

BESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

KANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

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

Office instructions:

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

(a) Datum van indiening Date of lodgment	(b) Gelyktydiges nie ingedien nie Simuls not lodged	(c) Regstellings Rectification
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**MUST BE REGISTERED BY**  
2017-05-20 17:06-07  
DEEDS OFFICE PRETORIA

**FINAL BLACKBOOK DATA**  
2017-06-20  
DEEDS PRETORIA  
BOSCHUIS

1	2	3	Skakeling Linking	Verwerp Reject
Thema Jackson	904			
SITHOLE			2 2	

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

Verwysing No./Reference No.  
Lesa 1 Col 1 0259

Skakeling/Linking  
2 2

T00004560: 72073

Kode Code	Name van Partye Names of Parties	Firma Firm No.	No. in Stel/batch	Titelaktes ens. b Titles etc. within
1	VA OVADIA	1233	1	
2	T OVADIA   EFF	1233	2	
3				
4				
5				
6				
7				
8				
9				
10				

**HANDED IN FOR EXECUTION**  
2017-06-20  
DOCUMENTS  
PRETORIA DEEDS  
**HANDED IN FOR EXECUTION**

1-4

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

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

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

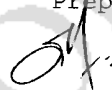
KE of EFF 250 SANDOWN EXT 24

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REGISTERED STAMP DUTY	
POST FEES	R 1 750-00

Prepared by me,



CONVEYANCER  
COLIN NEVILLE FLAX

DEED OF TRANSFER No.

**T 000045607 / 2017**

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 EXTENSION 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 authority.
- (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

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

✓

✓

✓

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 06 17

q.q.

NEY

In my presence,



REGISTRAR OF DEEDS

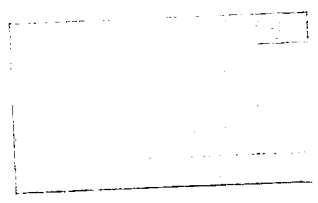
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Prepared by me,  
*[Signature]*  
CONVEYANCER  
COLIN NEVILLE FLAX

**POWER OF ATTORNEY TO TRANSFER**

I, the undersigned,

**ELI OVADIA** ✓  
**IDENTITY 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 EXTENSION 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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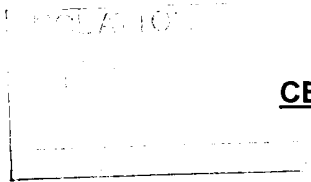
*[Handwritten initials]*  
DF.







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**CERTIFICATE BY CONVEYANCER**

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**

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a world class African city

City of Johannesburg (475)  
Department of Revenue & Customer Relationship Management

PO Box 5000  
Johannesburg  
2000 www.joburg.org.za

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)	:	T0IR05910240000025000000RE
Erf Number	:	00000250 ✓
Portion	:	00000
Extension	:	RE ✓
Zoning	:	RESIDENTIAL 1
Registration division / Administrative District	:	
Suburb	:	SANDOWN EXT.24 ✓
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	:	ELI OVADIA ✓
Name and ID/ Registration No. of all purchaser/s	:	945 ,

This certificate is valid until : 31.08.2017

Given under my hand at Accra, on 26/5/2017

MUNICIPAL MANAGER  
CITY OF JOHANNESBURG MUNICIPALITY

Date Issued : 24.05.2017

Authorised Official : [Signature]

FEDCC No: 1676110