



**MAJESTIC SILVER TRADING 275
(PTY) LTD**

Remaining Extent of Portion 5 of Erf 8
Highveld, Centurion, Pretoria, Gauteng
Province

situated at

Number 14 Grevillea Street corner Oak
Avenue, Highveld Techno Park,
Centurion, Pretoria

FOR MORE INFORMATION PLEASE CONTACT:

Jaco du Toit

Contact details: 011 789 4375 // 082 798 9476

E-mail: jaco@parkvillage.co.za



Director / Principle Agent : Clive Lazarus

Invitation to Submit Offers | **Closing 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

1. Disclaimer
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3. Property Information
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 - 3.2 Title Deed Information
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DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither the Agent 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.

PLEASE NOTE: The Seller reserves the right to accept any offer during the offer period and, without further notice, withdraw the property from the sale.

CONDITIONS OF SALE:

Deposit: 10% of the Purchase Price payable into the Agents' Trust Account on Acceptance of the Offer

Commission: Buyer's Commission of 5% plus VAT payable into the Agents' Trust Account on Acceptance of the Offer

Offer Acceptance Period: The Offer remains valid and open for acceptance by the Seller for a period of 21 business days from date of submission of the Offer. The Seller reserves the right to accept or not any Offer submitted.

Arrear Rates & Taxes: The Seller to settle any arrear municipal charges and outstanding levies.

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.

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Jaco du Toit

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E-mail: auctions@parkvillage.co.za

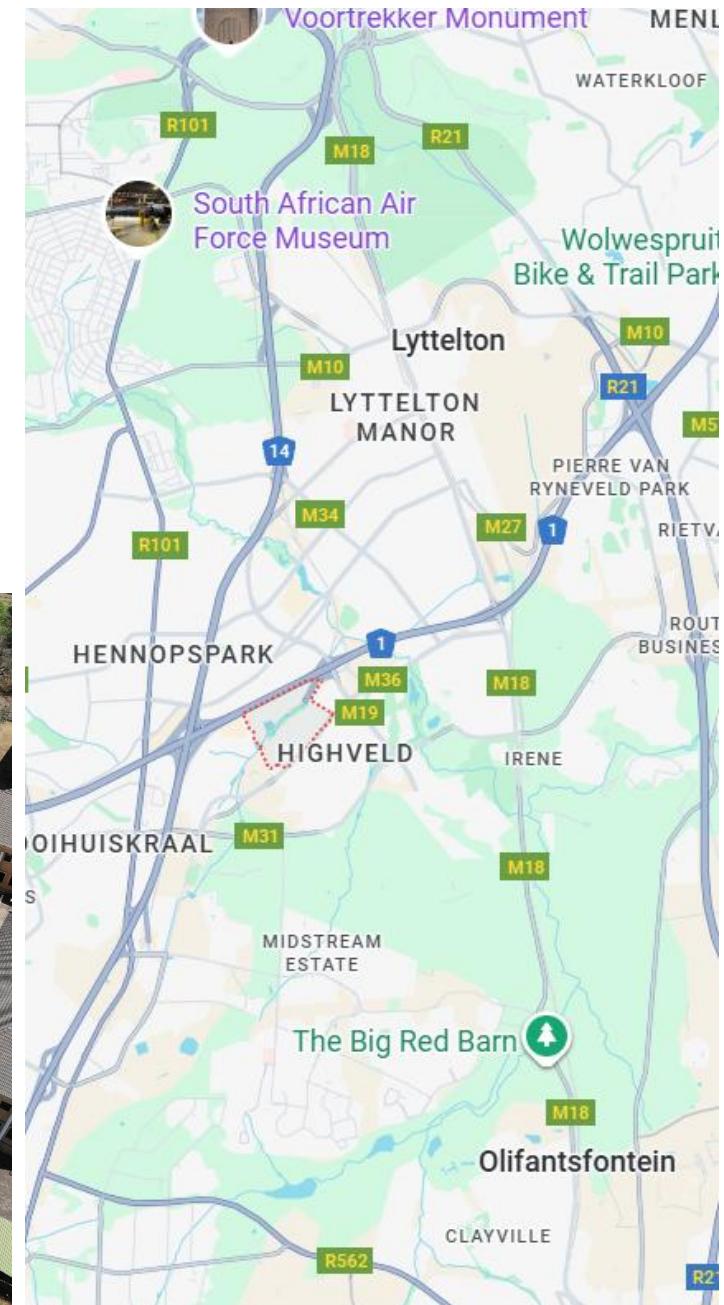
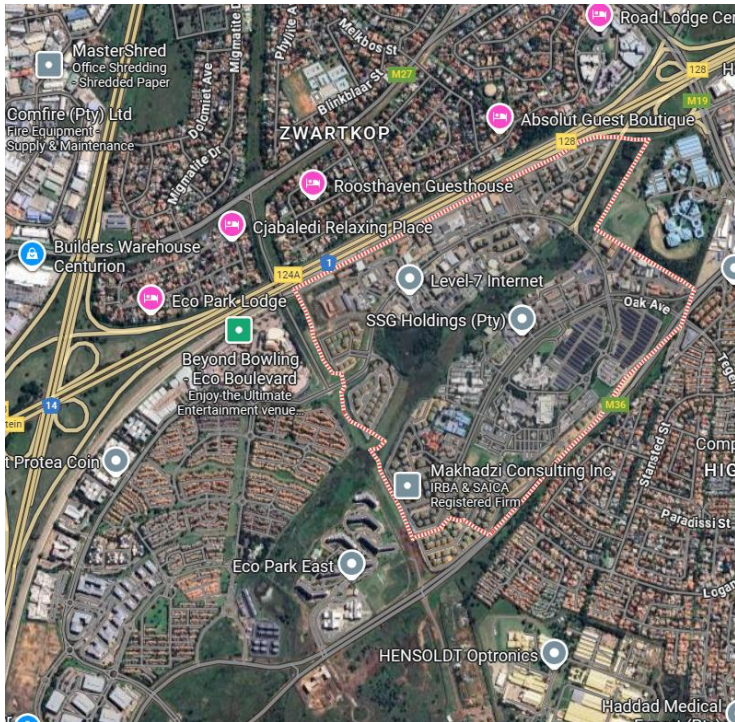
LOCALITY:

Property Address: Number 14 Grevillea Street corner Oak Avenue, Highveld Techno Park, Centurion

GPS co-ordinates: -25.874773, 28.187210

City & Province: Pretoria, Gauteng Province

Location: Highveld Techno Park is a fairly new business node situated to the Southwest of the Centurion CBD, South of the N1 Highway just off John Vorster Drive with all amenities of necessity within a short driving distance.



