

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

(a) Gelyktydiges met ander registrasie kantore/deelittels : Simuls with other registries/Sectional title:

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

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Kode Code	Parawe van ondersoekers Initials of examiners
	T.R.	JNR. SNR.

(c) Notas/Notes

B. VIR AKTEKANTOOR GEBRUIK/ FOR DEEDS OFFICE USE:

Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	Opmerkings Remarks	Paraaf Initials
Datum: Date:	(2) Begiftingserwe Endowment erven		
	(3) Begifting Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
	(6) Algemene plan General plan		
Interdikte nagesien deur Interdicts checked by:	(7) Titel akte Title deed		
Datum: Date:	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien Date checked		

Kantoor instruksies / Office instructions:
Seksie / Section:

Mini Print Pro North 012 365 5288

W.D.SAAYMAN
171
Tel: 0861 133 555
PTA171

Kort beskrywing van eiendom (slegs para. 1 in Akte) / Brief description of property (only para. 1 in Deed)
Portion 12 (a Portion of Portion 1) Erf 138
Booyssens (PTA)

UITVOERING - EXECUTION

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening/Date of lodgement

LOGGED
19 OCT 2016
PRETORIA DEEDS
LOGGED

(b)

31/10/2016

MUST BE REGISTERED BY
2016-10-31
PRETORIA DEEDS
MUST BE REGISTERED BY

Onsersoekers/Examiners	Kamers Rooms	Skakeling/Linking	Verwerp/Reject	Passeer Pass
1 ELIZABETH THOKO SINDANE	613	2	10-28	
2 N.M. PHUNGO	731			
3				

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

Aard van Akte bv.: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

T 16 92322

Transport

Verw. Nr./Ref. No.
MP / HON23

Skakeling/Linking
2016-11-01

GELYKTYDIGES / SIMULS

Kode Code	Name van Partye/Names of Parties	Firma Nr. Firm No.	Nr. in stel/batch	Titelaktes, ens. binne Titles etc. within
1 T	Honestytracé Plasters	171	1	T38570/2010
2 B	Spaaltrope Plasters / Neelands	171	2	
3				
4				
5				
6				
7				
8				
9				
10				

FOR EXECUTION
2016-10-28

DOCUMENT CAPTURED DATA
2016-11-01

DEEDS PRETORIA J.S.M BOSCH

Registrasie versoek deur:
Registration requested by:

DATUM:
DATE: 31 OCT 2016



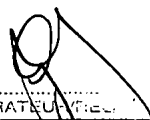
171

W.D. SAAYMAN
85 MARJORAM STREET
WONDERBOOM A/H

SEELREG	
STAMP DUTY R	
FOOI	1200-00
FEES R	

Prepared by me


 CONVEYANCER
 CORA BRUMMER

VERBIND	MORTGAGED
VIR FOR R	1500 000,00
B	16 47098
2016-10-31	
	STRATEUR REG

T	16 92322
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

THABISO JEREMIAH NTSIE

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he the said Appearer being duly authorised thereto by a Power of Attorney signed at PRETORIA on the 22nd day of **SEPTEMBER 2016** and granted to him by

HONESTYTRADE 17 CC
Registration Number: 2009/151809/23

And the Appearer declared that his said principal had truly and legally sold on **11 August 2016** and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

GOOD HOPE PLASTERERS CC
Registration Number: 1998/054914/23

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

PORTION 12 (a PORTION of PORTION 1) of ERF 138 BOOYSENS (PTA) REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING: 994 (NINE HUNDRED AND NINETY FOUR Square metres

FIRST TRANSFERRED and still held by Deed of Transfer T38570/2010 with General Plan SG No. 5496/2007 relating thereto

SUBJECT to the following conditions:

- (a) "That CORNELIS HERMANUS ZACHARIAS BOOYSEN shall not in any way be compelled to make, maintain, repair or keep in order any roads, streets or approaches to the ground sold, or any drains, culverts or other works in connection therewith, nor shall he be liable for any damage directly or indirectly caused by any want of maintenance or repair of any road, street, drain, culvert or any work whatsoever.
- (b) That CORNELIS HERMANUS ZACHARIAS BOOYSEN, his heirs, Executors, Administrators or Assigns, reserves to himself the right at any time hereafter to lay and maintain piping under any Lot or Lots, and at all times access to the said piping, for removal, maintenance, extension or for other purposes, as also for the construction and maintenance of waterworks, reservoirs and all machinery requisite for conserving and supplying storage water to different parts of the township and required for the convenience of the inhabitants of the said Township in regard to supplying them with water.
- (c) Die binnegemelde eiendom is **GEREGTIG** op 'n Serwituut van Reg van Weg, Stormwater en Interne Dienste oor Gedeelte 22 ('n Gedeelte van Gedeelte 1) van Erf 138 BOOYSENS (PTA) Dorpsgebied, Registrasie Afdeling J.R. Provinsie Gauteng.
- (d) Die Transportnemer of sy/haar Opvolgers in Titel mag nie enige ontwikkeling op die eiendom aanbring voordat voldoen is aan die geologiese vereistes neergelê deur die City of Tshwane Metropolitan Municipality.
- (e) Die binnegemelde eiendom is **ONDERHEWIG** aan 'n Stormwaterserwituut 3 (DRIE) meter wyd ten gunste van Gedeeltes 8, 9, 10, 11, 13 en 14 (Gedeeltes van Gedeelte 1) van ERF 138 BOOYSENS (PTA) Registrasie Afdeling J.R. Provinsie Gauteng, ewewydig aan die noordelike grens van voormelde gedeeltes.

