

Forms in terms of the Deeds Registries Act

Including amendments up to March 2025 [GN 5948 GG 52219 dated 5 March 2025]

Form A (1)

[Form A (1) deleted by GN No. R359 of 1982.]

Form A (2)

[Form A (2) deleted by GN No. R359 of 1982.]

Form B

[Form B deleted by G.N. R.359 of 1982]

Form C

[Form C deleted by GN No. R1077 of 1969.]

Form D

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED STATE TITLE

[Issued under the provisions of section 18 of the Deeds Registries Act, 1937 (No. 47 of 1937)]

Whereas the Minister of has applied under the provisions of section 18 of the Deeds Registries Act, 1937, for the issue of the NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA / PROVINCIAL GOVERNMENT OF of a certificate of registered State title in respect of the under mentioned land, being a piece of unalienated State land which has been separately surveyed and is shown on the diagram annexed hereto.

Now, therefore, in pursuance of the provisions of the said Act, I the Registrar of Deeds at do hereby certify that the said NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA / PROVINCIAL GOVERNMENT OF its successors in title or assigns is the registered owner of (describe the land, giving its name, registered number and designation of the registration division, name of administrative district in which it is situate, its area and a reference to the annexed diagram).

In witness whereof I, the said Registrar, 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 on this day of in the year of Our Lord, One thousand Nine hundred and

Registrar of Deeds

(Add a registration clause approved by the Registrar.)

[Form D amended by GN R1892 of 1983 and by GN R292 of 2010 and regulation 9(a) of GN R195 of 2013 and by GN R884 of 14 August 2020]

Form E

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

DEED OF TRANSFER

Be it hereby made known:

That appeared before me at, the said
appearer, being duly authorised thereto by a power of attorney granted to him/her.....
dated the day of 19..... and signed at and
the said appearer declared that..... (here insert an appropriate recital of the nature of
the transaction or the circumstances necessitating transfer) and that he/she in his/her capacity
aforesaid, did, by these presents, cede and transfer to and on behalf of, heirs,
executors, administrators or assigns,*in full and free property/all rights, title and interest in a lease-
hold/initial ownership (here insert the description of the land or share therein
to be conveyed, including the name, number, registration division and administrative district, and the
area. The regulations governing the extending clause and reference to conditions must be observed).

Wherefore the appearer, renouncing all the rights and title (insert name of
transferor) heretofore had to the premises, did, in consequence also acknowledge him/her/it, to be
entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said
....., heirs, executors, administrators or assigns, now is and henceforth shall be
entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally
acknowledging (here quote the purchase price / declared value of the property
where a purchase price is not applicable / purchase price and the declared value where the declared
value of the property is higher than the purchase price).

In witness whereof I, the said Registrar, together with the appearer, have subscribed to these pre-
sents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at
on this day of in the year One thousand Nine hundred
and

.....
q.q. (Signature of appearer)

In my presence

.....
Registrar of Deeds

(Add a registration clause approved by the Registrar.)

N.B.—In case of donation transfers if a signed acceptance is lodged with the deed such acceptance
should be quoted in the recital and no further reference would be necessary. If it is desired to insert an
acceptance clause in the deed such must appear immediately before the "In witness whereof" clause:
Provided that this is only applicable to donations entered into prior to 19 October
1982.

*Omit which is not applicable.

- The Legal Practice Council Membership Number must be disclosed together with the full name and surname of the conveyancer-appearer in the pre-amble of the Deed of Transfer.

Form F

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

DEED OF PARTITION TRANSFER

[In terms of section 26 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Be it hereby made known:

That appeared before me at he, the said appearer, being duly authorized thereto by a power of attorney granted to him by (insert names of parties to partition) dated the day of and signed at and the said appearer declared that whereas his said principals heretofore held and possessed in joint ownership the (describe the land to be partitioned, giving the share held by the transferee and the number and date of his title) and whereas the said joint owners have agreed to partition the said land by sub-dividing the same according to their respective interests therein and receiving transfer in severalty of such sub-divided portions;

Now, therefore, the said appearer, in his capacity aforesaid and in pursuance of the above in part recited agreement, declared that he did by these presents, cede and transfer in full and free property unto and on behalf of the said heirs, executors, administrators, or assigns (here describe the land giving the name, number, registration division and administrative district; the area, and conform to the regulations relative to extending clause and insertion of conditions:—all the titles under which the land is held must be quoted with the dates thereof).

Wherefore the appearer, renouncing all the right and title his principals heretofore jointly had to the premises, on behalf as aforesaid, did, in consequence, also acknowledge his said principals with the exception of the above transferee to be entirely dispossessed of and disentitled to the land hereby transferred; and that, by virtue of these presents, the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging his remaining principals to have received as a consideration transfer on this day of their respective (portion, portions or share in, as the case may be) in the landed property partitioned as aforementioned.

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 at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Signature of Appearer

In my presence:

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

- The Legal Practice Council Membership Number must be disclosed together with the full name and surname of the conveyancer-appearer in the pre-amble of the Deed of Partition Transfer.

[Form F amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form G

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

DEED OF TRANSFER UNDER SECTION 31

[By virtue of section 31 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Be it hereby known:

That whereas the undermentioned land has been (here state whether expropriated or vested in, and quote the authority in either event) which land is at present registered in the Deeds Registry at in the name of under Deed of No. dated

And whereas a certificate has been furnished to me in terms of sub-section (4) (a) of section *thirty-one* of Act No. 47 of 1937, by the transferee to the effect that provisions of any law in connection with the change of ownership in the land in consequence of expropriation (or vesting) have been complied with.