TITLE DEED INFORMATION:

Registered Description: Remaining Extent of Portion 5 of Erf Number 8 Highveld, District of the City of Tshwane Metropolitan Municipality, JR, Gauteng Province

Title Deed Number: T7729/2020

Registered Extent: 1 071 m²

Bond: Absa Bank Ltd in the amount of R 118 000 000 (One Hundred and Eighteen Million Rand) – Endorsement Number: B5237/2020 (Bond)

And

Absa Bank Ltd in the amount of R 55 000 000 (Fifty-Five Million Rand) – Endorsement Number: B6210/2021 (Bond)

Endorsement: As per the Title Deed, subject to a 2-Metre-wide Servitude for Municipal purpose along any boundary other than a Street boundary.



**NUMBER 14 GREVILLIA STREET CORNER OAK AVENUE, HIGHVELD
TECHNO PARK, CENTURION**

THE STAND:

Layout & Topography:

A corner stand, roughly square with even topography and driveway access from Grevillea Street.

For detailed information on the Servitude Areas refer to Surveyor General Diagram SG No. 2337/1995.

THE IMPROVEMENTS:

The Office Building & Outbuildings:

The property has been improved with a free-standing double storey office buildings of face-brick walling fitted with aluminium framed glazing under pitched and tile roofing structure and storeroom.

The office building offers good B Grade quality office accommodation, comprising a reception area, private and open plan offices, board room, kitchen, storerooms and cloakrooms, a free-standing covered parking area and storeroom and dry-refuse storage area.

Flooring: Carpet tiles, ceramic floor tiles

Walling: Plastered and panted brick walling, ceramic wall tiles, dry-wall partitioning

Ceiling: Suspended ceilings and painted ceiling board



ESTIMATED EXTENT OF IMPROVEMENTS:

Gross Building Area (GBA):

Office & Storeroom:	312 m ²
Covered Parking:	192 m ²
Total	504 m²

Estimated Lettable Area (GLA):

Offices:	312 m ²
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INTERNAL FITTINGS & FIXTURES:

- Security Alarm Systems
- Central and Split-unit conditioning
- Fire Fighting Equipment
- Standard sanitaryware in the staff cloakrooms
- Back-up Diesel Generator

ELECTRICAL INSTALLATION:

The electrical installation appears to comply with Municipal regulations with the supply via the City of Tshwane Metropolitan Municipality. The property is fitted with a 3-Phase electrical installation.

STAFF AND CUSTOMER PARKING:

Located at the back of the building are brick walled under IBR roof sheeting carports providing covered parking for around Twelve (12) vehicles and a further Four (4) open customer parking bays.

SURFACE AREAS:

The driveway and parking areas are brick paved with cement side curbing. The walkways and around the building are also brick paved with established trees, shrubs and flowerbeds, currently being well maintained.



BOUNDARY:

The property is bound by face brick walling and steel palisade fencing approximately 2.1 Metres with the entrance and egress driveway gate in Grevillea Street

PHYSICAL CONDITION:

The improvements appear to be in good physical condition with no apparent major structural defects, currently being well maintained.

OCCUPANCY & LEASE INFORMATION:

The property is occupied by the Business Park Management

Please Note: The Seller does not guarantee the vacant occupation.

MUNICIPAL INFORMATION:

MUNICIPAL VALUATION:

Land & Improvements: R 3 700 000.00
Total: R 3 700 000 000.00

MUNICIPAL ACCOUNT:

Rates & Taxes:

Account Number: 5016710285
Monthly Rates: R 9 031.08

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	2023/07/20 11:39	Township	HIGHVELD
Reference	-	Erf Number	8
Report Print Date	2023/07/20 11:39	Portion Number	5
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T52636/1995
Erf Number	8	Registered Size	1071.0000SQM
Portion Number	5	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Township	HIGHVELD	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-25.874773 / 28.187210
Deed Office	PRETORIA		

OWNER INFORMATION (1)

MAJESTIC SILVER TRADING 275 PTY LTD		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T7729/2020
Name	MAJESTIC SILVER TRADING 275 PTY LTD	Purchase Date	2019/11/29
Registration Number	200700363207	Purchase Price (R)	3 000 000
Share (%)	-	Registration Date	2020/02/14

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

MAPS**PROPERTY INFORMATION**

Address	50 OAK AVENUE, HIGHVELD TECHNO PARK, CENTURION
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	-	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

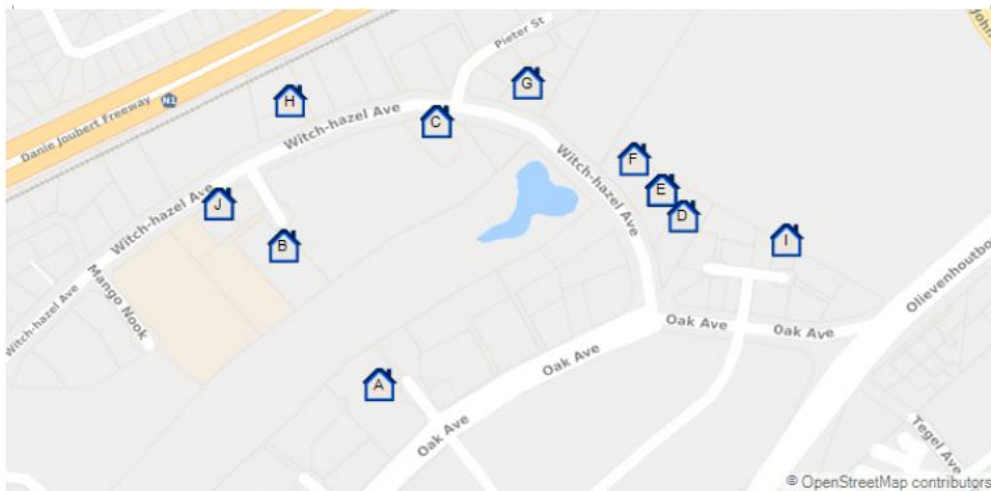
Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

