

## **Appendix G**

### **Other Information**

- Windeed search for property
- Title deed
- Resolution of signing authority
- Permit for filling station – Transvaal Provincial Administration
- Recommendation for township establishment - Rustenburg Local Municipality



## Deeds Office Property

windeed

WATERKLOOF, 305, 385 (Pretoria)

**GENERAL INFORMATION**

Deeds Office Pretoria  
 Date Requested 2012/06/08 12:07:18  
 Information Source Deeds Office  
 Reference

**PROPERTY INFORMATION**

Property Type Farm  
 Farm Name WATERKLOOF  
 Farm Number 305  
 Portion 385  
 Local Authority RUSTENBURG LOCAL MUNICIPALITY  
 Registration Division JQ  
 Province NORTH-WEST  
 Diagram Deed T23633/2001  
 Extent 17.0193H  
 Previous Description  
 LPI Code TOJQ0000000030500385

**OWNER INFORMATION**

## Owner 1 of 1

Person Type COMPANY  
 Name ESIMIO INV PTY LTD  
 Registration Number 200901977507  
 Title Deed T73755/2011  
 Registration Date 2011/10/18  
 Purchase Price (R) 13,615,000  
 Purchase Date 2011/06/24  
 Share  
 Microfilm Reference  
 Multiple Properties No  
 Multiple Owners No

**ENDORSEMENTS (4)**

#	Document	Description	Institution	Amount (R)	Microfilm
1	K7472/2004S	CONTRACT SERVITUDES/MINERALS/LEASES/PC		Unknown	2005 0135 1510
2	VA7004/2011	LOST COPY	HAJIALEXANDROU NICOS THEODOSIOS	Unknown	
3	CONSOLIDATE FROM		JQ , 305 , 131	Unknown	
4	CONSOLIDATE FROM		JQ , 305 , 132	Unknown	

**HISTORIC DOCUMENTS (5)**

#	Document	Description	Owner	Amount (R)	Microfilm
1	B20949/1985	BOND	TAMBUTI HOTEL	Unknown	2001 0305 4748
2	B20948/1985	BOND	STANDARD	Unknown	2001 0305 4737
3	B6823/1992	BOND	STANDARD	Unknown	2003 0563 4250
4	T23633/2001	TRANSFER	HAJIALEXANDROU NICOS THEODOSIOS	CCT	2005 0135 1501
5	T73754/2011	TRANSFER	HAJIALEXANDROU HOLDINGS PTY LTD	15,550,740	



POST FEES R 1250.00

VAN VELDEN - DUFFEY INC.  
c/o Brink & Kock Streets  
RUSTENBURG  
0299

Prepared by me

  
CONVEYANCER  
KRÜGER, VHJ

000073755 / 2011

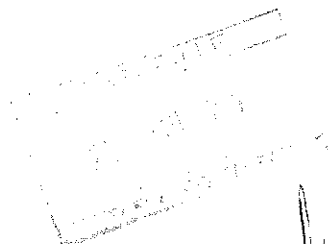
## DEED OF TRANSFER

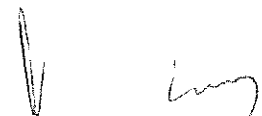
BE IT HEREBY MADE KNOWN THAT

**ANTIONETTE ROELOFSE**

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Power of Attorney signed at RUSTENBURG on 20 July 2011 and granted to him by

**HAIJALEXANDROU HOLDINGS PROPRIETARY LIMITED**  
Registration Number 2006/019180/07





And the Appearer declared that his said principal had truly and legally sold on 24 June 2011 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**ESIMIO INVESTMENTS PROPRIETARY LIMITED**  
**Registration Number 2009/019775/07**

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

PORTION 385 OF THE FARM WATERKLOOF 305  
REGISTRATION DIVISION J.Q., PROVINCE OF NORTH-WEST  
MEASURING 17,0193 (SEVENTEEN COMMA ZERO ONE NINE THREE)  
HECTARES

FIRST registered by Certificate of Consolidated Title Number  
T23633/2001 with Diagram L.G. NO A 1450/1992 attached thereto and  
Held by Deed of Transfer No T

000073754 / 201

**SUBJECT** to the following conditions:

1. SUBJECT to a Notarial Deed of Servitude in favour of ESKOM wherein the right has been granted to convey electricity over the property, together with ancillary rights and subject to conditions as will more fully appear in the said Deed of Servitude Number 121/1954S, with diagram annexed, the centre line of which electrical power line is shown on the annexed diagram S.G No A1450/1992 by the lines xy and yz
2. AND FUTHER SUBJECT to an Order of the Water Court dated 28<sup>th</sup> January 1921 and filed under K254/1973.
3. BY VIRTUE of Notarial Deed of Servitude K842/1996S dated 22<sup>nd</sup> August 1994, the within mentioned properties are entitled to free water from the borehole at the rate of 4 000 litres per week on Portion 94 (Portion of Portion 35) farm WATERKLOOF 305, J.Q. measuring 9,8759 Hectares Held by Deed of Transfer 82085/1988, across Portion 134( a Portion of Portion 93) farm WATERKLOOF 305 J.Q measuring 8.5667 Hectares, held by Deed of Transfer Number T9696/1966 as will more fully appear from the said Notarial Deed.
4. Endt in terme van Artikel 16(1) Wet 73/89  
  
