

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

Notas/Notes:

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

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedkeur (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
Datum Date	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General plan		
	(7) Titellakte Title deed		
	(8) Verbande teen dorpsittel Bonds against township title		
Datum Date	(9) Datum nagesien Date checked		

Kantoor instruksies/Office instructions:

Seksie/Section:

Susan Stander

082 337 4197 UITVOERING - EXECUTION

## A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

(a) Datum van indiening Date of lodgement	(b) Gelyktydiges nie ingedien nie Simuls not lodged	(c) Regstellings Rectifications
26/10/2018	VA	LODGED DEEDS OFFICE PRETORIA 2018-08-31 AKTEKANTOOR PRETORIA LODGED

KLASBRUN EDELSTEIN  
BOSMAN DE VRIES INC  
**194**  
TEL: (012) 452 8900

MUST BE REGISTERED BY  
2018-09-17  
PRETORIA DEEDS  
MUST BE REGISTERED BY

Onssoekers/Examiners	Kamer/Room	Skakeling Linking	Verwerp Reject	Passeer Passed
1 KGAOGLO RAMOROKA	625			
2 S.M RACHIDI	925	2 2		
3				

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

T000065131/2018/20

Verwysing No / Reference  
DS 5022/JL  
Dana Joffe / MAT 1465

Skakeling/Linking

2 2

## GELYKTYDIGES/SIMULS

Kode Code	Name van Partye Name of Parties	Firma Firm No.	No. in Stel/batch	Titellaktes ens. binne Titles etc. within
1 VA	AD De Jesus	194	1	PIA, Substitu
2 T	De Jesus / Dabi Inv	194	2	FINALE DEED
3				DATA
4				2018-09-17
5				DEEDS PRETORIA
6				DEEDS PRETORIA
7				DEEDS PRETORIA
8				DEEDS PRETORIA
9				DEEDS PRETORIA
10				DEEDS PRETORIA

## (b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE/DEELTITELS SIMULS WITH OTHER REGISTRIES/SECTIONAL TITLES

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

Registrasie Versoek deur/Registration requested by:

Datum/Date:

010014610480

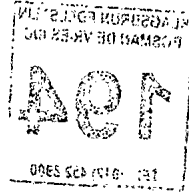
(Brief description of property (only para. 1 in Deed) / (Kort beskrywing van eiendom (slegs para. 1 in Akte))

Portion 62 Farm Rietsoort 152



610071751045229

For Information Only

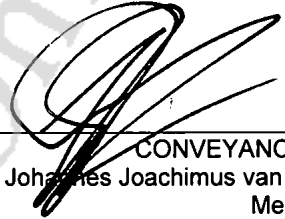


⑤ Note  
1. Name the apperret in the deed.  
KGAOGELO RAMOROKA 10/09/2018  
Remain KGAOGELO RAMOROKA  
② Note Still stands the power of  
Substitution (See doc ②)  
KGAOGELO RAMOROKA  
10/09/2018

For Information Only

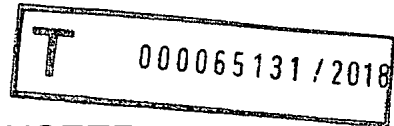
GJJ van der Merwe Attorneys  
1st Floor MCA House  
Cambridge Place  
Corner of Kirkby and Oxford Roads  
Bedfordview

Prepared by me



CONVEYANCER  
Gerhardus Johannes Joachimus van der  
Merwe

SEELREG.....
STAMP DUTY
FOOI R1522-00
FEES



## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Praveshnee Magan 

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said  
Apparar being duly authorised thereto by a Power of Attorney signed at  
Bedfordview on 23 July 2018 and granted to him/her by

ANILDA DOLORES DE JESUS  
Identity Number 4511210134187  
Unmarried

And the Appearer declared that his/her said principal had truly and legally sold on 14 December 2017 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**DABI INVESTMENTS PROPRIETARY LIMITED**  
**Registration Number 2014/156940/07**