Now, therefore, by virtue of the authority vested in me by the said Act, I, the at do, by these presents, cede and transfer in full and free property to and in favour of (here insert the name of the transferee entitled to claim transfer), its successors in title or assigns (here insert the description of the property giving name, number, registration division, administrative district and conform to regulations relative to extending clause and conditions).

Wherefore the said (registered owner referred to in first paragraph) is entirely dispossessed of and disentitled to the said land, and that by virtue of the said expropriation (if transfer is by reason of an expropriation by the State) or by virtue of these presents (in other cases) the said ,its successors in title, or assigns, now is and hereafter shall be entitled thereto conformably to local custom (add, the State, however, reserving its rights, where the State is not the transferee).

In witness whereof I, the said Registrar, 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 at on this day of , in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form G amended by GN R1105 of 1966 and GN 1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form H

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

DEED OF TRANSFER UNDER SECTION 33

[By virtue of section 33 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Be it hereby made known:

That in obedience to an Order of the I, the Registrar at by virtue thereof, cede and transfer in full and free property to and on behalf of heirs, executors, administrators, or assigns, certain (describe the property, giving name, number, registration division, administrative district and observe the regulations relative to extending clause and conditions) and that by virtue hereof the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form H amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form I

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE UNDER SECTION 37

[Issued under the provisions of section 37 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Title under the provisions of section of the Deeds Registries Act, 1937, and whereas he is the registered owner of the undermentioned land held by him under deed of (quote title) No. dated

Now, therefore, pursuant to the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of certain (describe the land giving name, number, registration division, administrative district and observe the regulations relative to extending clause and conditions) and that by virtue of these presents (he, she or it) is now and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form I amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form J

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE UNDER SECTION 37

[Issued under the provisions of section 37 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Title, under the provisions of sub-section (2) of section *thirty-four* of the Deeds Registries Act, 1937, in lieu of (describe the deed) No. dated which has been lost or destroyed and whereas the land therein described is held in joint ownership and the share held by the applicant under the aforementioned deed is that hereunder described;

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (describe the land, quoting name, number, registration division, administrative district and comply with the regulations as to existing conditions and extending clause);

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

Form K

[Form of publication in terms of section 38 of the Act.]

***LOST / DESTROYED / INCOMPLETE / UNSERVICEABLE TITLE DEED**

Notice is hereby given that under the provisions of section thirty eight of the Deeds Registries Act, 1937, I, the at intend to issue a Certificate of Registered Title in lieu of (here describe the deed) No. dated passed by (here insert the name of the transferor) in favour of (here insert the name of the person in favour of whom the deed was passed) in respect of certain (here insert the description of the property) which has been * lost, destroyed, incomplete or unserviceable.

All persons having objection to the issue of such Certificate are hereby required to lodge the same in writing with the at within six weeks after the date of the first publication in the *Gazette*.

Dated at this day of

Registrar of Deeds

* Delete whichever is inapplicable

[Form K substituted by regulation 9(b) of GN R195 GG 36240 dated 14 March 2013]

Form L

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE IN LIEU OF A LOST DEED

[Issued under the provisions of section 38 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Title in lieu of (describe the deed) No. dated which has been lost or destroyed, and whereas it appears that he is the registered owner of the land, hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (here describe the land, quoting name, number, registration division, administrative district and comply with the regulations as to existing conditions giving extending clause where a diagram is not annexed).

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this

..... day of in the year of Our Lord, One thousand Nine hundred
and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

*[Form L amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN
R884 of 14 August 2020]*

Form M

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE

[Issued under the provisions of section 39 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Title in
terms of section *thirty-nine* (1) of the said Deeds Registries Act, 1937;

And whereas the said is the registered owner of the hereinaftermentioned property
under Deed of Transfer No. registered on

And whereas the said property was again transferred to the said under Deed of
Transfer No. registered this day in order to correct an error in registration;

And whereas the said now holds the said property under two deeds of transfer and
it is necessary to rectify the aforesaid registrations.

Now therefore, in pursuance of the provisions of the said Act, I, the at
....., do hereby certify that the said, his heirs, executors,
administrators or assigns is the registered owner of (describe the land, quoting
name, number, registration division, district, and comply with the regulations as to existing conditions
and extending clause.

N.B.—Both titles under which applicant holds the property must be quoted).

And that by virtue of these presents the said his heirs, executors, administrators
or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State,
however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this
..... day of in the year of Our Lord, One thousand Nine hundred
and (19.....).

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

Form N

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE

[Issued under the provisions of section 39 (3) of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Title in lieu of (describe the deed) No dated free of the (conditions) or (servitudes) therein reading (quote the conditions or servitudes affected) which (have lapsed by merger duly noted or have been cancelled, as the case may be) and whereas it appears that he is the registered owner of the land hereinafter described.

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (describe the land, quoting name, number, registration division, administrative district and comply with the regulations as to existing conditions and extending clause);

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this day of in the year of Our Lord, One thousand Nine hundred and (20.....).

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

(or alternative form not quoting conditions or servitudes affected.)

