

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

Notas / Notes

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

| Interdike Nagesien Deur / Interdicts Checked By | Opmerkings / Remarks  | Paraaf / Initials |
|---|---|-------------------|
| 1   | Dorp goedgekeur (geproklameer) / Township approved (proclaimed) |                   |
| 2   | Begiftigingserwe / Endowment erven                              |                   |
| 3   | Begifting / Endowment   |                   |
| 4   | Voorwaardes / Conditions  |                   |
| 5   | Mikro / Micro   |                   |
| 6   | Algemene plan / General plan                                    |                   |
| 7   | Titel akte / Title deeds  |                   |
| 8   | Verbande teen dorpsitel / Bonds against township title          |                   |
| 9   | Datum nagesien / Date checked                                   |                   |

Datum / Date

KANTOOR INSTRUKSIES / OFFICE INSTRUCTIONS

SEKSIE / SECTION

Dalene-Smith Inc.

**1345**

Tel : (012) 548 5696

**UITVOERING - EXECUTION**

P/F

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

|   |   |                                |
|---|---|--------------------------------|
| (a) Datum van indiening / Date of lodgement | (b) Gelyktydiges nie ingedien nie / Simuls not lodged | (c) Execute by / Voer uit teen |
|   | LODGED  |                                |
|   | 2022-07-18  |                                |
|   | PRETORIA DEEDS  |                                |

8/7/2022

| Onsersoekers / Examiners | Kamer / room | Skakeling / Linking | Verwerp / Reject | Passeer / Passed |
|--------------------------|--------------|---------------------|------------------|------------------|
| 1 T.K MMBI               | 920          |                     |                  |                  |
| 2 J.Z.L. LERUNGOANE      |              | 3                   |                  |                  |
| 3                        |              |                     |                  |                  |

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

Verwysing No. / Reference No: WIT/bb/ms

Skakeling / Linking: 3 / 1

T 000057066 / 2022

GELYKTYDIGES / SIMULS

| KODE CODE | NAME VAN PARTYE / NAME OF PARTIES | FIRMA FIRM NO | NO. IN STEL/BATCH | TITELAKTES ENS. BINNE TITLES ETC. WITHIN |
|-----------|-----------------------------------|---------------|-------------------|--|
| 1         | T Gowerder/Bero Properties        | 1345          | 1                 |  |
| 2         | BC Gowerder/ABSA                  | 186           | 2                 |  |
| 3         | B Bero Properties/STO             | 366           | 3                 |  |
| 4         |                                   |               |                   |  |
| 5         | DOCUMENTS: 1-5                    |               |                   |  |
| 6         | S: .....                          |               |                   |  |
| 7         |                                   |               |                   |  |

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

| Kode Code | Firma / Firm | EIENDOM / PROPERTY | KANTOOR / OFFICE |
|-----------|--------------|--------------------|------------------|
| 1         |              |                    |                  |
| 2         |              |                    |                  |
| 3         |              |                    |                  |
| 4         |              |                    |                  |

PROPERTY DESCRIPTION / ERF BESKRYWING

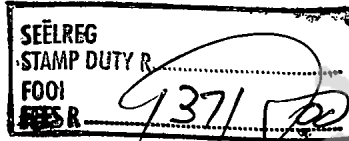
ERF 40 BRAMLEY PARK

REGISTRASIE VERSOEK DEUR / REGISTRATION REQUESTED BY: Anna Magdalena van Schalkwyk

DATUM / DATE: 2022-07-26

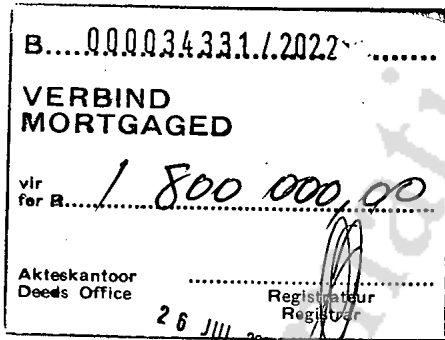


Karla Strydom Attorneys  
29 Whittakers Way  
Bedfordview



Prepared by me


  
CONVEYANCER  
KARLA LOUISE STRYDOM (M10692)



## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:



~~DALENE SMITH (M17541)~~ Anna Magdalena van Schalkwyk (21739)   
appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said  
Appearer being duly authorised thereto by a Power of Attorney signed at Secunda  
on 19 May 2022 and granted to him/her by

JESSIKA SELVAKUMARAM GOVENDER  
Identity Number 7805070103085  
Unmarried

And the Appearer declared that his/her said principal had truly and legally sold on 13 December 2021 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**BOERO PROPERTIES PROPRIETARY LIMITED**  
**Registration Number: 2021/122447/07**

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

ERF 40 BRAMLEY PARK TOWNSHIP  
REGISTRATION DIVISION IR,  
PROVINCE OF GAUTENG

MEASURING 1983 (ONE THOUSAND NINE HUNDRED AND EIGHTY  
THREE) Square metres

FIRST transferred by Deed of Transfer T4566/1968 and held be Deed of  
Transfer T29651/2012

SUBJECT to the following conditions :-

- A. (a) The applicant and any other person or body of persons so authorised in writing by the Administrator, shall for the purpose of securing the enforcement of these conditions and any other conditions referred to in Section 56 bis Ordinance No. 11 of 1931, have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.
- (b) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.
- (c) Except with the written approval of the Local Authority, the roofs of all buildings hereafter erected on the erf shall be of tiles, shingles, slate, thatch or concrete.
- (d) Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority whose approval in writing, shall be obtained before the commencement of building operations. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.
- (e) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with amenities of the neighbourhood.
- (f) Neither the owner, nor any other person, shall have the right save and except to prepare the erf for building purposes, to excavate

therefrom any material without the written consent of the Local Authority.

- (g) Except with the consent of the Local Authority, no animal as defined, in the Local Authorities' Pound Regulations as published under Administrator's Notice No. 2 of 1929, shall be kept or stabled on the erf.
  - (h) No wood and/or iron buildings or buildings of unburnt clay-brick shall be erected on the erf.
  - (i) Except with the written approval of the Local Authority and subject to such conditions as the Local Authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
  - (j) Where, in the opinion of the Local Authority, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater; provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the costs of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- B. (a) The erf shall be used for the erection of a dwelling-house only; provided that, with the consent of the Administrator after reference to the Townships Board and the Local Authority, a place of public worship or a place of instruction, social hall, institution or other buildings appertaining to a residential area may be erected on the erf; provided further that the Local Authority may permit such other buildings as may be provided for in an approved Town Planning Scheme, subject to the conditions of the Scheme under which the consent of the Local Authority is required.
- (b) Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf; provided that if the erf is subdivided or if such erf or any portion thereof is consolidated with any other erf or portion of an erf, this condition may with the consent of the Administrator, be applied to each resulting portion or consolidated area:
- (i) The dwelling house, exclusive of outbuildings to be erected on the erf shall be of the value of not less than R7 000,00;

- (ii) The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with, or before the erection of the outbuildings.
  - (c) If the erf is fenced or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the Local Authority.
- C. Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 7,62 metres from any boundary thereof abutting on a street.
- D.
  - (a) The erf is subject to a servitude, 1,89 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one only of its boundaries other than a street boundary as determined by the Local Authority.
  - (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 1,89 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.

#### E. DEFINITIONS

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

- (i) "Applicant" means GLEN ANIL INVESTMENTS (PROPRIETARY) LIMITED and its successors in title to the Township;
- (ii) "DWELLING-HOUSE" means a house designed for use as a dwelling for a single family.

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

**JESSIKA SELVAKUMARAM GOVENDER, 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

**BOERO PROPERTIES PROPRIETARY LIMITED**  
**Registration Number: 2021/122447/07**

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 R1.800 000,00 (ONE MILLION EIGHT 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.

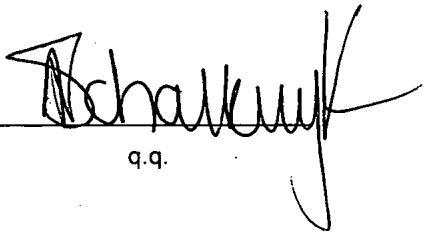
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

26 JUL 2022

In my presence



REGISTRAR OF DEEDS

  
q.q.

LS

Dalene Smith Inc.  
**1345**  
Tel : (012) 548 5696

Karla Strydom Attorneys  
29 Whittakers Way  
Bedfordview

Prepared by me

KLS  
CONVEYANCER  
KARLA LOUISE STRYDOM (M10692)

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**JESSIKA SELVAKUMARAM GOVENDER**  
Identity Number 7805070103085  
Unmarried

do hereby nominate, constitute and appoint ANNA MAGDALENA VAN SCHALKWYK (M21789) and/or ANNELEISE CATHARINA BUCHLING (M15898) and/or DALENE SMITH (M17541) and/or IAN ANTHONY FYSHE (M1639) 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 13 December 2021 sell to:-

**BOERO PROPERTIES PROPRIETARY LIMITED**  
Registration Number: 2021/122447/07

for the sum of R1 800 000,00 (One Million Eight Hundred Thousand Rand)

the below mentioned property, namely-

ERF 40 BRAMLEY PARK TOWNSHIP  
REGISTRATION DIVISION IR,  
PROVINCE OF GAUTENG

MEASURING 1983 (ONE THOUSAND NINE HUNDRED AND EIGHTY THREE) Square metres

HELD BY Deed of Transfer Number T29651/2012

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

J.Z.L. LERUNGOANE Lexis® Convey 18.0.10.6

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 SECLUNDA

on ~~19/05/2022~~ 19 May 2022

in the presence of the undersigned witnesses.

