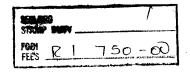
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(Brief description of property (only para. 1 in Deed) (Kort beskrywing van eiendom (slegs para. 1 in Akte)



Prepared by me,

CONVEYANCER COLIN NEVILLE FLAX

DEED OF TRANSFER No.

T 000045681/201

# BE IT HEREBY MADE KNOWN :

THAT URSULA ELMARIE NEETHLING
appeared before me, REGISTRAR OF DEEDS at PRETORIA
she, the said Appearer, being duly authorised thereto by a
Power of Attorney signed at JOHANNESBURG, on the 30th day
of MAY 2017 and granted to her by:

ELI OVADIA
IDENTITY NUMBER 620213 5823 08 2
MARRIED OUT OF COMMUNITY OF PROPERTY

AND the Appearer declared that her said principal, had truly and legally sold, and that she, in her capacity aforesaid, did by these presents, cede and transfer to and on behalf of :

#### ECONOMIC FREEDOM FIGHTERS

its Successors in Title or Assigns in full and free property

# REMAINING EXTENT OF ERF 250 SANDOWN EXTENSON 24 TOWNSHIP

REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 2336 (TWO THOUSAND THREE HUNDRED AND THIRTY SIX) Square Metres;

FIRST TRANSFERRED BY DEED OF TRANSFER
No. T 13189/1980 WITH GENERAL PLAN S.G. 1050/68
RELATING THERETO AND HELD BY DEED OF TANSFER No.
T 71838/2009

SUBJECT to the following conditions:

- (a) The erf is subject to a servitude, 2 metres wide in favour of the local authority, for sewerage and other municipal services, along one only of its boundaries other than a street boundary as determined by the local autority.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within area of such servitude or within 2 metres thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such materials 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

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done during the process of the construction, maintainance or removal of such sewerage mains and other works being made good by the local authority.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid deeds.

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

#### ELI OVADIA

(described as aforesaid)

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:

## ECONOMIC FREEDOM FIGHTERS

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 R 5 250 000.00 (FIVE MILLION TWO HUNDRED AND FIFTY THOUSAND RAND) and the date of sale to be the 26th day of APRIL 2017.

IN WITNESS WHEREOF, I , the said REGISTRAR, together with the Appearer, q.q., have subscribed to these presents, and

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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

21 00 17

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In my presence

REGISTRAR OF DEEDS

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Prepared by me,
CONVEYANCER
COLIN NEVILLE FLAX

## POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

1, 3

ELI OVADIA VIDENTITY NUMBER 620213 5823 08 2 MARRIED OUT OF COMMUNITY OF PROPERTY

do hereby appoint COLIN NEVILLE FLAX or JACOB PETRUS LEONARD or URSULA ELMARIE NEETHLING OR CYNTHIA DU TOIT OR ANTON BUYS OR ANNELISE CATHARINA BUCHLING OR FRIKKIE JANSEN VAN RENSBURG OR HENRY JOHN DAVIS

with power of substitution to be my true and lawful Attorney and Agent to appear before the REGISTRAR OF DEEDS at PRETORIA

and there to declare that I did on 26 APRIL 2017 sell to

ECONOMIC FREEDOM FIGHTERS

for the sum of R 5 250 000.00, (FIVE MILLION TWO HUNDRED AND FIFTY THOUSAND RAND)

the following property, namely:

REMAINING EXTENT OF ERF 250 SANDOWN EXTENSON 24 TOWNSHIP

REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 2336/(TWO THOUSAND THREE HUNDRED AND THIRTY SIX) Square Metres;

HELD BY DEED OF TANSFER No. T 71838/2009

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and to transfer the said property in full and free property to the said TRANSFEREE and to renounce all the right, title and interest which I heretofore had in and to the said property, to do whatsoever shall be necessary as effectively as I could do if personally present and hereby promising to ratify and confirm all that the said Attorney shall lawfully do by virtue hereof.

SIGNED at JOHANNESBURG on this the 30th day of MAY 2017.

AS	WITNESSES :		
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Transfer Duty

**TDREP** 

Declaration

### Reference Details

Transfer Duty Reference Number: TDE023B441

Details					
Details of Seller / Transferor / Time Share Company					
Surname / Registered Name VOVADIA	Full Name ✓ ÉLI OVADÍA				
ID Number 620213582318:	Date of Birth (CCYYMMDD) 1962-02-13				
Company / CC / Trust Reg No.	Marital Status M.O.C. OF PROPERTY				
Details of Purchaser / Transferee					
Full Name ECONOMIC PREEDOM FIGHTERS	Surname / Registered Name ECONOMIC FREEDOM FIGHTERS				
Details of the Property					
Date of Transaction/Acquisition (CCYYMMDD)					
Total Fair Value F 5250000.00	Total Consideration R 5250000.00				
Calculation of Duty and Penalty / Interest					
Transfer Duty Payable R 5250000.00					
Property Desociption					
REMAINING EXTENT OF ERF 253 SANDOWN EXTENSION 24 TOWNSHIP REGISTRATION OF THE PROPERTY SIX) SOURCE METRES	TION DIVISION IN THE PROVINCE OF GAUTENG MEASURING 2336 (TWO THOUSAND THRE!				

# Receipt

Receipt Amount

Receipt Details

Transfer Duty Reference Number TDE023B441

= 410500 00

Receipt No

1200451593

# **Declaration** by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration  $\ell$  receipt  $\ell$ 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

55acb5da0da7fdff001f6a-485ef9242107224fc

Date (COYYMMED) 20170605

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



CERTIFICATE BY CONVEYANCES

I, the undersigned

## **COLIN NEVILLE FLAX**

a duly practising conveyancer,

do hereby certify with regard to the

## TRANSFER DUTY RECEIPT No. TDE023B441

that the transferor's IDENTITY NUMBER as disclosed therein, namely 620213 5823 181 was the transferor's prior identity number which is recorded at SARS and that his present identity number, namely 620213 5823 082 is as stated in both the existing title deed and the current transfer documents that have been lodged.

CN FLAX
CONVEYANCER

City of Johannesburg Department of Revenue & Customer Relationship Management

> PO Box 5000 Johannesburg 2000

www.joburg.org.za

a world class African city

Certificate Number: 5100296437

#### **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)

Erf Number

Portion

Extension Zoning

Registration division / Administrative District Suburb

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

Name and ID/ Registration No. of all purchaser/s

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**RESIDENTIAL 1** 

**SANDOWN EXT.24** 

**ELI OVADIA** 

This certificate is valid until: 31.08.2017

Given under my hand at the composition, on 26

MUNICIPAL MANAGER CITY OF JOHANNESBURG MUNICIPALITY Date Issued: 24.05.2017

Authorised Official

FEDCC No: 1676110

COJ 53/B