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

PORTION 62 (A PORTION OF PORTION 27) OF FARM RIETSPRUIT  
152, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG

MEASURING 9,0388 (NINE COMMA ZERO THREE EIGHT EIGHT)  
Hectares

FIRST REGISTERED BY CERTIFICATE OF REGISTERED TITLE NO.  
31194/1966 WITH DIAGRAM ANNEXED, AND HELD BY DEED OF  
TRANSFER T12634/1992

**SUBJECT TO THE FOLLOWING CONDITIONS:**

- A. PORTION 27 of the aforesaid farm, measuring 488,0188 Hectares (a Portion of which is held hereunder) together with the Remaining Extent of Portion A called "WELVERDIEND" of the farm RIETSPRUIT No: 152, Registration Division I.R., measuring as such 3,0010 hectares held under Deed of Transfer No. 17638/1951 is entitled to the rights and subject to the conditions and servitudes regarding in and to dams, water and water-furrows on the farm Rietspruit as fully described in Deed of Servitude No. 22/1914S;
- B. SUBJECT to the following conditions imposes in terms of Act 21 of 1940:
- Except with the written approval of the controlling Authority:
- i) The land may not be sub-divided;
  - ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture;
  - iii) No store or place of business or industry whatsoever may be opened or conducted on the land;
  - iv) No building or structure whatsoever may be erected within a distance of 94,46 metres from the centre line of a public road.

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

**ANILDA DOLORES DE JESUS, Unmarried**

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

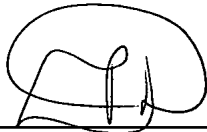
**DABI INVESTMENTS PROPRIETARY LIMITED**  
**Registration Number 2014/156940/07**

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 R3 000 000,00 (THREE MILLION RAND).

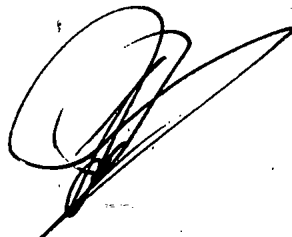
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

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

2018 -09- 12

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

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS  
Lexis® Convey 16.4.7.2

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GJJ van der Merwe Attorneys  
1st Floor MCA House  
Cambridge Place  
Corner of Kirkby and Oxford Roads  
Bedfordview

81-4-6  
(1)

Prepared by me

  
CONVEYANCER  
Gerhardus Johannes Joachimus van der  
Merwe

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**ANILDA DOLORES DE JESUS** ✓  
**Identity Number 4511210134187** ✓  
**Unmarried** ✓

do hereby nominate, constitute and appoint Gerhardus Johannes Joachimus van der Merwe and/or Dana Susan Joffe

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 14 December 2017 sell to:-

**DABI INVESTMENTS PROPRIETARY LIMITED** ✓  
**Registration Number 2014/156940/07** ✓

for the sum of R3 000 000,00 (Three Million Rand) the below mentioned property, namely-

**PORTION 62 (A PORTION OF PORTION 27) OF FARM RIETSPRUIT** ✓  
**152, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG** ✓

**MEASURING 9,0388 (NINE COMMA ZERO THREE EIGHT EIGHT)**  
**Hectares**

**HELD BY Deed of Transfer Number T12634/1992 and Deed of Transfer**  
**T40932/2018** ✓

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

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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 Redwoodview on 23 July 2018  
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

Anilda Jesus  
ANILDA DOLORES DE JESUS

2. 



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## SUBSTITUTION

I the undersigned,

**GERHARDUS JOHANNES JOACHIMUS VAN DER MERWE**

Duly admitted Attorney and Conveyancer, practicing as such at Johannesburg, PROVINCE OF GAUTENG,

holding a Power of Attorney with substitution, signed at Bedfordview on 23 July 2018, in respect of registration of transfer of:-

PORTION 62 (A PORTION OF PORTION 27) OF FARM RIETSPRUIT 152, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG


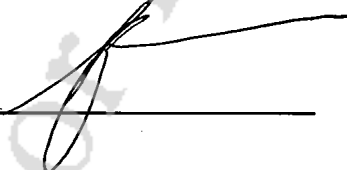
MEASURING: 9,0388 (NINE COMMA ZERO THREE EIGHT EIGHT) HECTARES

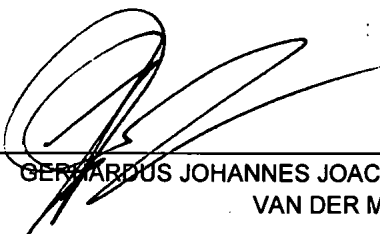
HELD BY DEED OF TRANSFER T12634/1992 (VA3663/2018) and DEED OF TRANSFER T40932/2018

Hereby substitute Praveshnee Morgan and/or Gordon Alexander Leith for myself, to appear before the **REGISTRAR OF DEEDS** at **PRETORIA** and execute the aforesaid transfer on my behalf.

Signed at BEDFORDVIEW on 28<sup>th</sup> of August 2018

**AS WITNESS:**

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

  
\_\_\_\_\_  
**GERHARDUS JOHANNES JOACHIMUS  
VAN DER MERWE**





# Transfer Duty Declaration

TDREP

## Reference Details

Transfer Duty Reference Number: TDE02C5BC7

## Details

## Details of Seller / Transferor / Time Share Company

Surname / Registered Name	DE JESUS	Full Name	ANILDA DOLORES
ID Number	4511210134187 ✓	Date of Birth (CCYYMMDD)	1945-11-21 ✓
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED

## Details of Purchaser / Transferee

Full Name		Surname / Registered Name	DABI INVESTMENTS PROPRIETARY LIMITED
Company / CC / Trust Reg No.	201415694007 ✓	Marital Notes if applicable	✓

## Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2017-12-14 ✓		
Total Fair Value	R 3000000.00	✓ Total Consideration	R 3000000.00

## Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 3000000.00 ✓		
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## Property Description

1	PORTION 62 (A PORTION OF PORTION 27) OF FARM RIETSPRUIT 152, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING: 9,0388 (NINE COMMA ZERO THREE EIGHT EIGHT) HECTARES
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## Receipt

## Receipt Details

Transfer Duty Reference Number	TDE02C5BC7	Receipt No.	1200587136
Receipt Amount	R 165716.66		

## Declaration by Conveyancer / Attorney

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.

XXXXXX  
XXXXXX  
XXXXXX

Please ensure you sign over the 2 lines of 'X's above

SARS1419598ae2ae14cb/c  
4be7091e1402abe953Date  
(CCYYMMDD)

20180828

For enquiries go to  
www.sars.gov.za or call  
0800 00 SARS (7277)

Gerhardus Johannes Jacobus van der Merwe

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Gerhardus Johannes Jeronimus van der Merwe

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 MIDVAAL LOCAL MUNICIPALITY

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 Midvaal Local 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)

21 Digit Code (or Municipal Reference Number):

Erven:

152 ✓

Portion:

62 (A PTN OF PTN 27) ✓

Extension:

RIETSPRUIT ✓

Zoning:

FARM ✓

Registration division / Administrative District:

IR

Suburb:

Town:

RIETSPRUIT ✓

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:

DE JESUS ANILDA DOLORES ✓

(4511210134187)

Name and Identity/ Registration Number of all purchaser/s: DABI INVESTMENTS PROPRIETARY LIMITED  
(2014/156940/07)

This Certificate is valid until:

26/10/2018 ✓

Given under my hand at

MEYERTON

on

27/08/2018

Digitally signed by Midvaal Local Municipality

Signee: Mampho Margaret Tsoaeli

Sign date: 27/08/2018 01:01:46.881 PM

Expiration date: 29/05/2019 10:01:06 AM

MUNICIPAL MANAGER

Midvaal Local Municipality

Date issued: 27/08/2018

Authorised Officer: MM TSOAELI

Certificate By Conveyancer:

I Gerhardus Johannes Jeronimus van der Merwe (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Midvaal Local Municipality.

Conveyancer

Date

28/8/18

21 Digit Code (or Municipal Reference Number):

Certificate number: 11142899

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