In terme van Artikel 16(1) Wet 73/89 is die binnegemelde eiendom verklaar tot 'n natuurbeskernde omgewing naamlik Magaliesberg Beskernde Natuuromgewing.
5. The within mentioned property is entitled to a borehole servitude in perpetuity, in extent 9 square meters as indicated by figure ABCDA on Servitude Diagram SG Diagram no 3590 /2003 annexed to T44471/2004

to supply water and a water pipeline 2 meters wide the centre line of which servitude is indicated by the lines EFG and FH on the aforesaid diagram to convey water over Portion 402 (a Portion of Portion 94) of the farm Waterkloof 305 J.Q, held by Deed of Transfer T44471/2004, which servitude is subject to the owner of the property being responsible at his expense for the construction and equipment of a borehole pump, pipeline, power supply and all other fittings and for the maintenance thereof

6. The within mentioned property is entitled to a 2 meter wide pipeline servitude represented by line AB on S.G Diagram No 3588/2003 over Portion 400 ( Portion of Portion 94) Waterkloof 305 J.Q North West Province 2,4625 Hectares, Held by Deed of Transfer T140509/1999 as will more fully appear from Notarial Deed K 7471/2004 S dated the 30th of January 2004 and registered on 14 October 2004.
7. The within mentioned property is entitled to a 2 meter servitude for water pipeline purposes represented by line AB and BCD on S.G. Diagram no 3589/2003 over Portion 401 ( a Portion of Portion 94) Waterkloof 305 J.Q North West Province, 2,4704 Hectares, held by Deed of Transfer T50569/2003 as will more fully appear from Notarial Deed K 7472/2004 S dated 28 January 2004 and registered on 14 October 2004.

**AND FURTHER** subject to such conditions as are mentioned or referred to in the aforesaid deeds.

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

**HAIJALEXANDROU HOLDINGS PROPRIETARY LIMITED**  
Registration Number 2006/019180/07

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

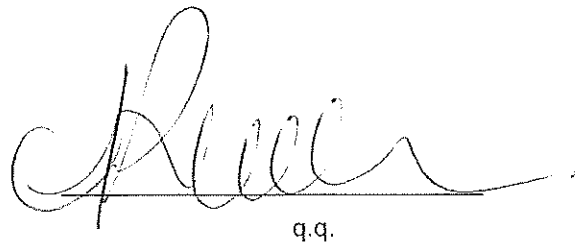
**ESIMIO INVESTMENTS PROPRIETARY LIMITED**  
Registration Number 2009/019775/07

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 R13 615 000,00 (THIRTEEN MILLION SIX HUNDRED AND FIFTEEN THOUSAND RAND)

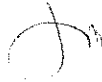
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Pretoria on **18 10 11**



q.q.

In my presence



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



**UITTREKSEL UIT DIE NOTULE VAN 'n VERGADERING GEHOU TE RUSTENBURG**

**OP NOVEMBER 2012**

**DEUR ESIMIO BELEGGINGS EIENDOMS BEPERK Registrasie Nommer 2009/019775/07**

**BESLUIT:**


**DAT BEN VAN DER WALT**


In sy hoedanigheid as verteenwoordiger, behoorlik gemagtig word om alle dokumente wat nodig mag wees ten einde die dorpstigingsaansoek namens die Maatskappy op te stel of te laat opstel, in te dien en te laat goedkeur op sodanige terme en voorwaardes as wat hy/sy/hulle in sy/haar/hulle diskresie mag besluit en in die algemeen alles te doen wat nodig mag wees ten einde gevolg te gee aan hierdie besluit.

