

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	
Datum Date	(3) Begiftiging Endowment	
	(4) Voorwaardes Conditions	
Interdikte nagesien deur Interdicts checked by	(5) Mikro Micro	
	(6) Algemene plan General plan	
Datum Date	(7) Titelakte Title deed	
	(8) Verbande teen dorpsitel Bonds against township title	
Kantoor instruksies/Office instructions:	(9) Datum nagesien Date checked	
Seksie/Section:		

FINALE D'AGBOEK
2019 -11- 04
AUDREY
FINAL BLACK BOOK

T.E.D. MATTHEWS
399
011 431 3304
Cell: 078 128 3982

UITVOERING - EXECUTION *RCC 11/12/2019*

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
		EXECUTE BY VOER UIT TEEN 2019-11-07

1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

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

Verwysing No / Reference: *Lynette Visagie TF 4077*

Skakeling/Linking: *1 / 1*

T 000040088 / 2019/20

GELYKTYDIGES/SIMULS

Kode Code	Name van Partye Name of Parties	Firma Firm No.	No. in Stel/batch	Titelaktes ens. binne Titles etc. within
1	<i>Armstrong/Bukhara Traders</i>	<i>399</i>	<i>1</i>	<i>T 11524/1987 herenich</i>
2				
3				
4				
5				
6				
7				
8				
9				
10				

(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:

020006167834

(Brief description of property (only para. 1 in Deed) / (Kort beskrywing van eierdom (slegs para. 1 in Akte)
Erf 307 Emmentonia X 1



Examiners' Notes

6

- ① The held clause is incorrect on PA.
DONE
- ② Condition (a) of transfers must be omitted in deed
DONE

Manoj K
04/11/2019
TG Marima

For Information Only

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T.E.D MATTHEWS ATTORNEYS Prokureur/Attorney
399
TEL: (011) 431-3304

DEED OF TRANSFER

in favour of

BUKHARA TRADERS AND INVESTMENTS PROPRIETARY LIMITED

over

ERF 307 EMMARENTIA EXT 1 TOWNSHIP

T.E.D MATTHEWS ATTORNEYS
5 HETTY AVENUE,
FAIRLAND
Tel: (011) 431-3304

399

T.E.D MATTHEWS ATTORNEYS
5 HETTY AVENUE,
FAIRLAND

Fees/Foole R.	1588-00
Exempted Cat.	
Vrygestal Kat.

Prepared by me



CONVEYANCER
TERENCE EDWARD DALE MATTHEWS

T000040088 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

TERENCE EDWARD DALE MATTHEWS

ANNEMARIE van der MERWE

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at JOHANNESBURG on 2 October 2019 and granted to him/her by

CHARLES NEIL ARMSTRONG
Identity Number 360118 5009 18 2
Unmarried



And the Appearer declared that his/her said principal had truly and legally sold on 7 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

BUKHARA TRADERS AND INVESTMENTS PROPRIETARY LIMITED
Registration Number 2017/069791/07

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

ERF 307 EMMARENTIA EXTENSION 1 TOWNSHIP,
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 1537 (ONE THOUSAND FIVE HUNDRED AND THIRTY SEVEN) Square metres

HELD BY Deed of Transfer Number T11524/1987

SUBJECT to the following conditions:

- (a) No conditions of title other than those specified herein may be imposed except with the approval of the Administrator, provided that the Administrator shall not approve any conditions which conflicts with any conditions under which permission for the establishment of the Township was granted, or with any approved town-planning scheme.
- (b) Should the applicants cease to be the "township owners" or should they notify the local authority that they are no longer prepared to exercise the powers conferred upon them by any conditions of title, or should they at any time neglect or omit to enforce the same when required so to do, the local authority shall have the right to exercise all such powers in their stead.
- (c) No dairy, livery stables, cowsheds, slaughter poles or piggeries shall be established on the erf and no animal as included in the definition of the term "animal" in the Local Authorities Pound Regulations shall be kept on the erf.
- (d) The erf may be subdivided only in exceptional circumstances and then subject to the consent, in writing of the Administrator, who in granting such consent may impose whatever conditions he may deem fit, having regard to the character of the township, provided that no subdivision shall be less than one-quarter of an acre.
- (e) The owner shall not have the right to make or cause to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of such nature. He shall not have the right (save and except to

prepare the erf for building purposes) to quarry or excavate any material without the written consent of the local authority.