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	68 OAK AVENUE, HIGHVELD	20 000	30 000 000	154	2022/03/10	2022/08/31
B	14 ESDORING STREET, HIGHVELD	8 002	15 750 000	277	2022/12/21	2023/03/29
C	11 ESDORING STREET, HIGHVELD TECHNO PARK	158	2 221 800	294	2022/12/08	2023/03/14
C	11 ESDORING STREET, HIGHVELD TECHNO PARK	88	1 207 500	294	2022/01/21	2022/06/06
D	108 WITCH-HAZEL AVENUE, HIGHVELD	4 701	16 500 000	323	2023/01/30	2023/06/30
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	516	9 700 000	319	2022/07/19	2022/09/09
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	562	9 700 000	319	2022/07/19	2022/09/09
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	303	3 650 000	319	2021/11/10	2022/08/23
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	230	3 650 000	319	2021/11/10	2022/08/23
F	120 WITCH-HAZEL AVENUE, HIGHVELD	4 000	12 200 000	320	2022/04/01	2022/05/24

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G	132 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	1 694	4 430 000	353	2021/12/10	2022/06/21
H	160 WITCH-HAZEL AVENUE, HIGHVELD	2 002	13 800 000	403	2022/07/11	2022/10/26
I	10 EINSTEIN STREET, HIGHVELD	1 161	1 850 000	439	2022/10/09	2022/12/09
J	169 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	300	4 203 972	383	2020/10/13	2021/04/12
J	169 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	300	281 077	383	2020/10/13	2021/04/12

SALES ANALYSIS

15 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	30 000 000	1 500	20 000
Average Priced Property	8 907 258	2 852	3 123
Lowest Priced Property	281 077	3 194	88

BONDS AND OTHER DOCUMENTS (3)

#	Document Number	Institution	Amount (R)
1	B5237/2020	ABSA BANK LTD	118 000 000
2	B6210/2021	ABSA BANK LTD	55 000 000
3	VA6942/2018	RUSSELL GRAHAM EGAN TRUST	-

PROPERTY HISTORY (10)

#	Document	Amount (R)	Holder
1	T134354/2001	85 830	RUSSELL EGAN TRUST
2	B43113/2001	5 000 000	-
3	T60784/2001	1 175 000	NEWLINE PROP HOLDINGS PTY LTD
4	B57021/1999	5 000 000	BOE BANK LTD
5	T98129/1999	2 900 000	SEMIRA INV PTY LTD
6	B45794/1999	1 600 000	-
7	T28845/1999	2 000 362	MEGKON LTD
8	T52636/1995	1 446 767	MEGKON INCORPORATED
9	B66153/1997	1 000 000	STANDARD BANK
10	T28846/1999	2 500 000	MONEYLINE 947 PTY LTD

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MUNICIPAL ACCOUNT (RATES & TAXES, WATER AND SANITATION):



PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers



Tel: 012 358 9999
Fax: 012 359 6111
E-mail: customercare@tshwane.gov.za
Address: P O Box 408| Pretoria | 0001

Account No.

5016710285

Page no. 2 of 2

COPY TAX INVOICE: 987507160504
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 01/09/25

MAJESTIC SILVER TRADING 275
PO BOX 911
IRENE
0062

Account No.

5016710285

200700363207 / 4210249266

Page no. 1 of 2

Account for P01	Stand no. 00008	Township HIGHVELD	Days 35
Address 14 GREVILLEA STREET	Sectional title scheme		Unit no. 00000
Meter reading unit 0157011B	Group account	Deposit date 23/03/20	Deposit 5036.00
Giskey: 029800008/5/R		BP: 1007824	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
03/08/25	Balance Brought Forward	838,075.98	0.00	838,075.98
01/09/25	Sub Total (A)	838,075.98	0.00	838,075.98
01/09/25	Miscellaneous Charges	6,828.08	0.00	6,828.08
01/09/25	Property Rates	9,031.08	0.00	9,031.08
01/09/25	Waste Management	1,166.22	174.93	1,341.15
01/09/25	Water	643.52	96.53	740.05
01/09/25	Sanitation	183.17	27.48	210.65
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 1992.91		298.94	
	Total Current Levy (B)	17,852.07	298.94	18,151.01
	TOTAL AMOUNT PAYABLE (A+ B)	855,928.05	298.94	856,226.99

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
52,557.15	785,518.83	855,928.05	298.94	856,226.99
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		838,075.98
CURRENT ACCOUNT	DUE DATE	22/09/25	AMOUNT PAYABLE	18,151.01

Name MAJESTIC SILVER TRADING 275	Final date for payment 22/09/25	Account no 5016710285	856,226.99
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EasyPay >>>>> 9 1945 5016710285 4
Post Office >>>>> 0247 5016710285

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
03/08/25	Balance Brought Forward	838,075.98	0.00	838,075.98
03/08/25	SUB TOTAL (A)	838,075.98	0.00	838,075.98
01/09/25	Miscellaneous Charges	6,828.08	0.00	6,828.08
01/09/25	Property Rates	9,031.08	0.00	9,031.08
01/09/25	Waste Management	1,166.22	174.93	1,341.15
01/09/25	Water	643.52	96.53	740.05
01/09/25	Sanitation	183.17	27.48	210.65
01/09/25	VAT		0.00	
	VAT 14% on services of R0		298.94	
	VAT 15% on services of R1992.91			
	TOTAL CURRENT LEVY (B)	17,852.07	298.94	18,151.01
	TOTAL AMOUNT PAYABLE (A+ B)	855,928.05	298.94	856,226.99

ZONING CERTIFICATE:



Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
PO Box 440 | Pretoria | 0001
Tel: 012 358 7988
Email: geoinfoservices@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

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Date 2025/07/15

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 029800008/5/R
ZONING KEY: 029800008/5/R
SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf R/5/8 HIGHVELD (14 GREVILLEA STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 11: INDUSTRIAL 2

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
In terms of Annexure L	In terms of Annexure L	In terms of Annexure L

B ANNEXURE L	S597.pdf
C MINIMUM ERF SIZE	Not Applicable
D UNITS PER HA	Not Applicable
E DENSITY	Not Applicable
F FLOOR AREA RATIO	Annexure L, subject to Clause 25
G HEIGHT	Annexure L, subject to Clause 26
H COVERAGE	Annexure L, subject to Clause 27
I OTHER APPROVALS	Not Applicable
J BUILDING LINES	Streets: Subject to Annexure L (S597.pdf) Rear and Side: Subject to Annexure L (S597.pdf)
K SCHEDULE 5	Not Applicable
L ATTACHED DOCUMENTS	S597.pdf, Schedule 1-P16

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant S.G. diagrams should be obtained for proper interpretation.