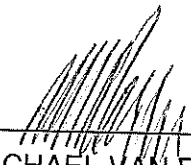
Die Dorpstigingsaansoek sal gedoen word ten opsigte van die volgende eiendom:

**GEDEELTE 385 VAN DIE PLAAS WATERKLOOF 305,**  
Registrasie Afdeling J.Q., Provinsie Noordwes

GROOT: 17,0193 (SEWENTIEN komma NUL EEN NEGE DRIE) Hektaar

  
\_\_\_\_\_  
THEODOSIOS HAJIALEXANDROU

  
\_\_\_\_\_  
GABRIËL JOHANNES HUGO

  
\_\_\_\_\_  
IGNATIUS MICHAEL VAN ROOYEN

GEREGISTREERDE WOON EN POSTADRES

1. Gevee die bewys van u GEREGISTREERDE WOON EN POSTADRES in hierdie sake.

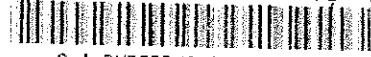
2. Indien u van adres verander het of u nu 'n nuwe woon- of huidige adres in u woonstreek of in 'n ander woon- of huidige streek verkry, KENNINGSKOPPEL VAN ADRES EN POSTADRES wat in die sake agter in die diensteboekem 2 gebruik word om die verandering aan te meld en moet 21 ingevul word. Dit moet word aan die haalbare streek- of woonstreek-DEPARTMENT OF BUREAU OF SOUTH AFRICAN POSTAL SERVICES.

REGISTERED RESIDENTIAL AND POSTAL ADDRESSES

1. Keep the proof of your REGISTERED RESIDENTIAL AND POSTAL ADDRESS in the book.

2. If you have changed your address or you have a new present address in a different street or in another street, you must have the NOTICE OF CHANGE OF ADDRESS put in the pocket at the back of the book. This document must be filled in with the change and must be sent to the DEPARTMENT OF BUREAU OF SOUTH AFRICAN POSTAL SERVICES.

I.D.No. 880402 5116 08 5



S. A. BURGER/S. A. CITIZEN

VANSLUITING

VAN DER WALT

VOORNAEMEFORNAAMES

BEN

GEBOORTEDISTRIK OF LAND  
DISTRICT OR COUNTRY OF BIRTH

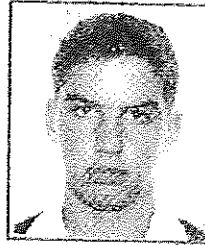
SUID-AFRIKA

GEBOORTEDATUM  
DATE OF BIRTH

1988-04-02

DATUM UITGEREK  
DATE ISSUED

2004-03-19



UITGEREIK OP BELEG VAN DIE  
DIREKTOR-GENERAAL  
BUREAU OF SOUTH AFRICAN POSTAL SERVICES

ISSUED BY AUTHORITY OF THE  
DIRECTOR-GENERAL  
HOME AFFAIRS

HESTER JANA STANDER  
COMMISSIONER OF OATH  
KOMMISSARIS VAN EDE  
112 PRES MBEKI DRIVE  
RUSTENBURG - 0299 - RSA  
F & I BUSINESS MANAGER  
REF: 9/1/8/2

TRANSVAALSE  
PROVINSIALE ADMINISTRASIE



TRANSVAAL  
PROVINCIAL ADMINISTRATION

NAVRAE/ENQUIRIES: Miss C. Kotzé

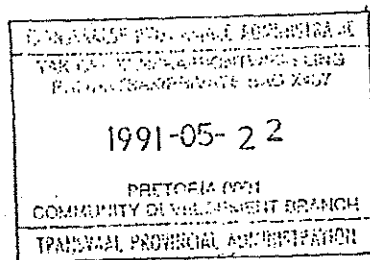
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69

TEL 201-2113

TAK GEMEENSKAPSONTWIKKELING  
COMMUNITY DEVELOPMENT BRANCH

(360A)

Messrs Dolf van der Walt and Associates  
P.O. Box 4529  
PRETORIA  
0001



Gentlemen

APPLICATION FOR A PERMIT IN TERMS OF SECTION 6(1) OF THE ACT ON  
PHYSICAL PLANNING, 1967 (ACT 88 OF 1967):  
PORTIONS 131 AND 132 OF THE FARM WATERKLOOF 305-JQ, RUSTENBURG

Your application dated 27 June 1990 refers.  
(Reference number: 39.1)

The delegate of the Administrator of the Transvaal approved your  
application for the conducting of a garage and café on the  
above-mentioned property. The relevant permit (No. 15/33/91(3))  
is attached hereto (issued in terms of section 8(1) of Act 88 of  
1967).

Yours faithfully

DIRECTOR GENERAL

IN ANY FUTURE CORRESPONDANCE PLEASE QUOTE REFERENCE NUMBER



NAVRAE ENQUIRIES:

J.J. Botha

VERW. REF:

11/1/1/3-305-JQ

TEL:

201-3416

1992 7. 27.

Mnre. Dolf van der Walt en Assosiate  
Posbus 4529  
PRETORIA  
0001

Kenere

VERSLAPPING VAN BOUBEPERKING : GEDEELTES 131 EN 132 VAN DIE  
PLAAS WATERKLOOF 305 JQ, DISTRIK RUSTENBURG

U brief 37.1 van 7 Julie 1992 het betrekking.

U aansoek om verslapping van die boubeperking na 63,0 meter  
vanaf die beplande middellyn van die pad P16/1 word hiermee  
toegestaan onderworpe aan die volgende voorwaardes:

- (i) slegs die garage kompleks sal op 63,0 meter vanaf die  
middellyn van beplande pad P16/1 toegelaat word. Die  
boubeperking verslapping is nie 'n algemene  
verslapping nie.
- (ii) Die dienspad moet verskuif word na u posisie suid van  
die garage-ontwikkeling, soos getoon op plan JQ  
305/131/92/07.

Die uwe

*[Handwritten signature]*  
92.07.17

ADJUNK-DIREKTEUR-GENERAAL : PAAIE

0843P-JAP

ANNEXURE TO PERMIT NO 15/33/91(3)

DATED: 1991-05-22

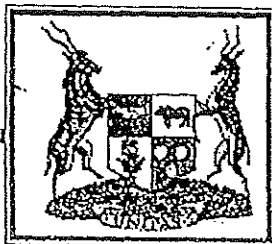
1. The rights are restricted to a garage at 250 m<sup>2</sup> and cafe of 150 m<sup>2</sup> (including store rooms).
2. The rights shall lapse if any of the imposed requirements have not been complied with.
3. The siting of building shall be to the satisfaction of the local authority.
4. Effective, paved parking places, together with the necessary manoeuvring area, shall be provided on the property to the satisfaction of the local authority.
5. The loading and off-loading of goods shall take place only within the boundaries of the property.
6. No buildings or structure and no facilities which form part of the development (excluding access facilities, parking, lawns and gardens), shall be erected or provided within the limits of any building line which may be applicable.
7. Fencing and/or screening of the site as and when required by the local authority, shall be erected and maintained to the satisfaction of such authority.
8. The registered owner shall be responsible for the maintenance of the whole development on the property. If the local authority is of the opinion that the property or any portion of the development is not satisfactorily maintained, such authority shall be entitled to undertake such maintenance at the cost of the registered owner.
9. The entrances to and exits from the property shall be to the satisfaction of the local authority.
10. Any conditions of the Roads Branch must be complied with before the rights may be exercised.

360A/910520B



# RUSTENBURG

**PLAASLIKE  
MUNISIPALITEIT**



**LOCAL  
MUNICIPALITY**

**DEPARTEMENT: WHD STADSEKRETARIS**

Posbus / P O Box 16  
0300 RUSTENBURG,  
NORTH WEST PROVINCE

**DEPARTMENT: ACTING CITY SECRETARY**

Tel: (014) 590 3111  
Faks / Fax: (014) 592 0181  
E-pos / E-mail: kc15@pixie.co.za

Mr N T Hajialexandrou  
P O Box 150  
0300 RUSTENBURG

MRS M E LEDINGWANE/jm  
REF: 14/8/1 (3954)  
Your Ref: GO 15/8/2/2/40/431

Copy for your information.

BY REGISTERED MAIL

The Acting Director  
North West Provincial Administration  
Private Bag X1213  
2520 POTCHEFSTROOM

ACTING MUNICIPAL MANAGER

Mr J J Oosthuizen

**WATERKLOOF: APPLICATION FOR THE SUBDIVISION OF PORTION 385 OF  
THE FARM WATERKLOOF 305 JQ, RUSTENBURG**

Your application for the above-mentioned opportunity refers.

Kindly be informed that the Rustenburg Local Municipality resolved at its meeting held on 29 January 2002 per item 21 as follows:

"That the application for the subdivision of Portion 385 of the farm Waterkloof 305 JQ Rustenburg into three portions, not be approved due to the following reasons:

- 1.1 The property can be described as land that has the potential to be used for township establishment;
- 1.2 The LDO's of Rustenburg referred to this area as a "Zone of Opportunity", which supports the view of an area of potential developable land;
- 1.3 The land is situated close to an existing proclaimed township. The subdivision leads to a higher density, which can be obtained through the process of township establishment;

- 1.4 The control on land uses and development is more secure through the process of township establishment than subdivision;
  - 1.5 Township establishment also has an economical benefit for Council on the rates and taxes to be paid by individual owners after the township has been proclaimed;
  - 1.6 It is an acceptable town planning principle to establish a township on land, which is suitable for development, rather than to subdivide the land just to be developed on a later stage;
  - 1.7 The existing approved facilities can also be accommodated in any township establishment process. It is not necessary to subdivide to meet the requirements of the owner of the land;
  - 1.8 The subdivision does not comply with the guidelines for subdivision as far as the minimum-size of the portions is concerned;
2. That the applicant be requested to lodge an application for township establishment.

Yours faithfully

*Chedwa Danc*  
ACTING MUNICIPAL MANAGER  
2002-01-30