- (f) Die binnegemelde eiendom is **GEREGTIG** op 'n Stormwaterserwituut 3 (DRIE) meter wyd oor Gedeeltes 9, 10, 11, 13 en 14 (Gedeeltes van Gedeelte 1) van ERF 138 BOOYSENS (PTA) Registrasie Afdeling J.R. Provinsie Gauteng, ewewydig aan die noordelike grens van voormelde gedeeltes.

SPESIAAL ONDERHEWIG AAN DIE VOLGENDE VOORWAARDES : -

- (e) Die eiendom hiermee getranspoteer sal nie geregistreer word in die naam van enige persoon alvorens voorsiening gemaak is dat die persoon 'n lid word van HILLVIEW INDUSTRIAL PARK HUISEIENAARSVERENIGING NPC, Registrasienommer: 2007/035006/08

Binnegemelde eiendom mag nie oorgedra word sonder die geskrewe toestemming van die Huisseienaarsvereniging, welke toestemming gegee sal word sodra die nuwe eienaar homself verbind het tot die konstitusie en reëls van die Huisseienaarsvereniging en alle heffingsgelde, betaalbaar aan die Huisseienaarsvereniging, betaal is deur die geregistreerde eienaar. Die binnegemelde transportnemer sal outomaties 'n lid word van die Huisseienaarsvereniging op datum wanneer die eiendom in die naam van die transportnemer geregistreer word en dat hy 'n lid sal bly van die Huisseienaarsvereniging tot tyd en wyl die transportnemer ophou om die geregistreerde eienaar te wees van die gemelde eiendom.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

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

HONESTYTRADE 17 CC
Registration Number: 2009/151809/23

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

GOOD HOPE PLASTERERS CC
Registration Number: 1998/054914/23

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 500 000,00 (TWO MILLION FIVE 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.

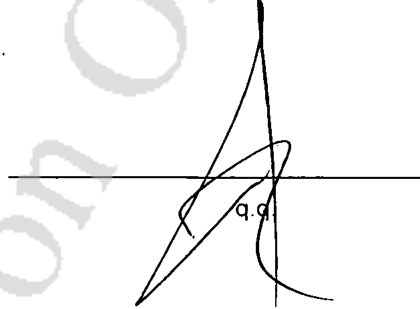
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

~~2015~~ -10- 31

In my presence



REGISTRAR OF DEEDS



q.q.

For Information Only



171

W.D. SAAYMAN
85 MARJORAM STREET
WONDERBOOM A/H

Prepared by me


CONVEYANCER
CORA BRUMMER

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

WILLEM WOUTER PRETORIUS
duly authorised hereto by a resolution of the members of
HONESTYTRADE 17 CC
Registration Number: 2009/151809/23 ✓

do hereby nominate, constitute and appoint CORA BRUMMER and/or LIESL DE VILLIERS and/or THABISO JEREMIAH NTSI and/or WILLEM DANIEL SAAYMAN and/or ARLENE JACQUELIN GRIFFIN-BASSON 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 **11 AUGUST 2016** sell to:-

GOOD HOPE PLASTERERS CC
Registration Number: 1998/054914/23

for the sum of **R2 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND RAND)** the below mentioned property, namely-

PORTION 12 (a PORTION of PORTION 1) of ERF 138 BOOYSENS (PTA) REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING: 994 (NINE HUNDRED AND NINETY FOUR) Square metres

HELD BY Deed of Transfer T 38570/2010

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,




GhostDraw 15.8.12.4

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 PRETORIA on the 22 day of September 2016 in the presence of the undersigned witnesses.

