

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

Notas/Notes:

FINAL BLACK BOOK
17 SEP 2018

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

	Opmerkings/Remarks	Paraaf/Initials
1. Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
2. Begiftigingserwe Endowment erven		
3. Begiftiging Endowment		
4. Voorwaardes Conditions		
5. Mikro Micro		
6. Algemene plan General plan		
7. Titelakte Title deed		
8. Verbande teen dorpsütel Bonds against township title		
9. Datum nagesien Date checked		

Kantoor instruksies/Office instructions:

Seksie/Section:

UITVOERING - EXECUTION

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE

C B I

1209

Tel: 011 450 3734

(a) Datum van indiening
Date of lodgement

(b) Gelyktydiges nie ingedien nie
Simuls not lodged

(c) Regstellings
Rectifications

REGISTRAR OF DEEDS
LODGED
06 SEP 2018
JOHANNESBURG

EXECUTE BY
VOER UIT TEEN
2018-09-18

Onssoekers / Examiners	Kamer / Room	Skakeling / Linking	Verwerp / Reject	Passeer / Passed
1. H. WIENAND	GROUP H			
2. M.S. SITHOLE				
3.				

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

Verwysing No. / Reference No.

Skakeling / Linking

T 00035558 / 2018

Ruzé / LC / N0535

1 1

GELYKTYDIGES / SIMULS

Kode Code	Name van Partye Names of Parties	Firma Firm No.	No. in Stel / Batch	Titelaktes ens. binne Titles etc. within:
1	Sec 2017(c) Nyahomwe	1209	1	
2	T Nyahomwe/Duba Cuiap	1209	2	
3				
4				
5				
6				
7				
8				
9				
10				

REGISTRAR OF DEEDS
13 SEP 2018
JOHANNESBURG
REGISTRATEUR VAN ARTES

TU0431/2017

Remon to deliv
no. 1 of letters
Bvade: 1025/805
granda
meanda
2018-09-12

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTOOR/DEEL/TITELS: SIMULS WITH OTHER REGISTRIES/SECTIONAL TILES:

Kode Code	Firma/Firm	Eiendom/Property
1		
2		
3		
4		

ZWARTLAND P
Kantoor/Office

Registrasie Versoek deur/Registration requested by:

HILDA ERASMUS VAN NOORDWYK

Datum/Date:

2018-09-13



Eff 616 ALRODE SOUTH EXT 17

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

1209

Carel Basson Inc
P.O. Box 446
Bedfordview
2008

Pees/Foole	R.....
Exempted	Cat.....
Vrygestel	Kat.....

978/00

Prepared by me

Hilda Erasmus

 CONVEYANCER
 HILDA ERASMUS VAN NOORDWYK

T 000035550 / 2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~CAREL LOBEWYK-BASSON~~

HILDA ERASMUS VAN NOORDWYK

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at ALBERTON on 14 August 2018 and granted to him/her by

TIZAYI NYAHOMWE
 Born on 5 June 1976
 and
LINDOKUHLE NYAHOMWE
 Identity Number 8710240719084
 Married in community of property to each other

And the Appearer declared that his/her said principal had truly and legally sold on 4 May 2018 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

DUBAI GROUP PROPRIETARY LIMITED
Registration Number 2017/421785/07

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

ERF 616 ALRODE SOUTH EXTENSION 17 TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1088 (ONE THOUSAND AND EIGHTY EIGHT) Square
metres

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER
T12636/2012 WITH GENERAL PLAN SG NO. A12309/1983 RELATING
THERTO AND HELD BY DEED OF TRANSFER NUMBER T 40431/2017.

SUBJECT TO THE FOLLOWING CONDITONS :

- (a) The erf is subject to a servitude 2 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries, other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metres wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of the construction, maintenance 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 done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

SUBJECT 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

TIZAYI NYAHOMWE and LINDOKUHLE NYAHOMWE, Married as aforesaid

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

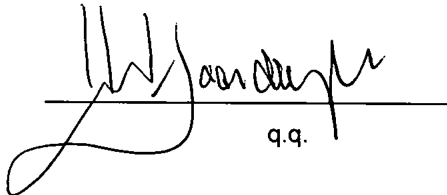
**DUBAI GROUP PROPRIETARY LIMITED
Registration Number 2017/421785/07**

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 R1 000 000,00 (ONE MILLION RAND).

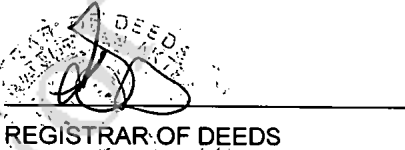
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at JOHANNESBURG on

2018-09-13


q.q.

In my presence


REGISTRAR OF DEEDS





1209

Carel Basson Inc
P.O. Box 446
Bedfordview
2008

Prepared by me


CONVEYANCER
HILDA ERASMUS VAN NOORDWYK

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

TIZAYI NYAHOMWE
Born on 5 June 1976
and
LINDOKUHLE NYAHOMWE
Identity Number 8710240719084
Married in community of property to each other

do hereby nominate, constitute and appoint

CAREL LODEWYK BASSON and/or HILDA ERASMUS VAN NOORDWYK

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 JOHANNESBURG and there to declare that we did on 4 May 2018 sell to:-

DUBAI GROUP PROPRIETARY LIMITED
Registration Number 2017/421785/07

for the sum of R1 000 000,00 (One Million Rand) the below mentioned property, namely-

ERF 616 ALRODE SOUTH EXTENSION 17 TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1088 (ONE THOUSAND AND EIGHTY EIGHT) Square metres

HELD BY Deed of Transfer Number T40431/2017


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 Alberton on 14 August 2018.
in the presence of the undersigned witnesses.

AS WITNESSES:

1. 

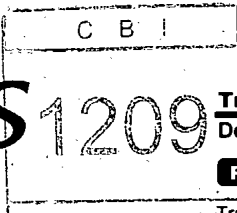

TIZAYI NYAHOMWE

2. 


LINDOKUHLE NYAHOMWE

For Information





SARS 1209

Transfer Duty Declaration

(Signature)
TDREP

Reference Details

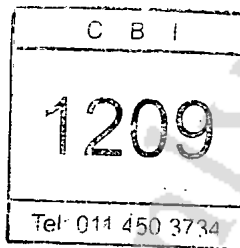
Transfer Duty Reference Number: TDE02CD5A4

Details			
Details of Seller / Transferor / Time Share Company			
Surname / Registered Name ID Number Passport Country Company / CC / Trust Reg No. Marital Notes if applicable Spouse ID Number	NYAHOMWE 8710240719084 ZIMBABWE NONE 8710240719084	Full Name Date of Birth (CCYYMMDD) Passport Number Marital Status Spouse Initials Spouse Passport Number	TIZAYI 1976-06-05 FN588615 M.I.C OF PROPERTY L FN588615
Details of Seller / Transferor / Time Share Company			
Surname / Registered Name ID Number Company / CC / Trust Reg No. Marital Notes if applicable Spouse ID Number Passport Country	NYAHOMWE 8710240719084 NONE ZIMBABWE	Full Name Date of Birth (CCYYMMDD) Marital Status Spouse Initials Spouse Passport Number	LINDOKUHLE 1987-10-24 M.I.C OF PROPERTY T FN588615
Details of Purchaser / Transferee			
Full Name Company / CC / Trust Reg No.	DUBAI GROUP PROPRIETARY LIMITED 201742178507	Surname / Registered Name Marital Notes if applicable	DUBAI GROUP PROPRIETARY LIMITED
Details of the Property			
Date of Transaction/Acquisition (CCYYMMDD)	2018-05-04	Total Fair Value	R 1000000.00
		Total Consideration	R 1000000.00
Calculation of Duty and Penalty / Interest			
Transfer Duty Payable on Natural Person	R 1000000.00		
Property Description			
1 ERF 616 ALRODE SOUTH EXTENSION 17 TOWNSHIP REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG MEASURING 1088 (ONE THOUSAND AND EIGHTY EIGHT) SQUARE METRES			

Receipt	
Transfer Duty Reference Number Receipt Amount	TDE02CD5A4 R 3000.00
Receipt No.	1200591658

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>(Signature)</p> <p>Please ensure you sign over the 2 lines of 'X's above</p> <p>e841f9ed41209d43cccb77 85aace7b8cc9e707b1</p>
<p>Date (CCYYMMDD)</p> <p style="font-size: 24px; border: 1px solid black; padding: 5px; display: inline-block;">20180910</p>	<p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>

HILDA ERASMUS VAN NOORDWYK



(B) 9
1

LAWYERS NAME: CAREL BASSON INC
ADDRESS: P.O. BOX 446
BEDFORDVIEW
2008

DATE OF APPLICATION: 2018/08/22 CLEARANCE CERTIFICATE NUMBER 34670

CLEARANCE CERTIFICATE

THIS IS TO CERTIFY

THAT ALL AMOUNTS DUE IN TERMS OF SECTION 118(1) OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, ACT 32 OF 2000,
PAYABLE TO CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
IN RESPECT OF THE LAND OR THE RIGHT IN LAND DESCRIBED HEREUNDER
HAVE BEEN PAID IN FULL

DESCRIPTION OF LAND OR RIGHT IN LAND/PROPERTY

STAND NUMBER/REFERENCE: A19 017 00000616 00000 0000 0000

SECTIONAL TITLE:

STAND DESCRIPTION: ERF 00000616 ALRODE SOUTH X017

TOWNSHIP: ALRODE SOUTH X17

STAND AREA: 1088 SQ METER

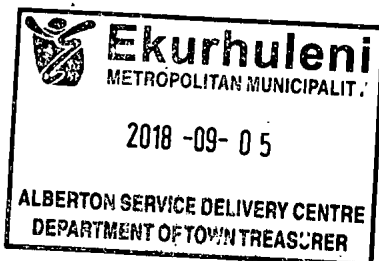
THIS CERTIFICATE IS VALID UNTIL: 2018/10/31

Signed at ALBERTON

on

2018/09/05

(Signature) Authorized Official





CERT-NO:U 34670

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT NO. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT NO. 32 OF 2000)

ISSUED BY ALBERTON CUSTOMER CENTRE

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to CITY OF EKURHULENI METROPOLITAN MUNICIPALITY in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY

(see definition of property in section 1 of Act 32 of 2000)

A19 017 00000616 00000 0000 0000:
Erven : 00000616
Portion : 00000
Extension : 017
Zoning : AGRICULTURAL
Registration division / Administrative District:
Suburb : ALRODE SOUTH X17
Town : CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Sectional Title Unit Number: N/A
Exclusive use area and number as referred to on the registered plan: N/A
Real right : N/A
Scheme registration number : N/A
Sectional Title Scheme Name:

N/A

Registered owner : NYAHOMWE TIZAYI
Name and Identity / Registration number of all purchaser/s:
DUBAI GROUP PTY LTD
2017421785/07
Attorney : CAREL BASSON INC

This certificate is valid until: 2018/10/31

Given under my hand at ALBERTON, on 2018/09/05

MUNICIPAL MANAGER
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

Date Issued: 2018/09/05

Authorised Official: [Signature]



PERSONAL AFFIDAVIT

④

C B I
1209
Tel: 011 450 3734

I, the undersigned,

TIZAYI NYAHOMWE

Born on 5 June 1976

DO HEREBY MAKE OATH AND SAY THAT:

1. My full names and date of birth as stated above are correct.
2. No identity document has been issued to me by the responsible Government Authority in accordance with Regulation 18(1) of the Deeds Registry Act of 1937, in the Republic of South Africa.
3. My marital status is: Married in community of property
I was married in South Africa on
4. My spouse's full names are LINDOKUHLE NYAHOMWE
5. That at the date hereof I am not insolvent nor has my estate ever been provisionally or finally sequestrated and that any record or interdict in any Deeds Registry or any other Public Office, of the sequestration of the estate of a person bearing my name or a name similar to mine, does not apply to me.


TIZAYI NYAHOMWE

SIGNED and SWORN/AFFIRMED to before me at Alberton, on this 14th day of August 2018, the Deponent having acknowledged that he/she knows and understands the contents of this Affidavit, which is deposited to in accordance with the regulations governing the administration of an oath as more fully set out in Government Notice R 1258 of the 21st July 1972, as amended by Government Notice 1648 dated the 19th of August 1977 and Government Notice 903 dated the 10th July 1998.


HILDA ERASMUS VAN NOORDWYK COMMISSIONER OF OATHS

Full Names: COMMISSIONER OF OATHS
Status: EX OFFICIO
Street address: CAREL BASSON INCORPORATED
11 HELSTON ROAD, NEW REDRUTH,
ALBERTON
TEL: 011 450 3734
PRACTICING ATTORNEY R.S.A

1 (6) / es

PROD DEEDS REGISTRATION SYSTEM - JOHANNESBURG
PREPARED BY : DRS02010 - GREEN RUDY

DATE : 20180907 TIME : 13:27:24.9 PAGE :

BLACK-BOOKING ENQUIRY ON NAME - NYAHOMBE TIZAYI
ID NUMBER - 760605
BIRTH DATE - 19760605
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

FIRM NR : 999
FIRM NAME : AKTEKANTOOR JOHANNESBURG
FILE NR : PREP
FEE AMOUNT: R .00

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 ***

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27/09

For Information Only

PROD DEEDS REGISTRATION SYSTEM - JOHANNESBURG
PREPARED BY : DRS02018 GREEN RUDY

DATE : 20180907 TIME : 13:27:29.4 PAGE : 1

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO ^616
TOWNSHIP ALRODE SOUTH EXT 17
REG DIV JR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T12636/2012
EXTENT 1888 SQM
CLEARANCE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

FIRM NR : 999
FIRM NAME : AKTEKANTOOR JOHANNESBURG
FILE NR : PREP
FEE AMOUNT : R .00

NO INTERDICTS

DOCUMENTS HOLDER & SHARE
VA4154/2002 T34874/1987

AMOUNT O/P/A *SCAN/MICRO REF MDD
2802 0583 0017 0919

OWNER DETAILS

FULL NAME & SHARE
NYAHOMWE TIZAYI

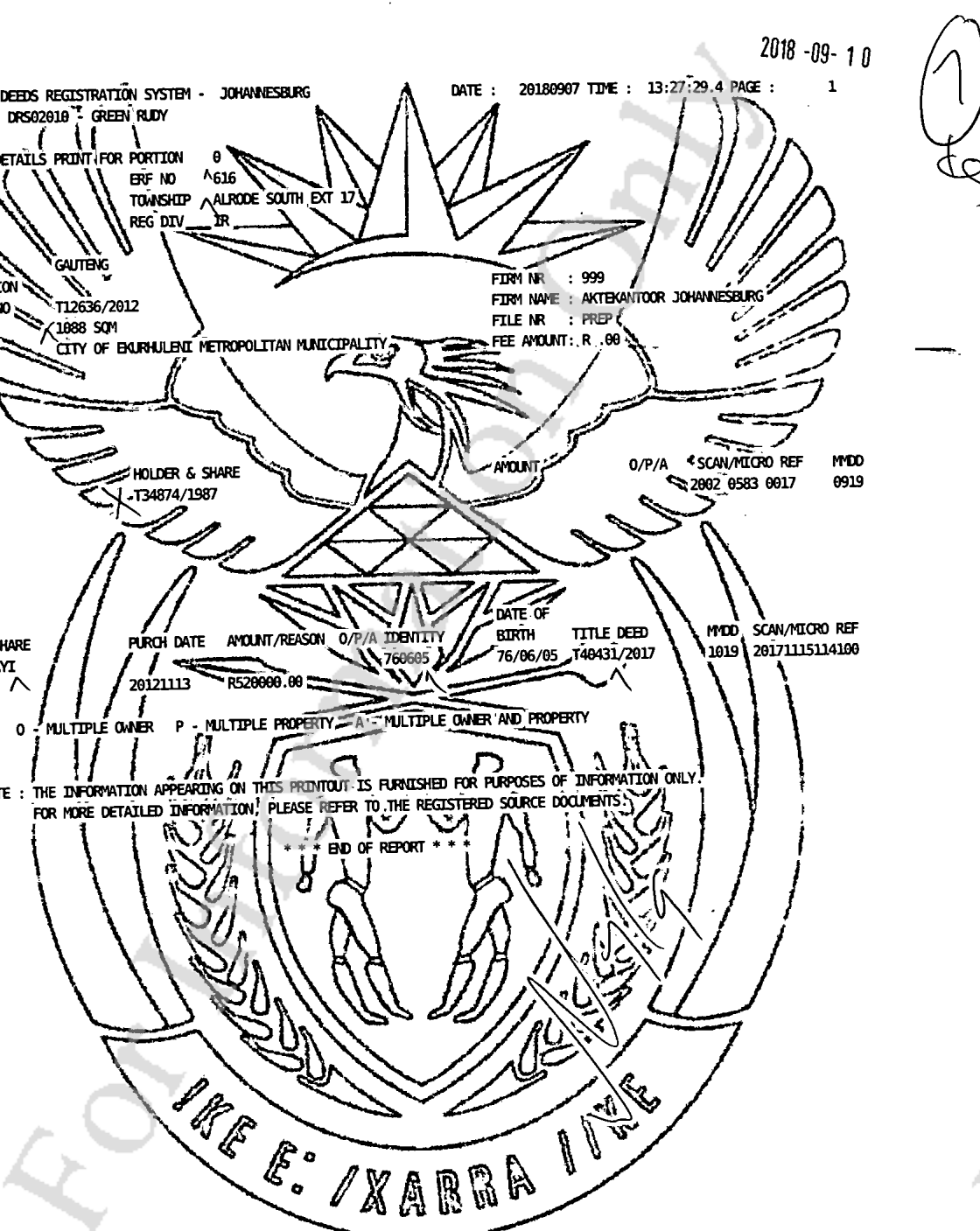
PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	DATE OF BIRTH	TITLE DEED	MDD	SCAN/MICRO REF
20121113	R520000.00	0	760605	76/06/05	T40431/2017	1019	20171115114100

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

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*** END OF REPORT ***

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