Disclaimer:
In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuthuthukiswa kwezomNtho namaPlani weeNdawo • Kgoro ya Ithabollo ya Ikonomi le Thulaganyo ya Mafelo • Mufasho wa Mveladiso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndawu • Umnyango wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

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SCHEDULE 1: BUILDING LINES, ACCESS AND PHYSICAL BARRIERS

Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
		(P76-1) Northern and western boundary (P76-1)				1,3 m high wire fence
	119-132	Southern boundary (P76-1)	16			1,3 m high wire fence
Hestepark X5	40-51	Southern boundary (P76-1)	16			1,3 m high wire fence
Heuwelood X2	956	Road P102-1	16		Eastern boundary between the south-eastern beacon and a point 10 m from such beacon	
	972	Road P102-1	16			
	973-990, 1252-1285	Road P102-1	16	Along Road P102-1		Along Road P102-1
	1250-1251	Road P102-1	16		Spekhou Ave	Along Road P102-1
	1286	Road P102-1	16		Readlef Ave	Along Road P102-1
Highveld	1-3, 4-18, 25 (all subdivisions and consolidations thereof)	Road N1-21	20	Along Road N1-21		
	14, 22	Road N1-21	20	Along Roads N1-21 and K111		Along Road K111
		Road K111	16			
	12, 13, 23	Road K111	16	Along Road K111		Along Road K111
Hillcrest		All streets	3,5			
Irene	Ptn 1 of Erf 381	Building lines as indicated on map with Annexure T S123.				
Jan Niemandpark		All streets	3			
Karenpark	48-51, 64-68, 76-81, 94-99, 114-119, 178-186, 210-214, 233-248, 382	Eastern boundary (P200-1)	20			1,3 m high wire fence

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024




VERWOERDBURG DORPSBEPLANNINGSKEMA 1992
WYSIGINGSKEMA 302 VEL 1 VAN 2 VELLE

Verwoerdburg Dorpsbeplanningskema, 1992, goedgekeur kragtens Plaaslike Bestuurskennisgewing 4509 gedateer 30 Desember 1992 word hiermee soos volg verder gewysig en verander:

- 1 Deur die skrapping van skedule 116; en
- 2 Deur die byvoeging van die volgende skedule

DORP	ERF	GEBRUIK- SONE	TOEGELAAT	MET TOE- STEMMING	NIE TOE- GELAAT	HOOG- TE	DEKKING	VOV	DIGT- HEID	PARKEER- VEREISTES	BOULYNE	ALGEMEEN	S/No	W/S No
Highveld	1 tot 22	XII	Nywerheid 2	Navorsing en beperkte vervaardiging, laboratoriums, rekenaarsentra telekommunikasie sentra navorsings- en wetenskaplike institute asook kantore wat in verband staan met die hoofgebruik soos deur die hoofstadsbeplanner goedgekeur en hoë tegnologie nywerhede soos deur die hoofstadsbeplanner goedgekeur, onderworpe aan sekere voorwaardes.	Gebuike nie in kolomme (3) en (5)	Hinderlike bedrywe	2 verdiepings met dien verstande dat die plaaslike bestuur mag toestem tot addisionele hoogte	30% met dien verstande dat 10% addisionele dekking goedgekeur kan word by oorweging van die terreinontwikkelingsplan en meer as 10% addisionele dekking deur die plaaslike bestuur goedgekeur mag word.	0,6 met dien verstande dat die plaaslike bestuur mag toestem tot addisionele VOV	a) werkwinkels en stoorruimtes: 2 plekke tot 100m ² BVVO; b) navorsing en beperkte vervaardiging: 4 plekke tot 100m ² BVVO; c) ander gebuik: Soos per terreinontwikkelingsplan; d) 10% verslapping van die parkeervereiste kan toegelaat word by oorweging van die terreinontwikkelingsplan.	Volgens terreinontwikkelingsplan. Erwe 1-3, 14-18, 22, 25: 20m Pad N1-21 Erwe 12-14, 22, 23: 16m: Pad K111	Erwe 1-3, 12-18, 22, 23, 25, is onderhewig aan die bepalaings van Klousule 10	597	302

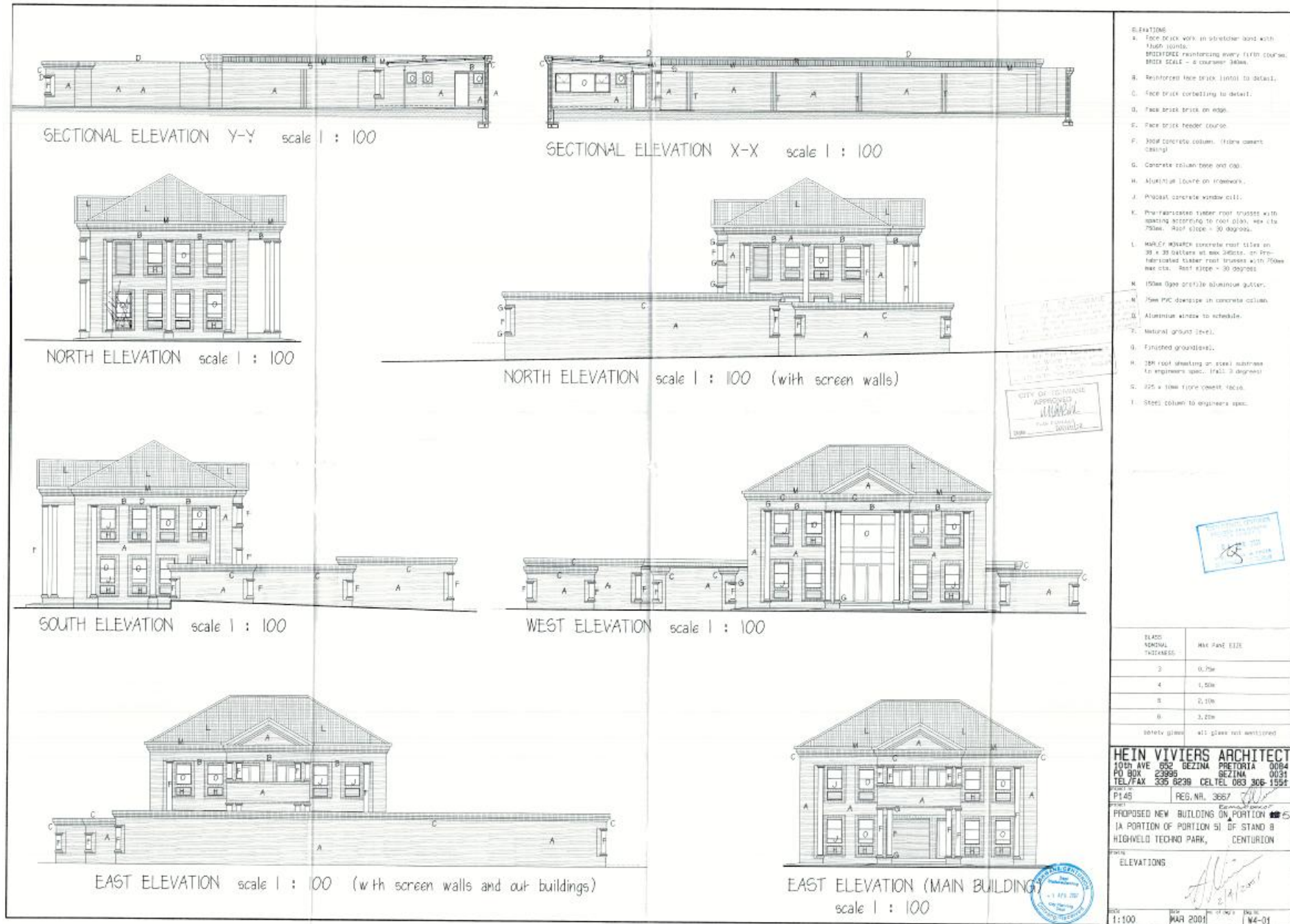
WYSIGINGSKEMA 302 VEL 2 VAN 2 VELLE

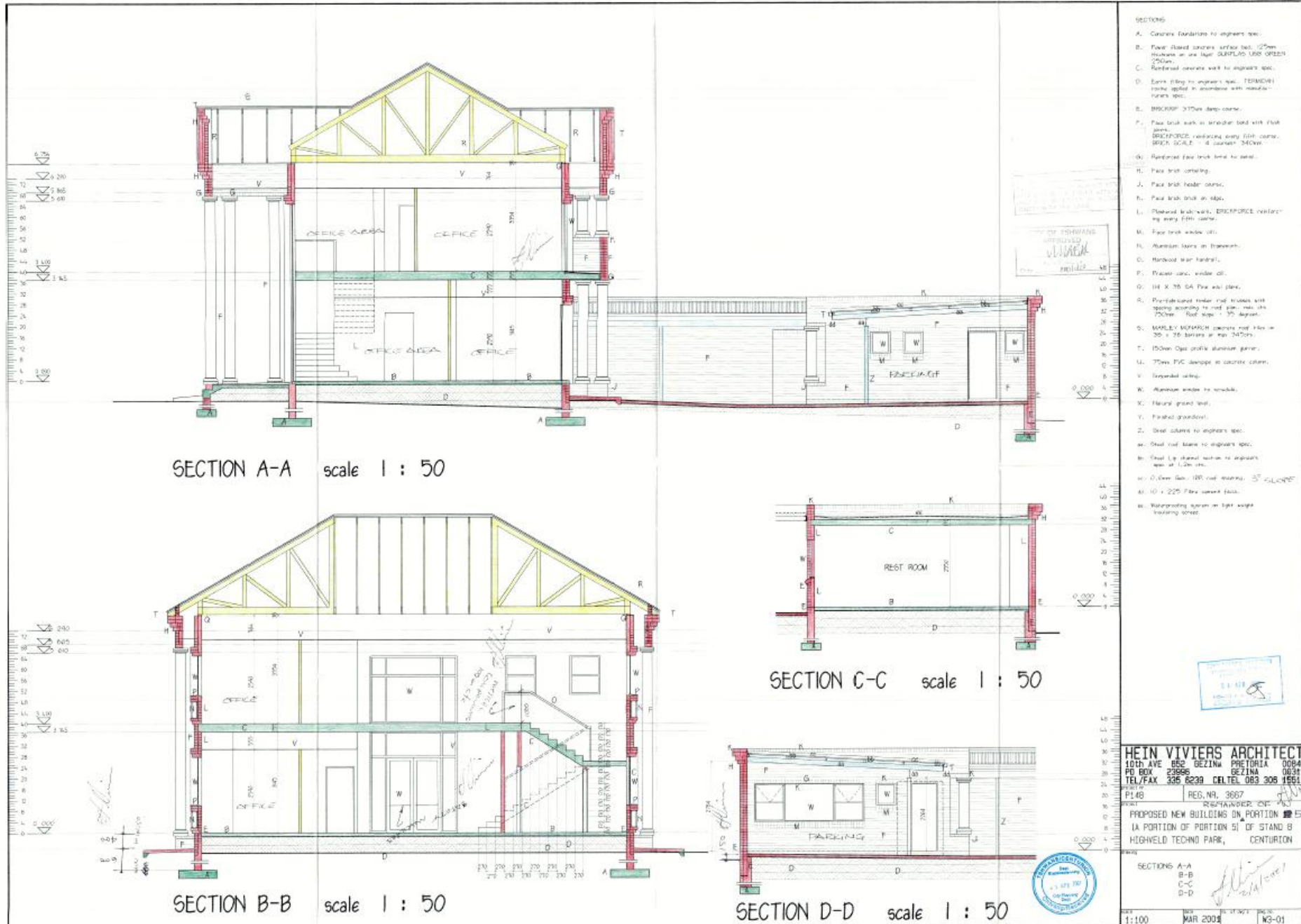
Deur die byvoeging van die volgende boulyne tot tabel E

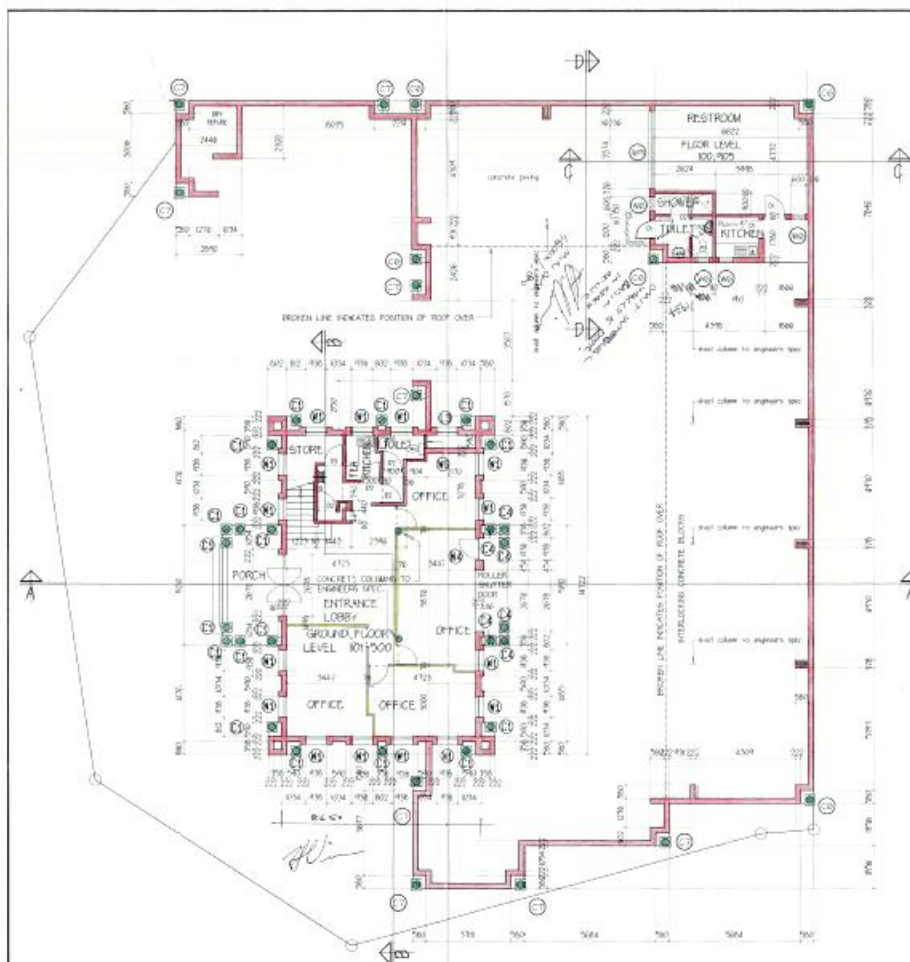
DORP	ERF	BOULYNE	BETROKKE GRENS/E	PAD/GRENS WAAR GEEN TOEGANG	TOEGANG BEPERK TOT	FISIESE VERSERRING	W/S NO
Highveld	1-3, 15-18, 25	20m	Pad N1-21	langs grens met Pad N1-21			
Highveld	12, 13, 23	16m	Pad K111	langs Pad K111		langs Pad K111	
Highveld	14, 22	20m 16m	Pad N1-21 Pad K111	langs Paaie N1-21 en K111		Langs Pad K111	

Stadsraad van Verwoerdburg
 City Council of Verwoerdburg

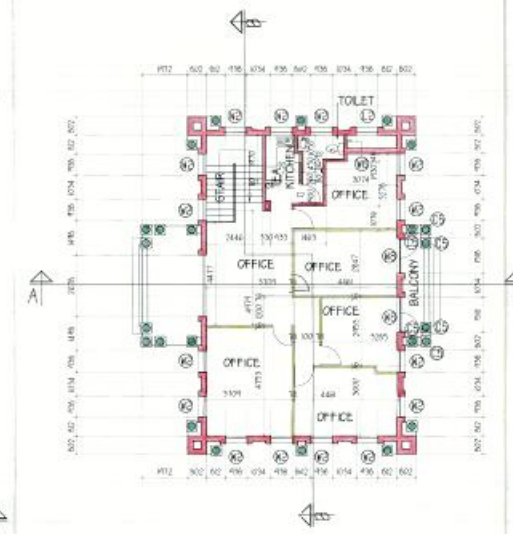
 Goedgekeur/Approved



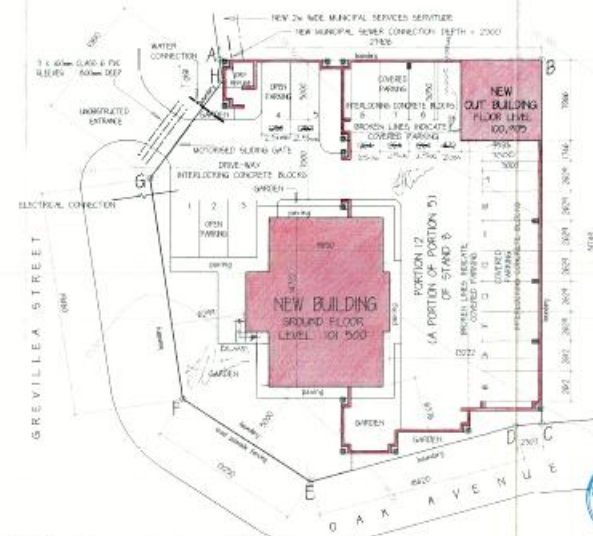




GROUND FLOOR PLAN
scale 1 : 100



FIRST FLOOR PLAN
scale 1 : 100



SITE PLAN scale 1 : 200

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GENERAL NOTES
1. STAFF AREA ..... 1.07062
2. BUILDING AREA (MAIN BUILDING)
   SECOND FLOOR ..... 12982
   FIRST FLOOR ..... 12482
TOTAL MAIN BUILDING AREA ..... 25464
DUT-BUILDING (GROUND FLOOR) ..... 26206
TOTAL ALL BUILDINGS ..... 31670
AREA OF COVERED PARKING = 17462
3. COVERAGE (AC PER SITE DEVELOPMENT PLAN)
Maximum coverage = .408
Actual coverage
19862 / 1.07062 = 18.5
4. FIRM (AC PER SITE DEVELOPMENT PLAN)
Maximum available = 0.6
Actual Firm
31262 / 107062 = 0.292
5. PARKING 4 bays per 100sq
AC PER SITE DEVELOPMENT PLAN
Maximum available
MINUS AREA FOR:
TOILETS, STAIRS, BALCONIES,
AND SPACES ..... 7562
TOTAL AREA PER CALCULATIONS FOR
PARKING ..... 23706
Minimum required ..... 10 days
Total provided ..... 10 days

```

LIGHT AND VENTILATION
THE BUILDING WILL BE AIR-CONDITIONED AND
MECHANICALLY VENTILATED.

NATURAL LIGHT AND VENTILATION

GROUND FLOOR AREA	1190
WATERM. LOSS	
OPENINGS	3942
VENTILATION	
OPENINGS	1192

FIRST FLOOR AREA.....	110sq
NATURAL LIGHT	
OPENINGS.....	32sq
VENTILATION	
OPENINGS.....	13sq

How important was the role of
education in the development of
Lewis's political work?

FIRE PROTECTION PLAN LEGEND
BUILDING CLASSIFICATION - C3
30a fire alarm panel
001 fire extinguisher 4.5 kg
00 fire extinguisher
90C fire extinguisher
95 aa fire hydrant

GLASS NOMINAL THICKNESS	MAX FRAME SIZE
3	0.75" 1.90"
4	1.90"
5	2.16"
6	2.16"

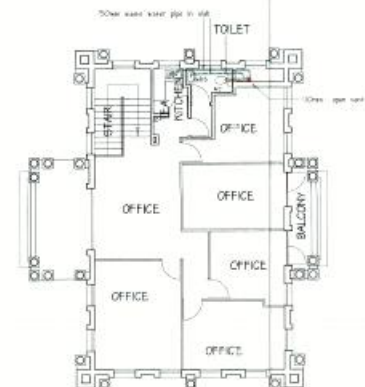
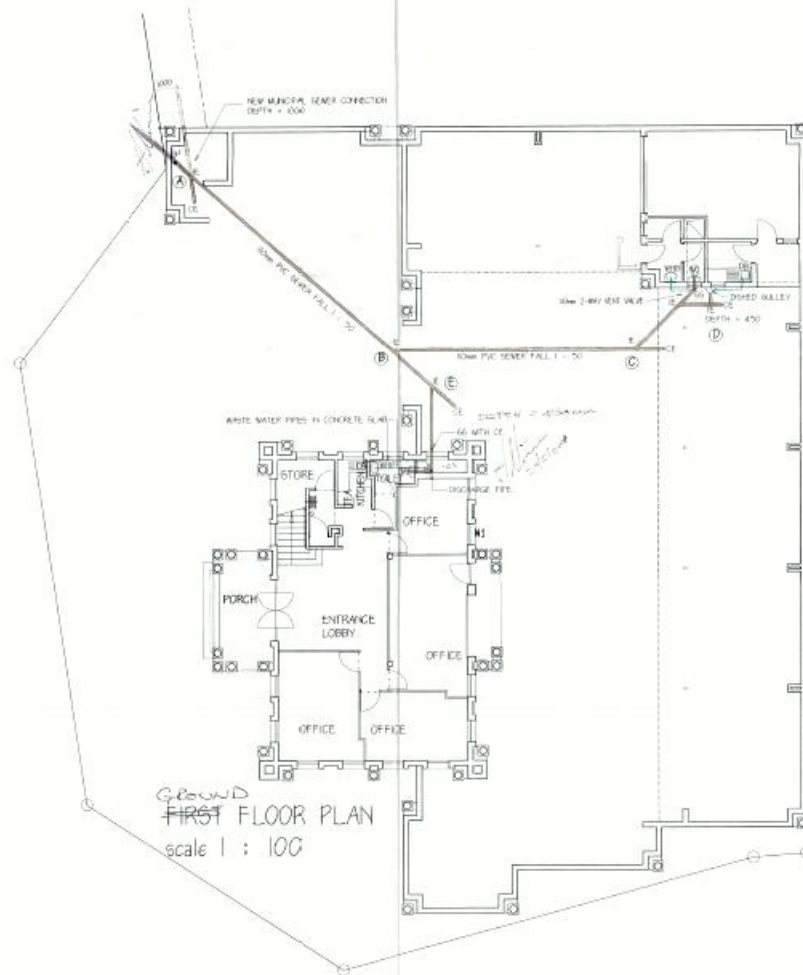
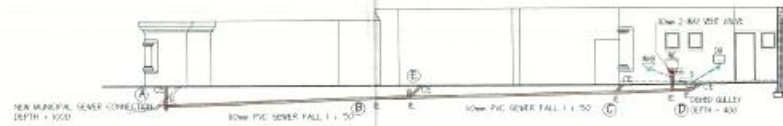
HEIN VIVIERS ARCHITECT			
10th AVE	652 GEZINA	PRETORIA	0084
PO BOX	23996	GEZINA	0031
TEL/FAX	335 6239	CELTEL	083 308 1551

P148	REG. NR. 3667
REMAINDER OF PROPOSED NEW BUILDING ON PORTION 5 (A PORTION OF PORTION 5) OF STAND B HIGHWELD TECHNO PARK, CENTURION	

GROUND FLOOR PLAN
FIRST FLOOR PLAN
SITE PLAN

1:200	1:100	WARD-2001
-------	-------	-----------

BUILDING AND FIRE PROTECTION



DRAINAGE



HEIN VIVIERS ARCHITECT
 10th AVE 552 BEZINA PRETORIA 0084
 PO BOX 23980 BEZINA 0031
 TEL/FAX 335 8239 CEL TEL 083 308 1551

PROJECT: P146 REG. NR. 3007
 REMAINDER OF
 PROPOSED NEW BUILDING ON PORTION 5
 (A PORTION OF PORTION 5) OF STAND 8
 HIGHVELD TECHNO PARK, CENTURION

GROUND FLOOR PLAN
 FIRST FLOOR PLAN
 SITE PLAN

DATE: MARCH 2005 SCALE: 1:100

SURVEYOR GENERAL DIAGRAMS:

SERVITUDE DIAGRAM

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: W6. 29° X		S. G. No.
Constants:		+ 0,00 + 2800 000,00				326/2001
AB	41,37	331.48.20	A	+ 31 427,56	+ 63 113,41	Approved <i>[Signature]</i> 16.03.2001 for SURVEYOR- GENERAL
			B	+ 31 408,01	+ 63 149,88	
CONNECTIONS:						
AD	53,21	61.05.00	D	+ 31 474,14	+ 63 139,14	
BC	64,75	57.28.00	C	+ 31 462,60	+ 63 184,70	
TRIG BEACONS:						
456 (DUMBELL HILL W.T.)			Δ	+ 31 668,63	+ 62 420,94	
458 (VERWOERDURG WT)			Δ	+ 30 376,96	+ 58 989,63	
Description of Beacons: A,B,C,D 12mm Iron peg and cairn.						Ordinance No. 15/1986 Section 92 Plan and Certificate

The line AB represents the Eastern boundary of a servitude 3,00 metres wide as shown over

The Remainder of Portion 5 of Erf 8 of the township HIGHVELD

Province of Gauteng
Surveyed in September 2000

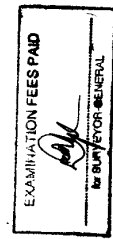
by me *[Signature]*

G. Pettit PLS0913 Professional Land Surveyor

This diagram is annexed to		The original Diagram is		File	
No. d.d. i.f.o.	PRETORIA Register of Deeds.	No. 2337/1995 Transfer T 52636/1995 Grant	S.R. No. 4112/2000 G.P. A 4141/1988 Comp. JRSQ - 429	Erven	

2337/1995

Date	T 60783/2001	
	T 134353/2001	
Date	2001-8-28	
	2002-01-14	
Sg. Metres	14662	
	1071	
Sg. Metres	5716	
	7586	
Orig. No.	11031/2001	
	16102/2001	
Sub.	10	
	11	
to	1	
	2	



SUBDIVISIONAL DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: L0 29° X		S. G. No.
Constants:		+ 0,00 +2800 000,00				2337/1995
AB	96,25	235 40 30	A	+ 81 526,52	+ 62 898,03	Approved <i>[Signature]</i> for SURVEYOR- GENERAL 1995-04-06
BC	53,21	241 05 00	B	+ 81 447,03	+ 62 843,76	
CD	132,83	331 48 20	C	+ 81 400,45	+ 62 818,03	
DE	53,20	62 49 10	D	+ 81 337,69	+ 62 935,11	
EF	82,48	57 18 30	E	+ 81 385,02	+ 62 959,41	
FG	18,42	46 24 50	F	+ 81 454,44	+ 63 003,96	
GH	13,25	94 56 10	G	+ 81 467,78	+ 63 016,66	
HJ	19,48	143 27 30	H	+ 81 480,97	+ 63 015,52	
JK	10,61	188 27 30	J	+ 81 492,58	+ 62 999,87	
KL	20,00	143 27 30	K	+ 81 491,02	+ 62 989,37	
LM	43,10	177 51 10	L	+ 81 502,92	+ 62 973,31	
MA	39,00	145 40 30	M	+ 81 504,53	+ 62 930,24	
DUMBELL HILL W.T. 456		Δ	+ 81 641,52	+ 62 125,56		
VERWOERDURG W.T. 458		Δ	+ 80 349,88	+ 58 674,22		
Description of Beacons: A, B, C, D, E, F, G, H, J, K, L, M : 12mm Round Iron Peg						
Servitude Note: The line ABC represents the northern boundary of a servitude 5,00 metres wide for Municipal purposes vide General Plan S.G. No. A 4141/1988 Deed of						

The figure represents 2,0378 hectares of land being Portion 5 of Erf 8 in the Township HIGHVELD

Province of Transvaal

Surveyed in June 1983 to June 1988, May and August 1993 and February 1995

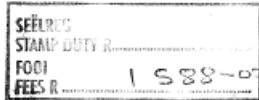
by me *[Signature]*

H.W.P. Brits PLS 0075
Professional Land Surveyor

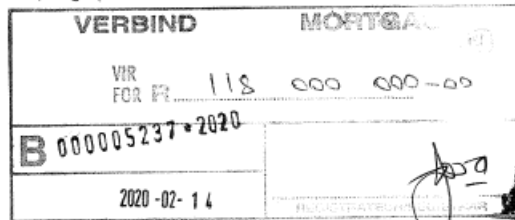
This diagram is annexed to		The original diagram is		File	
No. d.d. i.f.o.	T 52636/1995 d.d. Registrar of Deeds	S.G. No. A7267/1988 Transfer T81170/1988 Grant	S.R. 931/1995 G.P. A 4141/1988 Comp. JRSQ 429, 443 TP 7460		



292

 JACQUES VAN DER MERWE MAJA INC
 81 JEAN AVENUE
 CENTURION


Prepared by me

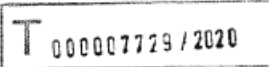
 CONVEYANCER
 LOUISE KOEKEMOER


DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

URSULA ELMARIE NEETHLING

 appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said
 Appearer being duly authorised thereto by a Power of Attorney signed at Pretoria
 on 11 December 2019 and granted to him/her by

 The Trustees for the time being of
 RUSSELL GRAHAM EGAN TRUST
 Registration Number IT13267/1999(T)


Lexis® Convey 17.2.1.16

Page 2

 And the Appearer declared that his/her said principal had truly and legally sold on
 29 November 2019 and that he/she, the said Appearer, in his/her capacity
 aforesaid, did, by these presents, cede and transfer to and on behalf of

 MAJESTIC SILVER TRADING 275 PROPRIETARY LIMITED
 Registration Number 2007/003632/07

its Successors in Title or assigns,

 REMAINING EXTENT OF PORTION 5 OF ERF 8 HIGHVELD TOWNSHIP
 REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

 MEASURING 1071 (ONE THOUSAND AND SEVENTY ONE) Square
 metres

 FIRST TRANSFERRED BY DEED OF TRANSFER T52636/1995 WITH
 DIAGRAM SG NO A2337/1995 ANNEXED THERETO AND HELD BY
 DEED OF TRANSFER T134354/2001

SUBJECT to the following conditions

1. Voorwaardes opgelê deur die Nasionale Vervoerkommissie ingevolge die Wet op Nasionale paaie nr.54 van 1971.
- 1.1 Uitgesonderd enige noodsaaklike stormwaterdreineringsstruktuur, moet geen gebou, struktuur of enigets wat aan die grond verbonde is al maak dit nie deel van daardie grond uit nie, opgerig word of enigets onder of benede die oppervlakte van die erf binne 'n afstand van nie minder as 20 meter van die reserve grens van pad N1-21 (nuut) of Pad P158-2 af gebou of gelê word nie, en geen verandering of toevoeging tot enige bestaande struktuur of gebou wat binne sodanige afstand van sodanige grens geleë is, moet sonder die skriftelike toestemming van die Nasionale Vervoerkommissie aangebring word nie.
- 1.2 Ingang tot en uitgang van die erf word nie toegelaat langs die grens van die erf aangrensend aan pad N1-21 (nuut) of Pad P158-2 nie.
2. Die eiendom is geregtig op 'n servituut van oorskryding 250 (TWEEHONDERD EN VYFTIG) mm wyd oor gedeelte 12 ('n gedeelte van Gedeelte 5) van Erf 8 Highveld Dorpsgebied, Registrasie Afdeling J.R., Provinsie van Gauteng, al langs en vir die volle lengte van die lyn DE en al langs en vir die volle lengte van die lyn EF op Kaart LG Nr 6103/2001.

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

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Page 3

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

 The Trustees for the time being of RUSSELL GRAHAM EGAN TRUST
 Registration Number IT13267/1999 (T)

 heretofore had to the premises, did in consequence also acknowledge them to be
 entirely dispossessed of, and disentitled to the same, and that by virtue of these
 presents, the said

 MAJESTIC SILVER TRADING 275 PROPRIETARY LIMITED
 Registration Number 2007/003632/07

 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 R3 000 000,00 (THREE
 MILLION 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

2020-02-14

In my presence

REGISTRAR OF DEEDS

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NOTES:
