

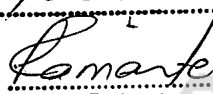
Karla Strydom Attorneys
29 Whittakers Way
Bedfordview

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Prepared by me



CONVEYANCER
KARLA LOUISE STRYDOM (M10692)

B.....	000050580..	2021.....
VERBIND MORTGAGED		
vfr for R	1 700 000,00	
Aktekantoor Deeds Office	 Registrateur Registrar	


DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

T000073845 / 2021

~~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 Modimolle
on 14 June 2021 and granted to him/her by

1. The Executor in the Estate Late
MAUREEN VIRGINIA MC DERMID
Number 018685/2015
2. MERVIN KEITH SCROOBY
Identity Number 4604075092085
Married out of community of property

And the Appearer declared that his/her said principal had truly and legally sold on 26 March 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

WASHIRIKA 3 OAKS PROPRIETARY LIMITED
Registration Number: 2015/286002/07

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

ERF 41 BRAMLEY PARK TOWNSHIP
REGISTRATION DIVISION IR,
PROVINCE OF GAUTENG

MEASURING 2083 (TWO THOUSAND AND EIGHTY THREE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T762/1975 and held by
Deed of Transfer Number T65749/1993

A. SUBJECT to the following conditions :-

- 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 of 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 elevation 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.

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- 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 thereon.
- 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. SUBJECT FURTHER to the following conditions :-

- 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 Townplanning 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 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. SUBJECT FURTHER to the following condition :

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. AND SUBJECT FURTHER to the following conditions :-

a) THE erf is subject to a servitude of 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 and 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 constructing, maintaining and removing 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 meanings 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

1. Estate Late MAUREEN VIRGINIA MC DERMID
2. MERVIN KEITH SCROOBY, 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

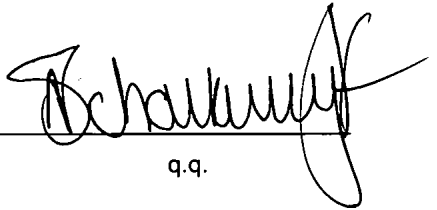
WASHIRIKA 3 OAKS PROPRIETARY LIMITED
Registration Number: 2015/286002/07

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 700 000,00 (ONE MILLION SEVEN HUNDRED THOUSAND RAND).

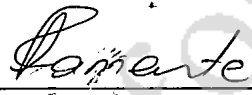
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

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

2021-10-14


q.q.

In my presence


REGISTRAR OF DEEDS

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For Information Only

Karla Strydom Attorneys
29 Whittakers Way
Bedfordview

Prepared by me



KLS

CONVEYANCER
KARLA LOUISE STRYDOM (M10692)

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

1. **MERVIN KEITH SCROOBY**, in my capacity as Executor in the Estate Late **MAUREEN VIRGINIA MC DERMID**, acting under Letters of Executorship Number **018685/2015** issued by the Master of the High Court of South Africa Gauteng Local Division, Johannesburg at Johannesburg on 30 November 2015
2. **MERVIN KEITH SCROOBY**
Identity Number **4604075092085**
Married out of community of property

do hereby nominate and appoint **ANNA MAGDALENA VAN SCHALKWYK** (M21739) and/or **ANNELISE CATHARINA BUCHLING** (M15898) and/or **DALENE SMITH** (M17541) and/or **IAN ANTHONY FYSHE** (M1639) with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at PRETORIA or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and

to pass transfer to:

WASHIRIKA 3 OAKS PROPRIETARY LIMITED
Registration Number: 2015/286002/07

the property described as:

ERF 41 BRAMLEY PARK TOWNSHIP
REGISTRATION DIVISION IR,
PROVINCE OF GAUTENG

MEASURING 2083 (TWO THOUSAND AND EIGHTY-THREE) Square metres

HELD BY Deed of Transfer Number T65749/1993.

the said property having been sold by us on 26 March 2021, to the said transferee for the sum of R1 700 000,00 (One Million Seven Hundred Thousand Rand) 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 MODIMOLLE on 14 JUNE 2021 in the presence of the undersigned witnesses.

AS WITNESSES:

1. [Signature]

[Signature]
MERVIN KEITH SCROOBY

2. [Signature]

[Signature]
MERVIN KEITH SCROOBY

MEESTER VAN DIE SUID-GAUTENG HOOGGEREGSHOF
THAPO MASONBUKA Assistant Master
2021 -07- 15 mp
JOHANNESBURG
MASTER OF THE SOUTH GAUTENG HIGH COURT

17 GAUTENG
SUID
DUKA
JRT
05 MP
URG.
17 GAUTENG
JRT



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

Transfer Duty Declaration 
Reference Details

TDREP

Transfer Duty Reference Number: TDE04685A0

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	MCDERMID 018685/2015	Full Name	ESTATE LATE MAUREEN VIRGINIA
ID Number	4608020067084	Date of Birth (CCYYMMDD)	1946-08-02
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED
Marital Notes if applicable	SOUTH AFRICA	Spouse Initials	

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	SCROOBY	Full Name	MERVIN KEITH
ID Number	4604075092085	Date of Birth (CCYYMMDD)	1946-04-07
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY
Marital Notes if applicable	South Africa	Spouse Initials	

Details of Purchaser / Transferee

Full Name	WASHIRIKA 3 OAKS PROPRIETARY LIMITED	Surname / Registered Name	WASHIRIKA 3 OAKS PROPRIETARY LIMITED
Company / CC / Trust Reg No.	:201528600207	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2021-03-26		
Total Fair Value	R	1700000.00	Total Consideration
			R 1700000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R	1700000.00
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Property Description

1	ERF 41 BRAMLEY PARK TOWNSHIP REGISTRATION DIVISION IR, PROVINCE OF GAUTENG MEASURING 2083 (TWO THOUSAND AND EIGHTY THREE) Square metres
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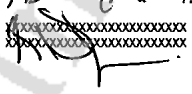
Receipt

Receipt Details

Transfer Duty Reference Number	TDE04685A0	Receipt No.	1200863478
Receipt Amount	R 30750.00		

Declaration by Conveyancer / Attorney

KARLA LOUISE STRYDOM (M106982)
 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.


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

Date (CCYYMMDD) **20210830**
 For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

Md



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Certificate Number : 5100479684

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)	:	T0IR010200000000410000000
Erf Number	:	00000041
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	:	M K & M V SCROOBY & MCDERMID
Name and ID/ Registration No. of all purchaser/s	:	2015/286002/07 ,

This certificate is valid until : 30.11.2021

MUNICIPAL MANAGER
CITY OF JOHANNESBURG MUNICIPALITY

Date Issued : 25.08.2021

Signed by: Solofela Elizabeth Motomele

Signed at: 2021-08-26 13:47:11 +02:00

Authorised Official : Reason: approve this document

Certificate By Conveyancer:

Sofela Elizabeth Motomele

I, KARLA LOUISE STRYDOM (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

30 August 2021
Date

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