AS WITNESSES :

1. Graham

2. Leonard

Jessika Selvakumaram  
JESSIKA SELVAKUMARAM  
GOVENDER



**Details**

| Details of Soller / Transferor / Time Share Company |  |                             |                                      |
|---|--|-----------------------------|--------------------------------------|
| Surname / Registered Name                           | GOVENDER   | Full Name                   | JESSIKA SELVAKUMARAM                 |
| ID Number   | 7805070103085  | Date of Birth (CCYYMMDD)    | 1978-05-07                           |
| Passport Country                                    | ZA   | Passport Number             |                                      |
| Company / CC / Trust Reg No.                        |  | Marital Status              | NOT MARRIED                          |
| Details of Purchaser / Transferee                   |  |                             |                                      |
| Full Name   | BOERO PROPERTIES PROPRIETARY LIMITED   | Surname / Registered Name   | BOERO PROPERTIES PROPRIETARY LIMITED |
| Company / CC / Trust Reg No.                        | 202112244707   | Marital Notes if applicable |                                      |
| Details of the Property                             |  |                             |                                      |
| Date of Transaction/Acquisition (CCYYMMDD)          | 2021-12-13   | Total Fair Value            | R 1800000.00                         |
|   |  | Total Consideration         | R 1800000.00                         |
| Calculation of Duty and Penalty / Interest          |  |                             |                                      |
| Transfer Duty Payable on Natural Person             | R  |                             | 1800000.00                           |
| Property Description                                |  |                             |                                      |
| 1   | ERF 40 BRAMLEY PARK TOWNSHIP REGISTRATION DIVISION IR, PROVINCE OF GAUTENG MEASURING 1983 (ONE THOUSAND NINE HUNDRED AND EIGHTY THREE) Square metres |                             |                                      |

**Receipt**

| Receipt Details                |            |
|--------------------------------|------------|
| Transfer Duty Reference Number | TDE04D8176 |
| Receipt No.                    | 1200948463 |
| Receipt Amount                 | R 36750.00 |

**Declaration by Conveyancer / Attorney**

*Karla Louise Stydom (1106/12)*

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.

XXXXXXXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXXXX

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

Date (CCYYMMDD) 20220613

For enquiries go to  
[www.sars.gov.za](http://www.sars.gov.za) or call  
 0800 00 SARS (7277)

FOR INFORMATION

J.Z.L. LERUNGOANE

Joburg

Dalene Smith Inc.

1345

(012) 548 5600

3

Certificate Number : 5100516261

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)                       | : | TOIR01020000000040000000      |
| Erf Number  | : | 00000040                      |
| Portion   | : | 00000                         |
| Extension   | : | 00                            |
| Zoning  | : | RESIDENTIAL 1                 |
| Registration division / Administrative District                     | : |                               |
| Suburb  | : | BRAMLEY PARK                  |
| 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   | : | SS /0000                      |
| Registered Owner  | : | JESSIKA SELVAKUMARAM GOVENDER |
| Name and ID/ Registration No. of all purchaser/s                    | : | 2021/122447/07                |

This certificate is valid until : 31.08.2022

MUNICIPAL MANAGER  
CITY OF JOHANNESBURG MUNICIPALITY

Date Issued : 08.06.2022

Signed by: Solofela Elizabeth Motomele  
Signed at: 2022-06-10 13:53:11 +02:00  
Reason: I approve this document

Authorised Official : .....

Certificate By Conveyancer:

I, Karla Louise Stuydam (m10692) (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.

KLS  
Conveyancer

13 June 2022  
Date

JZL LERUNGANE

PROD DEEDS REGISTRATION SYSTEM - PRETORIA  
PREPARED BY : DRS01188 - MOKGOTHO LERATO

4  
DATE : 20220718 TIME : 14:07:27.6 PAGE : 1

TRACK NUMBER : 10016453008

BLACK-BOOKING ENQUIRY ON NAME - GOVENDER JESSIKA SELVAKUMARAM  
ID NUMBER - 7805070103085  
BIRTH DATE - 19780507  
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 \*\*\*

J.Z.L. LERUNGOANE

3

TRACK NUMBER : 18016453888

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 48  
TOWNSHIP BRAMLEY PARK  
REG DIV IR

PROVINCE GAUTENG  
PREV DESCRIPTION  
DIAGRAM DEED NO T4566/1968  
EXTENT 1983 SOM  
CLEARANCE CITY OF JOHANNESBURG

NO INTERDICTS

DOCUMENTS  
B17651/2012  
BRAMLEY PARK, 48

HOLDER & SHARE  
ABSA HOME LOANS 181 (RF) LTD

AMOUNT  
R365000.00

O/P/A SCAN/MICRO REF MDD  
20171009138343 0438  
19880161895789

OWNER DETAILS

FULL NAME & SHARE  
GOVENDER JESSIKA SELVAKUMARAM

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED  
20181021 R499800.00 7805070183885 T29651/2012

MDD MICROFILM REF  
0438 20120523134848

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

\*\* 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 \*\*\*

IKHE: IXARRA IKHE