administrator in consultation with the local authority may impose;
- (ii) The erection of buildings to be used as offices or storerooms by the owner or occupier.
- (b) The loading and off-loading of vehicles shall be done only within the boundaries of the erf, provided that no materials or goods whatsoever nature shall be dumped, placed or stored on the portion of the erf between the building line and the street boundary of the erf, which portion shall not be used for any purpose other than allaying out and maintaining lawns and gardens.
- (c) All buildings shall be erected on such level, and to such elevation as shall be determined by the applicant subject to the by-laws of the local authority and to a building line of not less than 4.72 metres from any street boundary.
- C. SUBJECT to the following further conditions:
- (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 any one of its boundaries other than a street boundary.
- (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.

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- (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.

D. Definition

In the foregoing conditions the following term shall have the following meaning assigned to it:

"Applicant" shall mean THE TOWN COUNCIL OF WITBANK and its successors in title to the township.

- E. The erf may not be transferred without the consent of the applicant, which consent shall not be withheld if the proposed transferee provides, in writing, an agreement to the satisfaction of the applicant, whereunder he binds himself to fulfil the conditions imposed by the applicant relative to the use and the cost of maintenance of any railway siding or extension.

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

2. **ERF 20 FERROBANK TOWNSHIP**
REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE

MEASURING 2,8160 (TWO COMMA EIGHT ONE SIX ZERO) Hectares

FIRST TRANSFERRED BY DEED OF TRANSFER T 22492/1975 WITH
 GENERAL PLAN S.G. A 1229/1955 RELATING THERETO AND HELD
 BY DEED OF TRANSFER T 7301/2019

SUBJECT to conditions A, B, C, D and E set out in paragraph 1 hereof.

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

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

COCA-COLA BEVERAGES SOUTH AFRICA PROPRIETARY LIMITED
Registration Number 2015/027638/07



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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

J D PETROLEUM PROPRIETARY LIMITED
Registration Number 2011/125746/07

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 R16 173 913,00 (SIXTEEN MILLION ONE HUNDRED AND SEVENTY THREE THOUSAND NINE HUNDRED AND THIRTEEN RAND) excluding VAT in the sum of R2 426 086.95 (TWO MILLION FOUR HUNDRED AND TWENTY SIX THOUSAND AND EIGHTY SIX RAND AND NINETY FIVE CENTS), total consideration paid by the transferee to the transferor being the amount of R18 599 999.95 (EIGHTEEN MILLION FIVE HUNDRED AND NINETY NINE THOUSAND NINE HUNDRED AND NINETY NINE RAND AND NINETY FIVE CENTS).

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 MPUMALANGA, at NELSPRUIT on 03 MAY 2022



 q.q.

In my presence



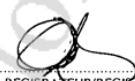
 REGISTRAR OF DEEDS MPUMALANGA

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T 3964/2022

SECTION 3(1) (c) Act 47/1937

PARA 1 AND 2

VERBIND	MORTGAGED
VIR FOR R50 000 000,00	
B2265/2022	 REGISTRAR/REGISTRAR
03/05/2022	

Para 1 and 2

VERBIND	MORTGAGED
VIR FOR R 50 000 000,00	
B 000 000 718 / 2023	
21 FEB 2023	
REGISTRAR/REGISTRAR	

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NOTES:
