

Zim/042/0008/05
WINTERTON, HOLMES & HILL

Legal Practitioners
Attorneys, Notaries and Conveyancers
Executors and Administrators
Patent, Trade Mark and Parliamentary
Agents

A.L.A. PICHANICK, BA (CAPE)
P.C. PAUL
V. FERRAO, LLB (LOND)
A.J. TRAICOS BA (HONS) (NATAL) BL LLB (RHOD)
P.J. MOOR, BA RHODES BL (HONS) LLB (RHOD)
R.M. PASSAPORTIS, LLB (LOND)
A.J. PYCROFT, BA LLB (CAPE)

Mr. P. Modige
c/o Mr. J. Appalraju
24 Gaul Avenue
Belvedere
HARARE

Dear Sir,

Re: Transfer from E.J.K. Cobb, A.W. Riches,
M.M. Wright, R.J. Carpenter and T.R. Sainsbury
to R. Modige

We are pleased to advise you that the above transfer was registered on the 27th January 1986. We enclose the following documents:-

1. Deed of Transfer No. 399/86
2. Diagram Deed of Grant No. 2585.

Please acknowledge safe receipt of these documents by signing and returning to us the attached copy of this letter.

We would advise that you are responsible for the rates on the property from the date of transfer. The rates for the half year from January to June 1986 amounted to \$360,14. Your share of these rates amounts to \$308,41. You have paid a sum of \$120,00 in reduction of this and we should be obliged if you would let us have a remittance for the balance, namely \$188,41.

On receipt of the above sum we shall be closing our file and we are pleased to have been of service to you in this matter.

Yours faithfully,

WINTERTON, HOLMES & HILL

Encs.

PRINCIPAL AND GROUND FLOORS
BEVERLEY PLACE
SELOUS AVENUE
Between 2nd & 3rd Street
HARARE

P.O. Box 452, Harare, Zimbabwe

Telephone 703341 (6 lines)

Telex: WINTON

Telex No: 2500

Telegrams and Cables: "WINTERTONS"

WHEN REPLYING
PLEASE QUOTE
OUR REFERENCE

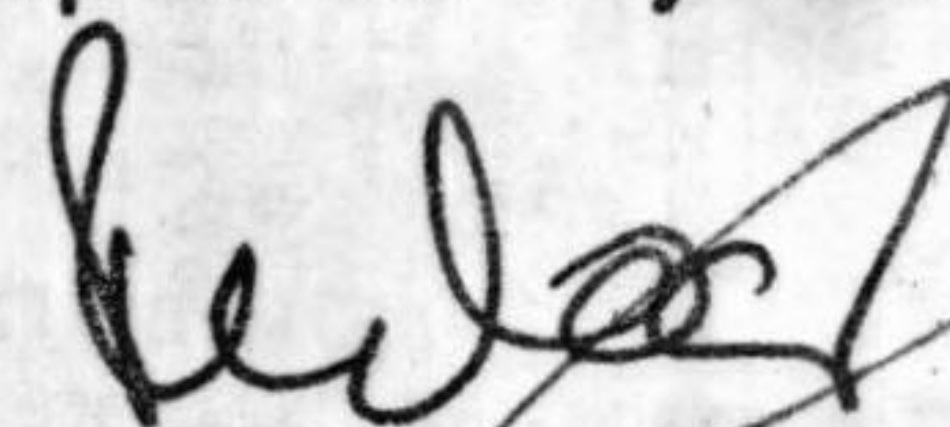
OUR REF: PJM/oeb

31 January 1986

YOUR REF:

REGISTERED POST

Prepared by me



Legal Practitioner

DEED OF TRANSFER

KNOW ALL MEN TO WHOM IT MAY CONCERN THAT

PETER JOSEPH MOOR appeared before me, Registrar of Deeds, being duly authorised thereto by Powers of Attorney granted to him by

PAUL CHRISTOPHER PAUL, acting under and by virtue of a General Power of Attorney granted in his favour by EMILY IVY KATHLEEN COBB (Born on the 13th March, 1905) widow at MARGATE, KENT, ENGLAND on the 18th day of September, 1985; and

PAUL CHRISTOPHER PAUL, acting under and by virtue of a General Power of Attorney granted in his favour by ROLAND JOHN CARPENTER (Born on the 23rd March, 1931) at LONDON, ENGLAND on the 22nd day of October, 1985; and

THERESE ROSEMARY SAINSBURY
(Born on the 27th March 1924)
married to Eric Ronald Sainsbury; and

MARGARET MARY WRIGHT, Widow
(Born on the 15th April, 1922); and

ANNE WINIFRED RICHES, Widow
(Born on the 15th June, 1928)

and the appearer declared that the undermentioned property has been sold and that he, in his capacity of Attorney aforesaid does hereby transfer to

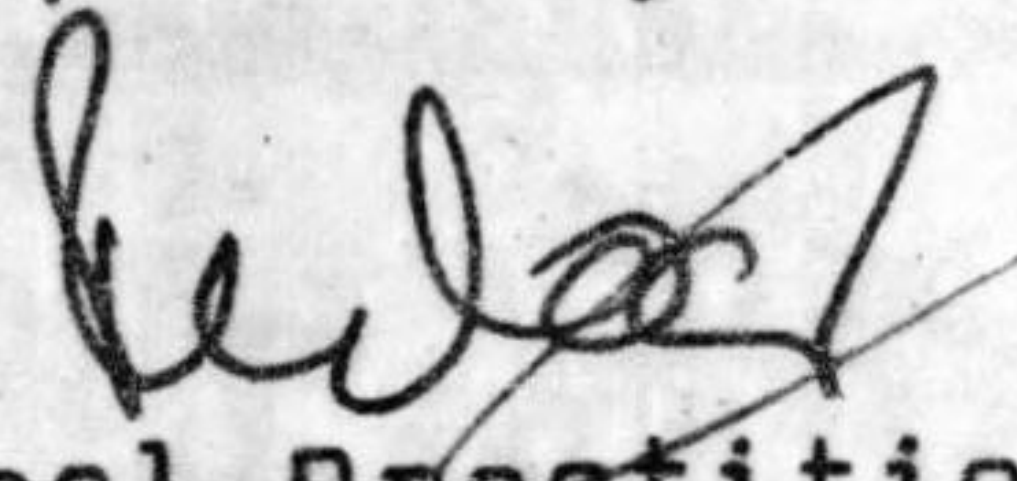
PAVE MODIGE
(Born on the 15th May, 1945)

certain piece of land being STAND 1774 SALISBURY TOWNSHIP, situate in the District of Salisbury

MEASURING: 2 379 square metres

AS WILL/.....

Prepared by me


Legal Practitioner

DEED OF TRANSFER

KNOW ALL MEN TO WHOM IT MAY CONCERN THAT

PETER JOSEPH MOOR appeared before me, Registrar of Deeds, being duly authorised thereto by Powers of Attorney granted to him by

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PAUL CHRISTOPHER PAUL, acting under and by virtue of a General Power of Attorney granted in his favour by ROLAND JOHN CARPENTER (Born on the 23rd March, 1931) at LONDON, ENGLAND on the 22nd day of October, 1985; and

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(Born on the 15th April, 1922); and

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(Born on the 15th June, 1928)

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(Born on the 15th May, 1945)

certain piece of land being STAND 1774 SALISBURY TOWNSHIP, situate in the District of Salisbury

MEASURING: 2 379 square metres

AS WILL/.....

AS WILL MORE FULLY APPEAR from Deed of Grant with diagram annexed made in favour of RICHARD FRANK RAND on the 27th day of August 1896 Reg. No. 2585 and from the subsequent Deeds of Transfer the last of which was made in favour of EMILY IVY KATHLEEN COBB, ROLAND JOHN CARPENTER, ANNE WINIFRED RICHES, MARGARET MARY WRIGHT and THERESE ROSEMARY SAINSBURY on the 15th day of September, 1982 Reg. No. 3968/82

SUBJECT to all such terms and conditions as are in the said Deeds mentioned or referred to.

acknowledging that the whole of the purchase money, amounting to a sum of SIXTY THOUSAND DOLLARS (\$60 000.00) has been satisfactorily paid or secured.

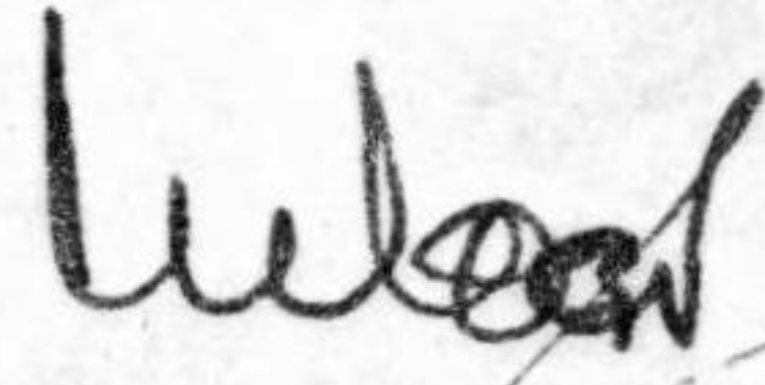
SIGNED AND SEALED

at Harare, Zimbabwe, on the 27

Day of the month of Jan

in the Year of Our Lord One Thousand Nine Hundred and Eighty-Five (1985)

Six (1986)


q.q. his Principal

In my presence,


Registrar of Deeds.

399/86

CERTIFICATE	
Paid \$2535	(Stamp Duty and Fees)
Receipt No 424993.	Dated 21/1/86

399/86

Deed of Transfer

IN FAVOUR OF

PAVE MODIGE

WINTERTON, HOLMES & HILL

Legal Practitioners
Harare

CERTIFICATE	
Paid £2535	(Stamp Duty and Fees)
Receipt No 424993	Dated 21/1/86

399/86

Deed of Transfer

IN FAVOUR OF

PAVE MODIGE

WINTERTON, HOLMES & HILL

Legal Practitioners
Harare

Prepared by me

Legal Practitioner

Deed of Transfer

Know all men to whom it may concern:

THAT

appeared before me, Registrar of Deeds, being duly authorised thereto by a Power of Attorney, granted to him by

and the said appearer declared that the undermentioned property

and that he, in his capacity of attorney aforesaid does hereby transfer to

certain piece of land being

Prepared by me

Legal Practitioner

Deed of Transfer

Know all men to whom it may concern:

THAT

appeared before me, Registrar of Deeds, being duly authorised thereto by a Power of Attorney, granted to him by

and the said appearer declared that the undermentioned property

and that he, in his capacity of attorney aforesaid does hereby transfer to

certain piece of land being

Registered No. 2585.

Township Salisbury

lot No. 1774

TRANSFERRED

This 30th day of November 1896
to the said Cornwall Gold
& Silver Company Ltd
Ref as
1353.

Godfrey J. Key

Act. Registrar.



TITLE REGISTERED
Number 2585.
Date Sep. 1. 1896.
Godfrey J. Key
Act. Registrar.

BRITISH SOUTH AFRICA COMPANY.

In the name and on behalf of the BRITISH SOUTH AFRICA COMPANY I do hereby grant unto

Richard Frank Rand

and to *his* Heirs Administrators and Assigns who may be Registered in the Land Register of the Company hereinafter called the Proprietor a Piece of Land in extent

*One hundred and sixty six Square Rods
Ninety six Square Feet*

and represented and described in the Diagram hereunto annexed, upon the following Conditions viz:—

1. All Minerals upon or under the said land belong to and are reserved by the Company which shall have the right of prospecting and mining on the said Land or any portion thereof.

2. The Company shall at all times have the right of resuming

the whole or any portion of the Land hereby granted on payment to the Proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned or failing such agreement as may be determined by arbitration under the Provisions of the Lands and Arbitrations Clauses Act, 1882, of the Colony of the Cape of Good Hope.

Given under the seal of the Company at *Salisbury*
this *twenty seventh* day of *August* 189*6*

J. G. G. G.

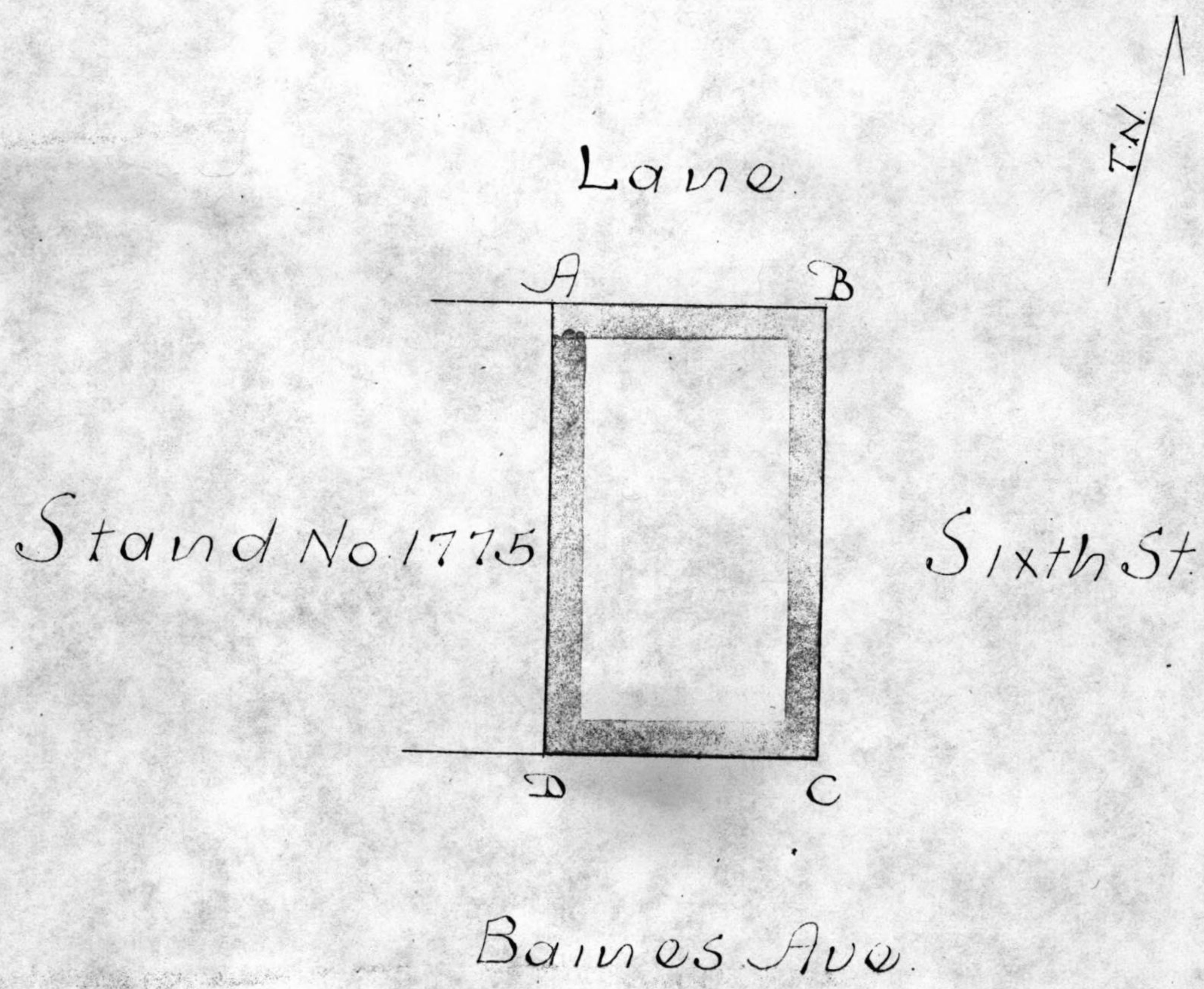
For THE BRITISH SOUTH AFRICA COMPANY.

The numerical data of the diagram are sufficiently consistent.

Asst. Houman
Examiner of Diagrams.

I certify that this Diagram belongs to the Title Deed this day issued in
favour of *Richard Frank Rand*

27th August 1896
George Candler Surveyor-General.



SIDES.		ANGLES.	
AB	120 Cape Feet.	A	90° 0' 0"
BC	200 " "	B	" " "
CD	120 " "	C	" " "
DA	200 " "	D	" " "

NO CO-ORDINATES WERE USED.
100 50 0 100 200
SCALE 100 CAPE FEET = 1 ENGLISH INCH.

The above Diagram marked ABCD and bordered red represents *166* Square Roods
= 25610 Sq. Ft. (English).
96 Square Feet, Cape Measure, of land, being Stand No. *1774* situate in the *RMS 25/2/60*
Township of SALISBURY.

Bounded on the North by *Lane*
" " East " *Sixth St.*
" " South " *Baines Ave.*
" " West " *Stand No. 1775*

Asst. Houman
Surveyor General.