Whereas has applied for the issue to him of a Certificate of Registered Title in lieu of (describe the deed) No. dated free of the (conditions) or (servitudes) therein which (have lapsed by merger duly noted or have been cancelled, as the case may be) and whereas it appears that he is the registered owner of the land hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (describe the land, quoting name, number, registration division, administrative district and comply with the regulations as to existing conditions and extending clause);

And that by virtue of these presents the said heirs, executors administrators, or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this day

of in the year of Our Lord, One thousand Nine hundred and
(19.....).

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form N amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form O

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF CONSOLIDATED TITLE

[Issued under the provisions of section 40 of the Deeds Registries Act, 1937; (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Consolidated Title under the provisions of section *forty* of Deeds Registries Act, 1937; and

Whereas he is the registered owner of (here describe the pieces of land, omitting the areas) held under deeds of (describe the title) Nos. dated which have been consolidated into the land hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (describe the land, giving name, number, registration division, administrative district and comply with the regulations relative to conditions).

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form O amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form P

[Form P deleted by GN R1892 of 1983.]

Form Q

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF UNIFORM TITLE

[Issued under the provisions of section 42 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Uniform Title under section *forty-two* of the Deeds Registries Act, 1937, and whereas it appears that he is the registered owner of (describe the piece or pieces of land, omitting areas) under deed or deeds of (describe the title or titles) Nos. dated which (is or are) held [here describe whether under different conditions of tenure, or subject to different rights reserved in favour of the State. If section 42 (1) applies also state that the pieces of land have been consolidated into the land hereinafter described].

And whereas the Minister has by written consent agreed to the issue of a Certificate of Uniform Title in respect of the aforesaid land subject to the undermentioned (here describe whether uniform conditions of tenure or reservation of uniform rights in favour of the State).

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (describe the land, giving name, number, registration division, administrative district and insert the conditions approved by the Minister).

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to the affixed thereto.

Thus done and executed at the Office of the at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form Q amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form R

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE

[Issued under the provisions of section 43 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Title under section *forty-three* of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in his name (describe the title deed under which applicant holds).

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (describe the land, giving name, number, registration division, administrative district and observing the regulations relative to the diagram deed and conditions).

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form R amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form S

[Form S deleted by GN R359 of 1982.]

Form T

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

FORM OF CONSENT BY SURVIVOR AND THE LEGAL HOLDER OF A BOND

(Under section 45 of the Act.)

I, , the surviving spouse of the late and the mortgagor
under Bond No. dated passed by me in favour of
..... for the sum of do hereby:

- (a) Consent to the release of the estate of my said late spouse from liability under the said Bond;
- (b) assume full liability for all indebtedness under the said Bond; and
- (c) consent to the substitution of myself as the sole debtor in respect of the said Bond; and

I, , the legal holder of the aforementioned Bond, do hereby consent to the release,
assumption of liability and substitution of debtor as aforesaid.

Dated at this day of

.....
Signature of Survivor

As witness:

.....
.....

.....
Signature of legal holder of Bond

As witness:

.....
.....

*[Form T amended by GN R493 of 1965 and R1892 of 1983 and amended by regulation 9(c) of GNR 195
of 2013 and by GN R884 of 14 August 2020]*

Form U

[Form U deleted by GN R359 of 1982.]

Form V

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF TOWNSHIP TITLE

[Issued under the provisions of section forty-six (4) of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him/her of a Certificate of Township Title under section *forty-six* (4) of the Deeds Registries Act, 1937, and whereas he/she is the registered owner of (here describe the land held under his title deed) under Deed of Transfer (or Grant) dated and whereas there is laid out a township called upon a portion of the aforementioned land, hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act I, the Registrar of Deeds at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of certain portion (describe it) now known as the township of of the farm (quote name, number, registration division, administrative district, and quote the diagram deed and last deed in accordance with regulations) now known as (insert township name), measuring as will more fully appear from diagram S.G. hereunto annexed approved by the Surveyor-General on the (here observe the regulations regarding conditions).

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar of Deeds, 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 at on this day of in the year of Our Lord, Two thousand

.....
Registrar of Deeds

(Add a registration clause approved by the Registrar.)

[Form V substituted by GN R498 GG44700 dated 11 June 2021]

Form W

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CONSENT TO SUBSTITUTION

[Form of consent to substitution of debtor under section 57(1) of the Act.]

Issued under the provisions of section 57 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas I am the legal holder of Mortgage Bond No.
dated passed by for the sum of
whereby was hypothecated as a mortgage certain (here describe the
property);

And whereas the said has transferred the aforesaid land to
who is ready and willing to take over the liability of the said under the said
Bond and to be substituted for the said Transferor as the debtor under the Bond.

Now, therefore, I agree under the provisions of the said Act, that the transferee aforesaid shall be
substituted as debtor under the Bond and that from the date of execution of the transfer the
transferor shall be released from any obligation under the said bond.

Dated at this day of

.....
Signature of mortgagee

As witness:

.....
.....

And I, , the transferee aforesaid, having read the above consent of the legal
holder of the Bond do hereby consent to accept transfer of the land subject to such Bond and to be
substituted for the transferor as debtor thereunder and hereby assume full liability for the
indebtedness under the said Bond in terms of the provisions of the said Act.

Dated at this day of

.....
Signature of Transferee

As witness:

.....
.....

*[Form W amended by GN R493 of 1965 and R1892 of 1983 and substituted by regulation 21(a) of GNR292 of
2010 and amended by regulation 9(c) of GNR 195 of 2013 and by GN R884 of 14 August 2020]*

Form X

[Form X deleted by GN R359 of 1982.]

Form Y

[Form Y deleted by GN R359 of 1982.]

Form Z

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS

[Issued under the provisions of section 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Real Rights under section *sixty-four* of the Deeds Registries Act, 1937, and whereas he is the holder of (describe the nature of the real right) in and upon the undermentioned land under and by virtue of (describe the deed conferring title to the real right).

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said is the registered holder of (describe the nature of the right) in and upon (describe the property giving name, number, registration division and administrative district) subject and entitled to the following conditions (if any)

.....

In witness whereof I, the said Registrar, 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 at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form Z amended by GN R1892 of 1983 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form AA

[Form AA deleted by GN R292 of 2010]

Form BB

[Form BB deleted by GN R292 of 2010]

Form CC

[Form CC deleted by GN R292 of 2010]

Form DD

[Form DD deleted by GN R292 of 2010]

Form EE

[Form EE deleted by GN R292 of 2010]

Form FF

[Form FF deleted by GN R292 of 2010]

Form GG

[Form GG deleted by GN R292 of 2010]

Form HH

[Form HH deleted by GN R292 of 2010]

Form II

[Form II deleted by GN R292 of 2010]

Form JJ

[Form JJ deleted by GN R292 of 2010]

Form KK

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

COLLATERAL MORTGAGE BOND

Be it hereby made known:

That appeared before me the at he
the said appearer being duly authorized thereto by a power of attorney granted to him by
..... dated and signed at and the said
appearer declared that;

Whereas his principal the said is truly and lawfully indebted to
..... (hereinafter styled the mortgagee) in the sum of arising
from and being as security for which indebtedness Mortgage Bond No.
..... (hereinafter called the principal bond) was registered in the Deeds Registry at
..... on the over the property thereby specially hypothecated;

And whereas the said mortgagee requires the indebtedness of the appearer's principal under the
principal bond to be further secured by the hypothecation of the undermentioned property as collateral
security therefor;

Now, therefore, the appearer, renouncing all benefits arising from the legal exceptions
..... with the full force and effect of which he declared his said principal to be fully
acquainted, did by these presents declare and acknowledge his said principal to be held and firmly bound
unto and on behalf of the said his order or assigns in the aforesaid sum of
..... together with the sum of as a preferent charge for costs and
other matters as more fully set out in the principal bond, and as collateral security for the due and
proper repayment of the aforesaid sums with interest on the said capital sum and for the due and proper
fulfilment of all the terms and conditions mentioned or referred to in the principal bond as well as all his
said principal's obligations thereunder, the appearer on behalf of his said principal hereby declared to
bind specially as a mortgage (here describe the property).

And the appearer further declared that this Collateral Bond shall be subject to all the terms and
conditions set out in the principal bond as fully and effectually as if the same had been inserted herein
and to the special condition that upon payment and discharge of all obligations under the principal bond
this bond shall be null and void but shall otherwise be and remain in full force, virtue and effect.

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 at on this
..... day of in the year of Our Lord, One thousand Nine hundred
and

.....
Signature of appearer

In my presence:

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

- The Legal Practice Council Membership Number must be disclosed together with the full name and surname of the conveyancer-appearer in the pre-amble of the Collateral Mortgage Bond.

[Form KK amended by GN R1892 of 1983]

[Form KK amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form LL

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

SURETY BOND

Know all men whom it may concern:

That appeared before me, the at he is being duly authorized thereto by a power of attorney dated at on and granted to him by (here describe the surety) which power of attorney has this day been exhibited to me. And the Appearer declared that,

Whereas (here describe the principal debtor) (hereinafter called the principal debtor) is truly and lawfully indebted in the sum of (.....) together with the sum of (.....) as a preferent charge for costs and other matters to and on behalf of (describe the mortgage) arising from and being as security for which indebtedness the said principal debtor has registered Mortgage Bond No., dated in the Deeds Registry at over the property thereby especially hypothecated.

And whereas the said has agreed to bind himself as surety and co-principal debtor for the due payment of the aforesaid sum and interest thereon and for the compliance with all the terms and conditions of the aforesaid principal bond, mortgaging as security for the fulfilment of the said obligations the hereinafter-mentioned property.

Now therefore, the appearer declared his principal, the said to be truly and lawfully indebted and held and firmly bound to and on behalf of the Mortgagee in the sum of arising from the considerations aforementioned under renunciation of the legal exceptions with the force and effect whereof he declared his principal to be fully acquainted together with the sum of (.....) as a preferent charge for costs and other matters as more fully set out in the said principal bond.

And the appearer hereby bound his principal to pay or cause to be paid to the mortgagee or other holder of this bond, his heirs, executors, administrators or assigns, the said principal sum of with such interest as may from time to time become due and payable thereon in terms of the principal bond, and for the proper performance of the terms thereof the appearer *q.q.* declared to bind specially as a mortgage (describe the property).

And the appearer *q.q.* declared it to be a special condition of this bond that should the principal debtor fulfil all his obligations under the said principal bond by payment of all the sums due thereon by way of capital and interest and comply further with all the terms and conditions of the aforesaid bond this bond shall become null and void.

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 at on this day of in the year of Our Lord, One thousand Nine hundred and (19.....).

.....
Appearer *q.q.*

(Add a registration clause approved by the Registrar.)

In my presence,

.....
Registrar of Deeds or
Rand Townships Registrar

- The Legal Practice Council Membership Number must be disclosed together with the full name and surname of the conveyancer-appearer in the pre-amble of the Surety Bond.

[Form LL amended by regulation 23 of GNR 493 of 1965.]
[Form LL amended by regulation 15(a) of GNR 1892 of 1983.]
[Form LL amended by regulation 9(a) of GNR 195 of 2013]
[Form LL amended by regulation 4(a) & (f) of GN R884 of 14 August 2020]

Form MM

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CONSENT

(To cancellation, Part-payment, Release, Cession, Cancellation of Cession, Substitution, etc., of from or under Bonds.)

the undersigned,
the legal holder of the undermentioned Bond, namely:
No. date Folio
passed by
in favour of
for the sum of
*and ceded to
*by Cession registered on date
Do hereby

Dated at this day of

Witness:

- 1.
- 2.

Note:—If Bond was not ceded delete*.
Omit all irrelevant matter.

[Form MM amended by GNR493 of 1965 and R1892 of 1983.]
[Form MM amended by regulation 9(C) of GNR 195 of 2013 and by regulation 4(d) of GN R884 of 14 August 2020]

Form NN

[Form NN deleted by GN R292 of 2010]

Form OO

[Form OO deleted by GN R292 of 2010]

Form OO (I)

[Form OO (I) deleted by GN R292 of 2010]

Form PP

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS - TOWNSHIP OR SETTLEMENT

[In respect of a (Township or Settlement) being laid out.]

[Issued under the provisions of section 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has laid out a (township or settlement) upon the land hereunder described in respect whereof he has reserved to himself (here describe the nature of the rights reserved) and whereas a register has this day been opened for the said (township or settlement);

Now, therefore, pursuant to the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered holder of (here describe the nature of the rights reserved) in and upon certain portion (describe it) now known as the (township or settlement) of of the farm (describe the land giving name, number, registration division, administrative district, title deed) subject and entitled to the following conditions (here set forth the conditions from the title deed which are applicable).

In witness whereof I, the said Registrar, 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 at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

[Form PP inserted by GN R1105 of 1966 and amended by GN R1892 of 1983 and substituted by R292 of 2010 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form QQ

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS - LAND TRANSFERRED

(In respect of land being transferred.)

[Issued under the provisions of section 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has this day transferred under Deed of Transfer No.
..... the land hereunder described in respect whereof he has reserved to himself
..... (here describe the rights reserved);

Now, therefore, pursuant to the provisions of the said Act, I, the at
..... do hereby certify that the said heirs, executors,
administrators, or assigns, is the holder of (here describe the rights
reserved) in and upon (describe the land, giving name, number, registration
division and administrative district) subject and entitled to the following conditions
..... (here set out the conditions from the title deed which are
applicable).

In witness whereof I, the said Registrar, 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 at on this
..... day of in the year of Our Lord, One thousand Nine
hundred and

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

*[Form QQ inserted by GN R1105 of 1966 and amended by GN R1892 of 1983 and substituted by R292 of 2010
and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]*

Form RR

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

DEED OF CESSION OF No.....

[In terms of section 32 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Be it hereby known:

That whereas the undermentioned (state whether servitude or rights to minerals) has/have been (state whether expropriated by or vested in and quote the authority in either event) over/in and upon the undermentioned land which (land, servitude, rights to minerals) is/are at present registered in the name of under deed of transfer (or other title) No. dated

And whereas a certificate has been furnished to me in terms of section 32(4) of the Deeds Registries Act, 1937, by the cessionary to the effect that the provisions of any law in connection with the *(expropriation or vesting) of such (servitude or rights to minerals) have been complied with;

Now, therefore, by virtue of the authority conferred upon me by section 32 of the Deeds Registries Act, 1937, I, the at, do hereby cede to (description of cessionary) its successors in title or assigns:- (In the case of a servitude) Description or nature of servitude (refer to any diagram annexed) over Description of land Extent (in words and figures) (In the case of rights to minerals)

Description of rights to minerals In and upon Description of land Extent (in words and figures) Diagram No. (if a new right to mineral unit) Ancillary rights (if any)

In witness whereof I, the said Registrar, 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 at on this day of 20.....

.....
Registrar of Deeds or
Rand Townships Registrar

(Add a registration clause approved by the Registrar.)

*Omit which is not applicable

[Form RR inserted by GN R 1077 of 1969 and amended by GN R1892 of 1983 and substituted by regulation 21(a) of GNR 292 of 2010 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form SS

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE

[Issued in terms of section 43A (1) of the Deeds Registries Act, 1937.]

Whereas, in terms of section 14 (7)/14(8)/49 (4) (b) of the Sectional Titles Act, 1986, the land held by, (disclose nature of title deed) No. dated, has reverted to the land register.

Now, therefore, in terms of the said section, I, the Registrar at do hereby certify that the said is the registered owner of (describe the land giving name, number, registration division, administrative district and extent and refer to the diagram of the land where such diagram is annexed or the original diagram deed relating to the land and set out the conditions of title) and that he/she/it is entitled thereto, the State, however, reserving its rights.)

Signed at , on , and confirmed with my seal of office.

.....
Registrar of Deeds or

Rand Townships Registrar

(If required, add a registration clause approved by the Registrar.)

[Form SS inserted by GN R1141 of 1980 and amended by GN R1892 of 1983, GN R2191 of 1986, GN R762 of 1998 and by regulation 9(a) of GNR195 in GG36240 dated 14 March 2013 and by regulation 9(d) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form TT

FORM FOR AN EXTENDING CLAUSE FOR A TITLE DEED IN RESPECT OF AN ENTITY OF LAND NOT PREVIOUSLY REGISTERED

..... (disclose the full description of the property and its situation) measuring
..... (disclose the extent of the property) as will appear from the annexed
diagram/general plan (disclose the number of the diagram annexed or the
number of the general plan, whichever is applicable) and held by (disclose
whether a deed of grant, transfer or certificate of title) (disclose serial
number followed by an oblique line and the year number if any).

[Form TT inserted by GN R359 of 1982 and amended by regulation 15(d) of GNR 1892 of 1983.]

Form UU

FORM FOR AN EXTENDING CLAUSE FOR A TITLE DEED IN RESPECT OF AN ENTITY OF LAND ALREADY HELD UNDER A TITLE DEED

..... (Give the full description of the property and its situation.) in
extent (State the size of the property.) first
transferred/registered by (State whether a deed of grant, deed of transfer or
certificate of title.) (State the serial number, followed by an oblique line and the
year number, if any.) with Diagram No. (State number of diagram.) relating
thereto or General Plan No. (State number of general plan.) relating thereto and
held by (State whether a deed of grant, deed of transfer or certificate of title.)
..... (State the serial number, followed by an oblique line and the year number, if any.)

Notes:

1. No mention need be made of the diagram/general plan or the number of the diagram/general plan if not mentioned in the prior deed.
2. Omit the reference to the diagram or the general plan, whichever is not applicable.
3. Where the diagram is not annexed to the first deed but filed elsewhere, the extending clause must refer to the first title with the diagram relating thereto.
4. Where the property is still held under the first title deed, the necessary adaptation must be made.

[Form UU inserted by GN R359 of 1982 and substituted by GN R1892 of 1983.]

Form VV

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER
(Use whichever is applicable)

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

**AGREEMENT TO VARY THE TERMS OF A BOND IN TERMS OF SECTION 3 (1) (s) OF
THE DEEDS REGISTRIES ACT, 1937 (ACT 47 OF 1937)**

We,, the mortgagor, and the legal holder of Bond (disclose
serial number including year number) for the sum of, do hereby agree that the
terms of the said bond shall be varied as follows:

Dated at this day of

Mortgator

Witnesses:

- 1.
- 2.

Dated at this day of

.....
Legal holder

Witnesses:

1.
2.

N.B.—Alternatively the mortgagor and mortgagee may furnish their consents in separate documents.

*[Form VV inserted by GN R359 of 1982 and amended by GN R1892 of 1983 and amended by GNR 195
of 2013 and by GN R884 of 14 August 2020]*

Form WW

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

**APPLICATION AND CONSENT IN TERMS OF SECTION 40 (5) (A) OF THE DEEDS
REGISTRIES ACT, 1937 (ACT 47 OF 1937)**

I, the owner, having applied for the issue of a certificate of consolidated title in respect of (describe the consolidated land), represented on diagram (disclose number), comprising (describe the land mortgaged), mortgaged under Bond (disclose serial number including year number) and other land, do hereby apply for the consolidated land as represented on the said diagram to be substituted for the aforesaid land mortgaged under the said bond.

Dated at this day of

.....
Owner

Witnesses:

1.
2.

and I, the legal holder of the aforesaid bond do hereby consent to the substitution of the consolidated land as represented on the said diagram for the aforesaid land mortgaged under the said bond.

Dated at this day of

.....
Legal holder

Witnesses:

1.
2.

N.B.—Alternatively the mortgagor and mortgagee may furnish their consents in separate documents.

[Form WW inserted by GN R359 of 1982 and amended by GN R1892 of 1983 and amended by regulation 9(c) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form XX

ENDORSEMENT IN TERMS OF SECTION 16B (1) OF ACT 47 OF 1937

The right of leasehold held hereunder is hereby converted to ownership as contemplated in section 57A of Act 4 of 1984.

Application with T

Subject to the conditions in the application.

DEEDS OFFICE

.....
Registrar of deeds

[Form XX inserted by GN R2191 of 1986.]

Form YY

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

APPLICATION IN TERMS OF SECTION 16B OF ACT 47 OF 1937

I, hereby apply for the conversion of my right of leasehold in respect of
..... held under TL into ownership in terms of section 57A of Act
4 of 1984 by the endorsement of said title as contemplated in section 16B (1) of Act 47 of 1937 subject
to the following conditions

Signed at on

.....
Legal holder

Witnesses:

1.
2.

*[Form YY inserted by GN R2191 of 1986 and amended by regulation 9(a) of GNR 195 of 2013 and by GN
R884 of 14 August 2020]*

Form ZZ

ENDORSEMENT IN TERMS OF SECTION 16B (2) OF ACT 47 OF 1937

The right of leasehold mortgaged hereunder has been converted to ownership subject to the
conditions in T

DEEDS OFFICE

.....
Registrar of deeds

Footnote.—If restrictive conditions are imposed which affect the rights of the bondholder, his consent must be obtained.

[Form ZZ inserted by GN R2191 of 1986.]

Form AAA

[Form AAA deleted by GN R330 of 1996.]

Form BBB

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

FORM OF CONSENT

[Form of consent by both former spouses and the legal holder of a bond under section 45*bis* (2) (b) of the Deeds Registries Act, 1937 (Act No. 47 of 1937).]

We,, the former spouses and mortgagors under Mortgage Bond No.
..... pass by us in favour of for the sum of
do hereby:

- (a) consent to the release of our joint estate from liability under the said bond; and
- (b) jointly and severally assume full liability for all indebtedness under the said bond; and
- (c) renounce the exception *de doubus vel pluribus reis debendi*; and

I,, the legal holder of the afore-mentioned Bond, do hereby consent to the release, the severally assumption of liability and renunciation by the mortgagors as afore-mentioned.

Dated at this day of

As witness:

1.
2.
.....
Signatures of former spouses

As witness:

1.
2.
.....
Signature of legal holder of bond

[Form BBB inserted by GN R184 of 1995 and amended by regulation 9(c) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form CCC

Prepared by me

.....
CONVEYANCER/AUTHORISED OFFICER

.....
(State full name and surname in block letters.)

.....
(Conveyancer to disclose Legal Practice Council
Membership Number)

DEED OF TRANSFER OF INITIAL OWNERSHIP

[In terms of the provisions of section 62 of the Development Facilitation Act, 1995.]

Whereas I, (insert particulars of transferor) (here insert an appropriate recital of the nature and date of the transaction or the circumstances necessitating transfer as well as the compensation).

Now, therefore, I hereby cede and transfer all rights and title in initial ownership in the hereafter property, to and on behalf of (insert particulars of transferee) in respect of (insert the description of the land, stating name, number, registration division or administrative district, province and area).

As will appear from layout plan *held by (disclose nature of title of deed and serial number)/being an unregistered portion of land which land is held by (disclose nature of title deed and serial number).

Subject and/or entitled to the provisions of the Development Facilitation Act, 1995.

Signed at on 19.....

.....
Transferor/duly authorized agent

Before me

*Conveyancer/Authorized officer

Registered at on

.....
Registrar of Deeds

Seal of Office

*Omit which is not applicable.

*[Form CCC inserted by GN R330 of 1996 and amended by regulation 9(e) of GNR 195 of 2013 and by
GN R884 of 14 August 2020]*

FORM DDD

Prepared by me

.....
CONVEYANCER/AUTHORISED OFFICER

.....
(State full name and surname in block letters.)

.....
(Conveyancer to disclose Legal Practice Council
Membership Number)

DEED OF TRANSFER

[In terms of the provisions of section **......]

Whereas I, (insert particulars of transferor) (here insert an appropriate recital of the nature and date of the transaction or the circumstances necessitating transfer as well as the compensation).

Now, therefore, I hereby cede and transfer, the State, however, reserving its rights, to and on behalf of (insert particulars of transferee) in full and free property/all rights, title and interest in a leasehold/initial ownership..... (insert the description of the land, stating name, number, registration division or administrative district, province and area, and comply with the regulations with reference to extending clause and conditions).

Signed at on

.....
Transferor/duly authorized agent

Before me

*Conveyancer/Authorized officer

Registered at on

.....
Registrar of Deeds

Seal of Office

*Omit which is not applicable.

**Refer to section 86A of Housing Act (House of Representatives), 1987 (Act 2 of 1987), or section 40A of the Development Act (House of Representatives), 1987 (Act 3 of 1987), or section 5 of the Conversion of Certain Rights into Leasehold or Ownership Act, 1988 (Act 81 of 1988), or section 3 (1), 13 (1) of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991), or section 9 (1) or 26 (1) of the Less Formal Township Establishment Act, 1991 (Act 113 of 1991), or section 9 (1) of the Provision of Certain Land for Settlement Act, 1993 (Act 126 of 1993), or section 64 (1) of the Development Facilitation Act, 1995 (Act 67 of 1995), or any other applicable act.

[Form DDD inserted by GN R330 of 1996 and amended by GN R395 of 2000 and amended by regulation 9(e) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form EEE

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS

(IN RESPECT OF THE REMAINDER OF A (TOWNSHIP OR SETTLEMENT))

[Issued under the provisions of section 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him/her of a Certificate of Registered Real Rights under section 64 of the Deeds Registries Act, 1937, and whereas he/she is the owner of the *township or settlement known as laid out on (describe the property and quote title) and whereas there have been transferred certain *erven, lots or holdings in the aforesaid *township or settlement and whereas (describe the nature of the rights) were reserved upon the layout of the said *township or settlement and whereas the applicant is desirous of obtaining a certificate in respect of such rights in the remainder of such *township or settlement which remainder, in accordance with a Certificate of Remainder issued by the Surveyor-General, is hereunder described.

Now, therefore, pursuant to the provisions of the said Act, I, the at do hereby certify that the said, his/her heirs, executors, administrators, or assigns is/are the holder(s) of (describe the nature of the rights) in and upon the remainder of the *township or settlement known as laid out on (describe the property) held by him/her under the Deed of (describe the title) dated which remainder is in extent (quote area) as will more fully appear from a Certificate of Remainder issued by the Surveyor-General on the day of subject and entitled to the following conditions (here set forth the conditions, which must be in conformity with the conditions applicable, appearing in the titles of erven or holdings already transferred).

In witness whereof I, the said Registrar, 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 at on this day of Two Thousand and

Registrar of Deeds

NB-The Registrar at Johannesburg cannot execute in respect of land other than a township.

(Add a registration clause approved by the Registrar.)

*Omit which is not applicable

[Form EEE inserted by GN R762 of 1998 and substituted by regulation 21(a) of GNR 292 of 2010 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form FFF

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters.)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS

(IN RESPECT OF RIGHTS RESERVED BEFORE THE COMMENCEMENT OF THE DEEDS REGISTRIES ACT, 1937 (NO. 47 OF 1937) IN LAND ON WHICH A TOWNSHIP OR SETTLEMENT HAS BEEN ESTABLISHED.)

[Issued under the provisions of section 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Real Rights under section 64 of the Deeds Registries Act, 1937, and whereas he/she is the holder of or entitled to

.....
(describe the nature of the rights) in and upon certain..... (describe the land over which the reservation was originally made) forming the, or part of the (township or settlement) of

And whereas there have been transferred certain erven, lots or holdings in the aforesaid (township or settlement) and whereas the applicant is desirous of obtaining a certificate in respect of such erven, lots or holdings.

And whereas the said rights are at present held in respect of the said erven, lots or holdings as follows (here describe the properties concerned and quote the titles thereto); Now, therefore, pursuant to the provisions of the said Act, I, the at do hereby certify that the said hid/her heirs, executors, administrators, or assigns, is the holder(s) of (here describe the rights reserved) in and upon (describe each erf, lot or holding, its situation, and extent, in separate paragraphs) subject and entitled to the following conditions (here set out the conditions from the title deed which are applicable).

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of Registry to be affixed thereto.

Thus done and executed at the Registry of the at on this day of in the year of Our Lord, One thousand Nine hundred and

Registrar of Deeds

*Omit which is not applicable.

(Add a registration clause approved by the Registrar.)

[Form FFF inserted by GN R762 of 1998 and amended by GN R292 of 2010 and amended by regulation 9(a) of GNR 195 of 2013 and by GN R884 of 14 August 2020]

Form GGG

[Form GGG deleted by GN R.451 of 5 May 2005.]

Form HHH

[Form HHH deleted by GN R.451 of 2005.]

Form III

Notice of intention to apply for the cancellation of the registration of a lost / destroyed bond

[By virtue of regulation 68(11B) of the Deeds Registries Act, 1937 (Act 47 of 1937)]

Notice is hereby given that it is the intention to apply for the cancellation of the registration of (here insert the bond code, number and year), registered on passed by for the amount of in favour of., in respect of certain (here insert the description of the property), which bond has been lost or destroyed, and of which the registration duplicate has also been lost or destroyed.

All persons having objection to the cancellation of the registration of such bond are hereby required to lodge same in writing with the Registrar of Deeds at the deeds registry in which the bond is registered, within a period of six weeks after the date of the first publication of this notice, * being /this being the first publication.

Dated at this day of

.....

Signature of registered holder of the bond, or his or her duly authorised agent

* State date of publication of first notice / dele whichever is not applicable.

[was inserted by regulation 9(f) of GN R195 of GG36240 dated 14 March 2013]

Form JJJ

*LOST OR DESTROYED DEED

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of (here described the deed) passed by in favour of in respect of certain (here insert the description of the property, omitting extent) which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at within two weeks from the date of the publication of this notice.

Dated at this Day of

.....

Applicant

Address

E-mail address

Contact number

*Form does not apply to lost or destroyed bond

[Form JJJ added by regulation 3(b) of GNR 62 dated 25 January 2019]

[Form JJJ substituted by regulation 4(a) of GNR 1418 dated 1 November 2019]

Form KKK

***LOST OR DESTROYED BOND**

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of (here insert bond code, number and year) passed by for a capital amount of in favour of *in respect of certain (here insert the description of the property, omitting extent) which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at within two weeks from the date of the publication of this notice.

Dated at this day of

.....

Applicant

Address

E-mail address

Contact number

*In the case of Notarial Bonds, omit reference to property.

[Form KKK added by regulation 3(c) of GNR 62 dated 25 January 2019]

[Form KKK substituted by regulation 4(b) of GNR 1418 dated 1 November 2019]

Form LLL

Information obtained in terms of Regulations 18 (4) of the Deeds Registries Act, 1937 (Act 47 of 1937)

State whether the Form is completed by a *Natural Person / Juristic Person / Trust / Association / Body Corporate / Other (Specify)																
Surname: <i>(to be completed by natural persons only)</i>																
Full Names:																
South African Identity Number or Date of Birth / Registration Number / Trust Number / Other Number																
Foreign Passport Number if not a South African citizens: <i>(to be completed by natural persons only)</i>																
** Race:	Black African		Coloured		Indian		White		Other (specify)							
** Gender:	Female			Male				Other								
** Nationality:																
Are you a South African Citizen?: <i>(to be completed by natural persons only)</i>	Yes			No				If No, State Citizenship								
Foreign Company / Trust / Association / Other	Yes			No				If Yes, State Country of incorporation								
Permanent Resident Status:	Yes							No								

* Omit which is not applicable

** Specifies relating to race, gender and nationality must relate to the majority shareholding / beneficiaries / members / others when not completed by a natural person

- **NOTE: The above information may be used only for statistical and audit purposes relating to land ownership in South Africa.**

I (full name of transferee / registered owner or holder / attorney / conveyancer / notary public / statutory officer) hereby certify to the correctness of the above-mentioned information.

Dated at this day of

Signature: