

**A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:**

Notas/Notes:

**B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:**

Interdikte nagesien deur Interdicts checked by .....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed) .....	Opmerkings Remarks	Paraaf Initials
Datum: Date: .....	(2) Begiftigingserwe Endowment erven .....		
Interdikte nagesien deur Interdicts checked by .....	(3) Begiftiging Endowment .....		
Datum: Date: .....	(4) Voorwaardes Conditions .....		
Interdikte nagesien deur Interdicts checked by .....	(5) Mikro Micro .....		
Datum: Date: .....	(6) Algemene plan General plan .....		
Kantoor instruksies/Office instructions:	(7) Titel akte Title deed .....		
Seksie/Section:	(8) Verbande teen dorpsitel Bonds against township title .....		
	(9) Datum nageeol Date checked .....		

SCHINDLERS ATTORNEYS  
**1330**

**UITVOERING - EXECUTION**

VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening  
Date of lodgement

TEL: 011 448 9600

MUST BE REGISTERED BY  
2019-12-03

LODGED  
DEEDS OFFICE PRETORIA  
2019-11-18

AKTEKANTOOR PRETORIA  
LODGED

Ondersoekers/Examiners	Kamers Rooms	Skakeling/Linking	verwerp Reject	Passeer Pass
1 Nontethelelo	007			
2 Nxumalo				
3 KEIKABILE RODGERS				

**B. (a) VIR AKTEBESORGER'S SE GEBRUIK FOR CONVEYANCER'S USE**

Verw. Nr./Ref. No. **T 000077930 / 2019 / 20**

Skakeling/Linking

Debbie Hepburn | C25487

**GELYKTYDIGES / SIMULS**

	Kode Code	Name van Partye/Names of Parties	Firma Nr. Firm No.	Nr. in stel/batch	Titelaktes ens. binne Titles etc. within
1	T	NGUBANE / STUW INT P.	1330	1	T40449/2007
2					
3					
4					
5					
6					
7					
8					
9					
10					

**(b) GELYKTYDIGES MET ANDER REGISTRASIE KANTORE/DEELTITELS  
SIMULS WITH OTHER REGISTRIES/SECTIONAL TITLES**

	Kode Code	Firma Firm	Eiendom Property	Kantoor Office
1				
2				
3				
4				

HAND IN FOR EXECUTION  
27 NOV 2019  
DEEDS PRETORIA  
INGEDIEN VIR UITVOERING  
DEEDS PRETORIA  
KHUMALO DAVID  
DEEDS PRETORIA  
ANDRIS SCHOEMAN

Registrasie versoek deur/Registration requested by:

DATUM/DATE:

10015139136

Kort beskrywing van eiendom (slegs para. 1 in Akte) / Brief description of property (only para. 1 in Deed)

PORTION 1 HOLDING 621 GLEN AUSTIN ALH x 3

<b>Schindlers Attorneys Prokureur/Attorney</b>
<b>1330</b>
TEL: (011) 448 9600

## DEED OF TRANSFER

in favour of

**STUYV INTERNATIONAL PROPERTIES PROPRIETARY LIMITED**

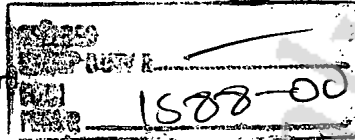
over

**PORTION 1 OF HOLDING 621 GLEN AUSTIN AGRICULTURAL  
HOLDINGS EXTENSION 3**

SCHINDLERS ATTORNEYS  
SECOND FLOOR, 3 MELROSE BOULEVARD  
MELROSE ARCH  
2076  
Tel: (011) 448 9600

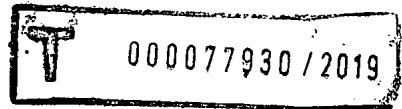
**1330**

Second Floor, 3 Melrose Boulevard  
Melrose Arch  
2076  
P O Box 10909  
Johannesburg 2000



Prepared by me

CONVEYANCER  
CELESTE KEARTLAND-MCLEAN



## DEED OF TRANSFER

**BE IT HEREBY MADE KNOWN THAT**

**SIMBONGILE NOMATSHAWE MSILA**

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said  
Appearer being duly authorised thereto by a Power of Attorney signed at  
JOHANNESBURG on 4 SEPTEMBER 2019 and granted to him/her by

**SIBONELO TRUSTWORTH NGUBANE**  
Identity Number 641119 5426 088  
Unmarried

And the Appearer declared that his/her said principal had truly and legally sold on 4 September 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

**STUYV INTERNATIONAL PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 2019/391586/07**

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

PORTION 1 OF HOLDING 621 GLEN AUSTIN AGRICULTURAL  
HOLDINGS EXTENSION 3  
REGISTRATION DIVISION IR, PROVINCE OF GAUTENG

MEASURING 8565 (EIGHT THOUSAND FIVE HUNDRED AND SIXTY  
FIVE) Square metres

FIRST REGISTERED by Certificate of Registered Title Number  
T79287/2005 with Diagram S.G. No. 177/2003 relating thereto and held by  
Deed of Transfer Number T40449/2007

A. SUBJECT TO THE FOLLOWING CONDITIONS:

- (a) The holding is held as an agricultural holding and it may be used only for the purpose contemplated by the definition of that term contained in the Agricultural Holdings (Transvaal) Registration Act, 1919. That definition reads as follows:

“Agricultural Holding shall mean a portion of land not less than 8565 square metres in extent used solely or mainly for the purpose of agricultural or horticulture or for breeding or keeping domestic animals, poultry or bees”

- (b) The applicant and any other person or body persons so authorised by the Minister, shall, for the purpose of securing the enforcement of these conditions, have the right and power at all reasonable times to enter into and upon the holding for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.

- (c) (i) The holding may not be subdivided, nor may any portion of it be sold, leased or disposed of in any way without the written approval of the Board first had and obtained.
- (ii) The holding shall not be sold to or held jointly by two or more persons.
- (d) (i) Not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection with a holding, may be erected on the holding, except in special circumstances, and then only with the consent, in writing, of the Board, which may prescribe such further conditions as it may deem necessary.
- (ii) The dwelling house, exclusive of the outbuildings to be erected on the holding, shall be of the value of not less than R1 500,00.
- (iii) The dwelling house shall be erected simultaneously with or before the erection of the outbuildings, and it shall be a completed house and not one partly erected and intended for completion at a later date.
- (iv) No building on the holding shall be located within a distance of 30,48 metres from the boundary of that holding abutting on a road.
- (v) No wood and/or iron building or buildings of unburnt claybrick shall be erected on the holding.
- (vi) Plans and specifications of all buildings or additions or alterations shall be submitted to the local authority, whose approval, in writing, shall be obtained before the commencement of building operations. All buildings or additions or alterations shall be completed within a reasonable time after commencement.
- (e) No store or place of business whatsoever may be opened or conducted on the holding. (This shall not apply to Holdings No's 501 and 563).

- (f) The owner shall fence the holding and maintain such fence in good order and repair.
- (g) Neither the owner nor any other person shall have the right to make or permit to be made upon the holding for any purpose whatsoever any bricks, tiles, earthenware pipes, or other articles of a like nature.
- (h) A system of sanitation which complies with the requirements and specifications of the Local Authority shall be installed.
- (i) No piggeries shall be conducted on the holding, and the number of large stock may kept on the holding shall not exceed six.
- (j) The Holding shall be obliged to accept stormwater coming from the road or roads on which it abuts.

**B. DEFINITIONS**

In the foregoing conditions, the following terms shall have the meaning assigned to them:

- (i) "Applicant" shall mean CAMERON GRAHAM AUSTIN and his successors in title to the Agricultural Holdings.
- (ii) "Board" shall mean the Board constituted under the Agricultural Holdings (Transvaal) Registration Act No. 22 of 1919.
- (iii) "Dwelling House" shall mean a house designed for use as a dwelling by a single family.
- (iv) "Large Stock" shall mean equines, bovines or their hybrids.

- C. a. The property is subject to servitudes for municipal purposes in favour of the local authority, 2m wide along any one boundary and 5m wide along any other boundary. The position of these servitudes shall be on boundaries other than road boundaries, as determined by the local authority, provided that the local authority may dispense with any servitude.

- b. No building or other structures shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- c. The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such materials as may be excavated by them during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage being done during the process of construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

D. By virtue of Notarial Deed of Servitude K 3739/2005S dated 17 May 2004 this property is subject to a perpetual servitude of right of way, road widening and other municipal purposes in favour of the City of Johannesburg Metropolitan Municipality, as will more fully appear from the said Notarial Deed of Servitude with ancillary rights.

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

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

**SIBONELO TRUSTWORTH NGUBANE, Unmarried**

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


**STUYV INTERNATIONAL PROPERTIES PROPRIETARY LIMITED  
Registration Number 2019/391586/07**

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 R2 200 000,00 (TWO MILLION TWO HUNDRED THOUSAND 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

**2019 -11- 28**

  
\_\_\_\_\_  
q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS



**1330**

Second Floor, 3 Melrose Boulevard  
Melrose Arch  
2076  
P O Box 10909  
Johannesburg 2000

Prepared by me

  
\_\_\_\_\_  
CONVEYANCER  
CELESTE KEARTLAND-MCLEAN

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**SIBONELO TRUSTWORTH NGUBANE**  
Identity Number 641119 5426 088  
Unmarried

do hereby nominate, constitute and appoint CELESTE KEARTLAND-MCLEAN and/or DIRK JACOB VENTER and/or DONALD GERARD WRIGHT and/or KERRY WYNDHAM WOOD and/or LANA ROUX and/or LISA SHER and/or MARIUS THEUNIS JANSE VAN RENSBURG and/or MARK DOUGLAS BLANCKENBERG and/or NADIA MIA and/or ROBERT VICTOR WEIDE and/or ROMANA BLIGNAUT and/or WERNER DE BEER and/or WILLIAM FARADAY WATSON and/or SIMBONGILE NOMATSHAWWE MSILA and/or LOUIS KRUGER

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the REGISTRAR OF DEEDS at PRETORIA and there to declare that I did on 4 September 2019 sell to:-

**STUYV INTERNATIONAL PROPERTIES PROPRIETARY LIMITED**  
Registration Number 2019/391586/07 <sup>1</sup>

for the sum of R2 200 000,00 (Two Million Two Hundred Thousand Rand) the below mentioned property, namely-

**PORTION 1 OF HOLDING 621 GLEN AUSTIN AGRICULTURAL HOLDINGS EXTENSION 3, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG** <sup>1</sup>

**MEASURING 8565 (EIGHT THOUSAND FIVE HUNDRED AND SIXTY FIVE) Square metres**

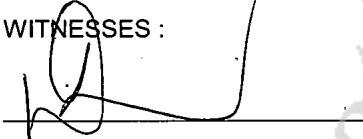
**HELD BY Deed of Transfer Number T40449/2007**

STN

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at JOHANNESBURG on 4 SEPTEMBER 2019.  
in the presence of the undersigned witnesses.

AS WITNESSES :

1.   
\_\_\_\_\_
2.   
\_\_\_\_\_

  
\_\_\_\_\_  
SIBONELO TRUSTWORTH NGUBANE

For Information





TEL: 011 448 9600

**Transfer Duty Declaration**

**TDREP**

**Reference Details**

Transfer Duty Reference Number: TDE035D711

Details			
Details of Seller / Transferor / Time Share Company			
Sumame / Registered Name	NGUBANE	Full Name	SIBONELO TRUSTWORTH
ID Number	6411195426088	Date of Birth (CCYMMDD)	1964-11-19
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED
Details of Purchaser / Transferee			
Full Name	STUYV INTERNATIONAL PROPERTIES PROPRIETARY LIM	Sumame / Registered Name	STUYV INTERNATIONAL PROPERTIES PTY LTD
Company / CC / Trust Reg No.	201939158607	Marital Notes if applicable	
Details of the Property			
Date of Transaction/Acquisition (CCYMMDD)	2019-09-04		
Total Fair Value	R 2200000.00	Total Consideration	R 2200000.00
Calculation of Duty and Penalty / Interest			
Transfer Duty Payable on Natural Person	R 2200000.00		
Property Description			
1	PORTION 1 OF HOLDING 621 GLEN AUSTIN AGRICULTURAL HOLDINGS EXTENSION 3 REGISTRATION DIVISION IR, PROVINCE OF GAUTENG MEASURING 8565 (EIGHT THOUSAND FIVE HUNDRED AND SIXTY FIVE) Square metres		

Receipt	
Receipt Details	
Transfer Duty Reference Number	TDE035D711
Receipt No.	1200684831
Receipt Amount	R 76500.00

Declaration by Conveyancer / Attorney	
<p>I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.</p>	<p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Please ensure you sign over the 2 lines of 'X's above</p> <p>f9f4b66a2c8826558a569 dc6d77259b306971</p>
<p>Date (CCYMMDD) <b>20190903</b></p>	<p>For enquiries go to <a href="http://www.sars.gov.za">www.sars.gov.za</a> or call 0800 00 SARS (7277)</p>

CELESTE KEARTLAND  
MCLEAN

SCHINDLERS ATTORNEYS  
a world class African city

1330

TEL: 011 448 9600

# Clearance Certificate

Certificate Number : 5100399043

## SCHEDULE

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

In terms of section 118 of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000), it is hereby certified that all amounts that became due to the City of Johannesburg Metropolitan Municipality in connection with the below-mentioned property situated within that municipality for municipal service fees, surcharge on fees, property rates and other municipal taxes, levies and duties during the two years preceding the application for this certificate have been fully paid.

21 Digit Code (or Municipal Reference Number)  
Erf Number  
Portion  
Extension  
Zoning  
Registration division/ Administrative District  
Suburb  
Town  
Sectional Title Unit number  
Exclusive use area and number as referred to on the registered plan  
Real Right  
Scheme registration number  
Sectional Title Scheme Name  
Registered Owner  
Name and ID/ Registration No. of all purchaser/s

T0JR0095003000006210000100  
00000621  
00001  
00  
AGRICULTURAL

GLEN AUSTIN A.H. EXT.3

SIBONÉLO TRUSTWORTH NGUBANE  
2019/391586/07

This certificate is valid until: 29.02.2020

MUNICIPAL MANAGER  
CITY OF JOHANNESBURG MUNICIPALITY

Date Issued : 15.11.2019

Authorised Official : *[Signature]*

Certificate By Conveyancer:

**SIMBONILE NOMATSHAWÉ MELA** (full name and surname)

hereby certify that this is a printout of a data message in respect of the original clearance certificate electronically issued by the City of Johannesburg Municipality.

FEDCC No: 1768631

15 NOVEMBER 2019

Q

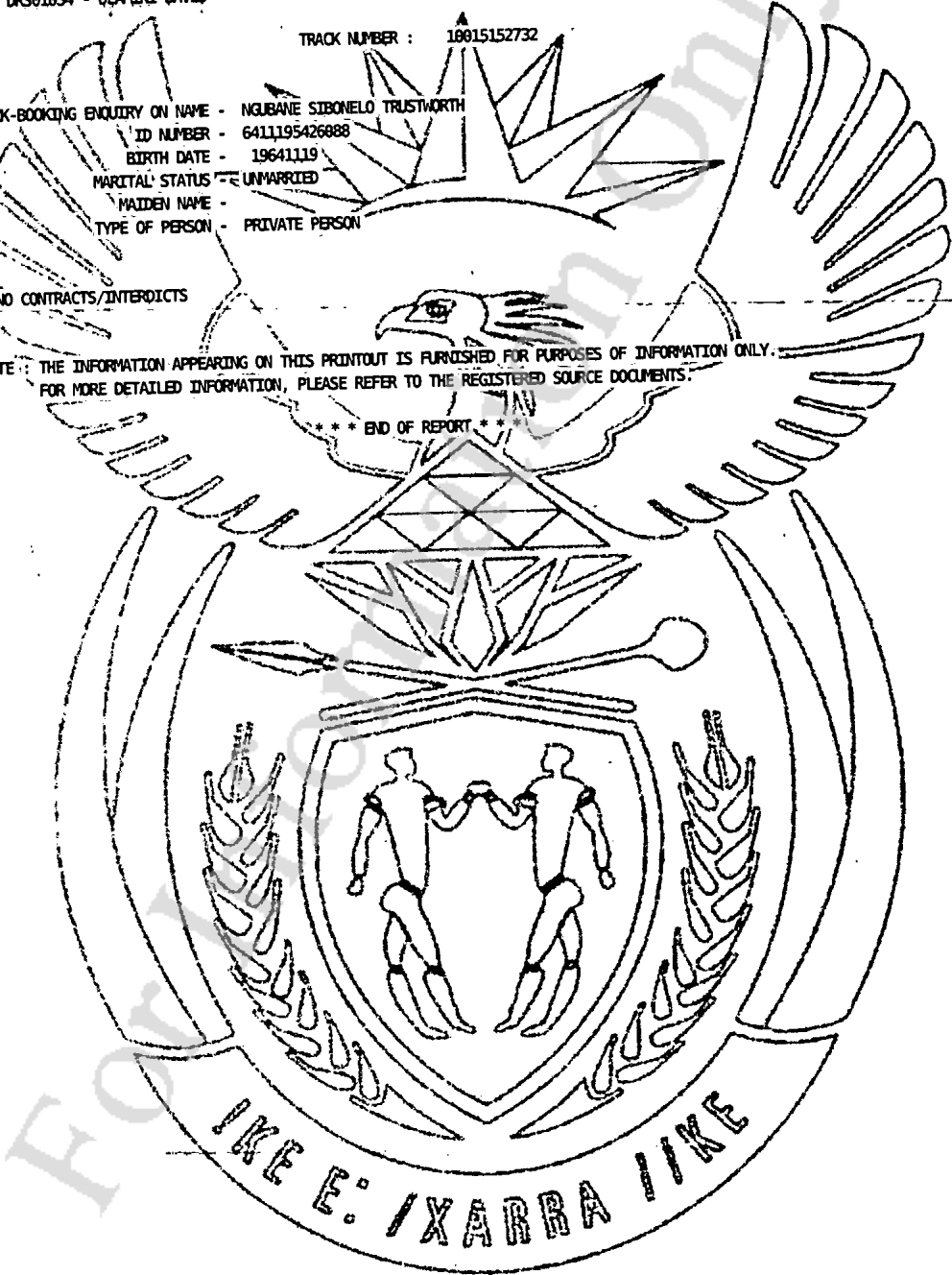
TRACK NUMBER : 18015152732

BLACK-BOOKING ENQUIRY ON NAME - NGUBANE SIBONELI TRUSTWORTH  
ID NUMBER - 6411195426888  
BIRTH DATE - 19641119  
MARITAL STATUS - UNMARRIED  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

\*\* PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

\*\*\* END OF REPORT \*\*\*



TRACK NUMBER : 10015139136

PROPERTY DETAILS PRINT FOR PORTION 1  
HOLD NO 621  
HOLDING GLEN AUSTIN AGRICULTURAL HOLDINGS EXT 3  
REG DIV IR

PROVINCE GAUTENG  
PREV DESCRIPTION  
DIAGRAM DEED NO T79287/2005  
EXTENT 8565 SQM  
CLEARANCE MIDRAND-RABIE RIDGE MSS

NO INTERDICTS

DOCUMENTS  
K3739/20055

HOLDER & SHARE

AMOUNT

O/P/A  
P

SCAN/MICRO REF  
20050181195758

MDD  
0610

OWNER DETAILS

FULL NAME & SHARE  
NGLIBANE SIBONELI TRUSTWORTH

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED
20060810	R600000.00		6411195426088	T40449/2007

MDD  
0328

MICROFILM REF  
20190902090615

\* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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\*\*\* END OF REPORT \*\*\*

IKHE: /XARRA /IKE