- (f) Subject to the by-laws of the local authority, plans and specifications of all buildings and of additions or alteration to be erected on the erf, shall be submitted to and approved by the applicants before the commencement of building operations and such buildings and any additions or alterations shall be constructed of stone, brick or other similar material approved by the applicants who in granting this approval shall be entitled to impose such conditions as they consider reasonably necessary to secure that the buildings are properly, efficiently and presentably erected.
- (g) The roofs of all buildings to be erected on the erf shall, except with the permission in writing of the applicants, be covered with slates, thatch, tiles or shingles to be approved by the applicants.
- (h) Subject to the approval of the Administrator and on such conditions as he may impose after consultation with the Board, each of the applicants shall have the right to dispose of not more than 50 erven for religious, educational, recreational or public purposes. Should any such erf at any time, with consent of the applicants, be used for residential purposes, then the conditions applicable to residential erven shall apply to such erf.
- (i) The erf is to be used for residential purposes only and no canteen, restaurant, hotel, shop, factory or place of business shall be erected on the erf and no business or trade shall be conducted thereon.
- (j) Not more than one private dwelling with the necessary outbuildings shall be erected on the erf. The dwelling and necessary outbuildings be erected on the erf shall cost not less than R2 500,00.
- (k) The erf shall be neatly fenced, and the owner shall use iron palings or good wire fencing or properly built stone, brick or cement walls, but shall not erect an unsightly fence or one of galvanised iron, softwood or inflammable material. The fence shall be kept in proper repair by the said owner.
- (l) Except with the consent in writing of the local authority after consultation with the applicants the dwelling to be erected shall have its main frontage on the road or street on which the erf is situated. Should the erf be situated on more than one roadway, elevations approved by the applicants shall be provided to each roadway.

Outbuildings shall be built simultaneously with the dwelling which shall be a complete house and not one partly built and intended for completion at a later date.

- (i) Buildings erected on erven fronting on Levubu Road, Hofmeyr Drive, Linden Road and The Braids shall be located not less than 9,14 metres from the street boundary.
- (ii) Buildings erected on erven fronting on Rustenburg Road shall be located not less than 7,62 metres from the street boundary.

- (iii) Buildings erected on erven fronting on to all other streets in the township shall be located not less than 6,10 metres from the street boundary.
- (m) Subject to municipal by-laws the location of the outbuildings shall be in the discretion of the applicants.
- (n) "Applicant" shall mean Lourens Geldenhuys as Trustee for the Members of the Louw Geldenhuys Family as aforesaid and his successors in township title.
- (o) "Dwelling" shall mean a house designed for use as a dwelling for a single family together with such outbuildings as are ordinarily required to be used therewith.

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

CHARLES NEIL ARMSTRONG, 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

BUKHARA TRADERS AND INVESTMENTS PROPRIETARY LIMITED
Registration Number 2017/069791/07

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 450 000,00 (TWO MILLION FOUR HUNDRED AND FIFTY THOUSAND RAND).

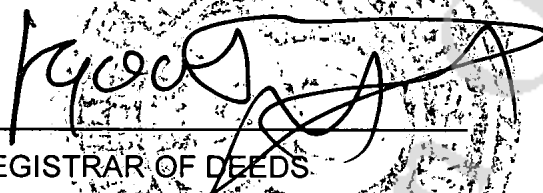
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

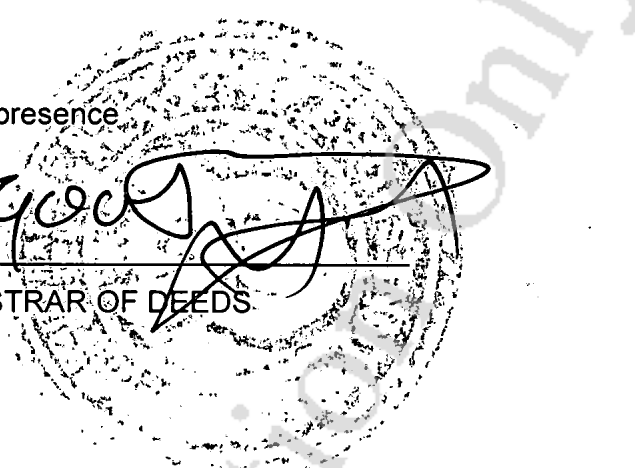
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at JOHANNESBURG on 2019-11-05



q.q.

In my presence


REGISTRAR OF DEEDS



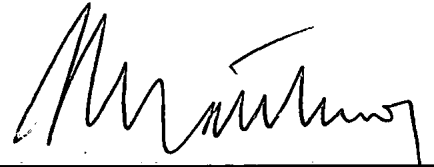
For Information Only

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399

T.E.D MATTHEWS ATTORNEYS
5 HETTY AVENUE,
FAIRLAND

Prepared by me



CONVEYANCER
TERENCE EDWARD DALE MATTHEWS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

CHARLES NEIL ARMSTRONG
Identity Number 360118 5009 18 2
Unmarried

do hereby nominate, constitute and appoint KARLA LOUISE STRYDOM and/or
TERENCE EDWARD DALE MATTHEWS and/or TERESA VOSLOO and/or
ANNEMARIE VAN DER MERWE

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 I did on 7 September 2019 sell to:-

BUKHARA TRADERS AND INVESTMENTS PROPRIETARY LIMITED
Registration Number 2017/069791/07

for the sum of R2 450 000,00 (Two Million Four Hundred and Fifty Thousand Rand)
the below mentioned property, namely-

**ERF 307 EMMARENTIA EXTENSION 1 TOWNSHIP,
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG**

**MEASURING 1537 (ONE THOUSAND FIVE HUNDRED AND THIRTY
SEVEN) Square metres**

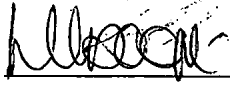
**HELD BY Deed of Transfer Number T11524/1987 and Deed of Transfer
Number T36435/2018**

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 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 2 October 2019
in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____



CHARLES NEIL ARMSTRONG

2.  _____

For Information Only

T.E.D. MATTHEWS
399
SARS
 011 31 33 74
 Cell: 078 128 3982

② T. G

Transfer Duty

TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE03699C7

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name	ARMSTRONG
ID Number	3601185009182
Company / CC / Trust Reg No.	
Full Name	CHARLES NEIL
Date of Birth (CCYYMMDD)	1936-01-18
Marital Status	NOT MARRIED
Details of Purchaser / Transferee	
Full Name	BUKHARA TRADERS AND INVESTMENTS PROPRIETARY
Surname / Registered Name	D
Company / CC / Trust Reg No.	201706979107
Marital Notes if applicable	
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD)	2019-09-07
Total Fair Value	R 2450000.00
Total Consideration	R 2450000.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person	R 2450000.00
Property Description	
1	ERF 307 EMMARENTIA EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 1537 (ONE THOUSAND FIVE HUNDRED AND THIRTY SEVEN) Square metres

Receipt	
Receipt Details	
Transfer Duty Reference Number	TDE03699C7
Receipt No.	1200690081
Receipt Amount	R 102500.00

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 or my firm until the date of registration of transfer.</p>	<p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX TERENCE EDWARD DALE MATTHEWS <small>the 2 lines of 'X's above</small> f914b66a2c8828558a569 dc6d772559b3069f71</p>
<p>Date (CCYYMMDD): 20191024</p>	<p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>

T.E.D. MATTHEWS
399
 011 431 1049
 Cell: 078 128 3982

7 (13) F.G

Certificate Number : **5100396352**

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)	:	T0IR0229001000003070000000
Erf Number	:	00000307
Portion	:	00000
Extension	:	00
Zoning	:	RESIDENTIAL 1
Registration division / Administrative District	:	
Suburb	:	EMMARENTIA EXT.1
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	:	TERESA MARIA & CHARLES NEIL
ARMSTRONG	:	
Name and ID/ Registration No. of all purchaser/s	:	2017/069791/07 ,

This certificate is valid until : **31.12.2019**

MUNICIPAL MANAGER
 CITY OF JOHANNESBURG MUNICIPALITY

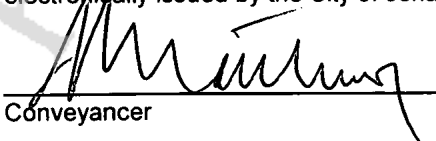
Date Issued : **18.10.2019**

Authorised Official **solofela motimele**
Digitally signed by solofela motimele
 Date: 2019.10.18
 10:58:50 +01'00'

Certificate By Conveyancer:

I **TERENCE EDWARD DALE MATTHEWS** (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.


 Conveyancer

24/10/2019
 Date

TRACK NUMBER : 20006167834

BLACK-BOOKING ENQUIRY ON NAME - ARMSTRONG, CHARLES NEIL
ID NUMBER - 3601185009182
BIRTH DATE - 19360118
MARITAL STATUS - UNMARRIED
MAIDEN NAME
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

** 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 ***



5 3

TRACK NUMBER : 20006167834

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 307
TOWNSHIP EMARENTHIA EXT 1
REG DIV IR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T6013/947
EXTENT 1537 SQM
CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
ARMSTRONG CHARLES NEIL

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED
SECT. 45(1) 3601185009182 T11524/1987
T36435/2018

MDD MICROFILM REF
0427 20190816170255
0919 20180925111542

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

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*** END OF REPORT ***

IKHE: /XARRA IKE

For Information For Information

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