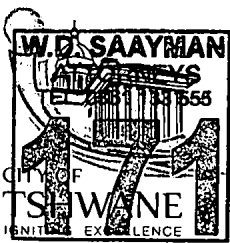
AS WITNESSES :

1.  _____


On behalf of HONESTYTRADE 17 CC

2.  _____

For Information



3

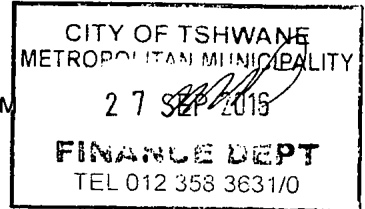
Certificate Number:0000319991

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

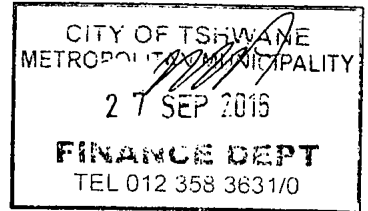
In terms of section 118 of the Local Government: Municipal Systems Act, (Act No. 32 of 2000), it is hereby certified that all amounts that become due to the City of Tshwane Metropolitan Municipality in connection with the undermentioned property situated within that municipality for municipal service 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:

Municipal Reference Number: 5007725988
Erven: 00138
Portion: 12 (a PORTION of PORTION 1)
Extension: 000
Zoning: 4-Gen Industrial - Without Railway / A
Registration Division / Administrative District: CTMM
Suburb: BOOYSENS
Town: Tshwane
Sectional Title Unit Number: 00000
Exclusive Use area and number as referred to as registered plan: 09-SPMM
Real Right: Unregistered Properties: Not to Billed
Scheme Registration Number:
Sectional Title Scheme Name:
Registered Owner: HONESTYTRADE 17 BK



GOOD HOPE PLASTERERS CC
Purchaser Name: GOOD HOPE PLAS CC
Purchaser Identity Number: 199805491423

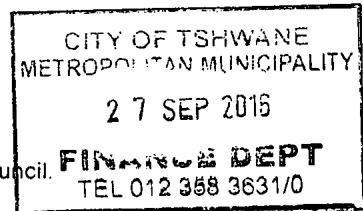


This certificate is valid until: 31.12.2016

Given under my hand at Tshwane, on 27.09.2016

Date Issued: 27.09.2016
Authorised official : KEOR

MUNICIPAL MANAGER
City of Tshwane Metropolitan Municipality



This certificate is being issued without prejudice to any rights of the Council.



CLEARANCE CERTIFICATE/CONSENT

I, the undersigned, **GERDA PIENAAR**
of TRAFALGAR PROPERTY SERVICES,

Managing Agents of
HILLVIEW INDUSTRIAL PARK HOMEOWNERS ASSOCIATION NPC
(Registration No. 2007/035006/08)
(N P C)

do hereby certify, on behalf of the Directors of the Association
that all monies due to the Association have been paid or that provision has been made
to the satisfaction of the Association for the payment thereof
and consent to the transfer of

**PORTION 12 (PORTION OF PORTION1) OF ERF 138 BOOYSENS (PTA)
TOWNSHIP REGISTRATION DIVISION JR
PROVINCE GAUTENG**

to

**GOOD HOPE PLASTERS C C
(REGISTRATION NUMBER – 1998 / 054914 / 23)**

We further confirm that the purchasers have bound themselves to the
satisfaction of the Association to become members of the
Hillview Industrial Park Homeowners Association NPC
and irrevocably accept the Memorandum and Articles of Association,
Conduct Rules and Security Rules and that the provision of the Articles of Association have been
complied with.

Valid until: 30 NOVEMBER 2016

DATED at PRETORIA this the 26TH day of SEPTEMBER 2016

GERDA PIENAAR
for TRAFALGAR PROPERTY SERVICES

Property Managers and Financial Services

5

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01292 - LYDIA MAILA

DATE : 20161019 TIME : 11:59:31.0 PAGE : 1

TRACK NUMBER : 10013577721

BLACK-BOOKING ENQUIRY ON NAME - ~~HONESTYTRADE 17-GC~~
ID NUMBER - 200915180923
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - CLOSE CORPORATION

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 ***

For Information Only

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TRACK NUMBER : 10013577721

PROPERTY DETAILS PRINT FOR PORTION 12
OF PORTION 1
ERF NO 138
TOWNSHIP BOOYSENS (PTA)
REG DIV JR

PROVINCE GAUTENG
PREV DESCRIPTION T38570/2010
DIAGRAM DEED NO 994 SQM
EXTENT
CLEARANCE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

ORIGIN REASON ORIGIN PROPERTY
GENERAL PLAN FROM BOOYSENS (PTA) , 138 , 1 (R/E)

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
HONESTYTRADE 17 CC	20090930	R500000.00		200915180923	T38570/2010	0609	20101201094811

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

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*** END OF REPORT ***