



221 Gordon Road, Hatfield,
Pretoria P O Box 9110, Pretoria,
0001, South Africa,
Docex 304, Pretoria

+27 (0) 12 342 7861
+27 (0) 86 633 118 221
info@jdblaw.co.za

www.jdblaw.co.za

VAT NUMBER - 4850267933

U verw./Your ref:

Ons verw./Our ref:
ELLEN/CM1287

Datum/Date:
15 SEPTEMBER 2021

**AFHALING DEUR
ANTONIE VENTER**

Beste Antonie

TRANSPORT: GM MAHLANGU / JM & MC MASHISHI
EIENDOM: ERF 3274 ZITHOBENI EXT 3

Ons verwys na die bogenoemde en heg hierby aan die volgende oorspronklike dokumente vir u vriendelike aandag:

1. Deed of Transfer T53323/2005;
2. Deed of Transfer T66903/2022;
3. Power of Attorney;
4. SARS;
5. Rates Certificate.

Ons vertrou u vind bogenoemde so in orde en geliewe asb ontvangs te erken hiervan.

Vriendelike Groete,


JDB Inc.
Per: Ellen Bronkhorst

Janse van Rensburg Durand & Bolton Incorporated
Registration number 2014/167434/21

Direkteure / Directors:

Petrus Johannes Janse van Rensburg, B.Proc (UP) LLB (UNISA) | Werner Adriaan Durand, B.Com LLB (UP) | Chantel Bolton, B.Com Regte LLB (NWU) |
Marthinus Johannes Uys B.Com LLB (UP)

Bygestaan deur / Assisted by:

Anneke Meyer BA HOD(G) BProc (PU vir CHO) | Marietha Fourie LLB (UP)

RENSBURG
PTA

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342-7861

Prepared by me

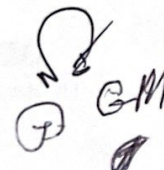


CONVEYANCER
WERNER ADRIAAN DURAND
MARISA CARIN JANEKE 43997

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

GERTRUDE MARIA MAHLANGU
Identity Number 571204 0796 08 3
Unmarried



do hereby nominate, constitute and appoint

WERNER ADRIAAN DURAND



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 30 January 2020 sell to:-

JOSEPH MALOSE MASHISHI
Identity Number 630618 5916 08 2
and
MOTSHOKGOTHI CENDRA MASHISHI
Identity Number 700406 0326 08 4
Married in community of property to each other

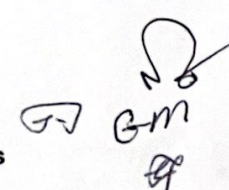


for the sum of R95 000,00 (Ninety Five Thousand Rand) the below mentioned property, namely-

ERF 3274 ZITHOBENI EXTENSION 3 TOWNSHIP,
Registration Division J.R., Province of GAUTENG

MEASURING 304 (THREE HUNDRED AND FOUR) Square metres

HELD BY Deed of Transfer T53323/2005



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

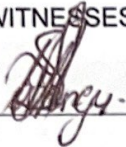


had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, 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 Bronkhorstspuit on 26 February 2020
in the presence of the undersigned witnesses.

AS WITNESSES :

1.



G.M. Mahlangu
GERTRUDE MARIA MAHLANGU

2.





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Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE03BE20E

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name MAHLANGU
ID Number 5712040796083
Company / CC / Trust Reg No.

Full Name GERTRUDE MARIA
Date of Birth (CCYYMMDD) 1957-12-04
Marital Status NOT MARRIED

Details of Purchaser / Transferee

Full Name JOSEPH MALOSE
Date of Birth (CCYYMMDD) 1963-06-18
Company / CC / Trust Reg No.
Marital Status M.I.C OF PROPERTY
Spouse ID Number 7004060326084

Surname / Registered Name MASHISHI
ID Number 6306185916082
Marital Notes If applicable South Africa
Spouse Initials MC
Spouse Passport Number

Details of Purchaser / Transferee

Full Name MOTSHOKGOTHI CENDRA
Date of Birth (CCYYMMDD) 1970-04-06
Company / CC / Trust Reg No.
Marital Status M.I.C OF PROPERTY
Spouse ID Number 6306185916082

Surname / Registered Name MASHISHI
ID Number 7004060326084
Marital Notes If applicable South Africa
Spouse Initials JM
Spouse Passport Number

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2020-01-30
Total Fair Value R 95000.00 Total Consideration R 95000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 95000.00

Property Description

1 ERF 3274 ZITHOBENI EXTENSION 3 TOWNSHIP, Registration Division J R., Province of GAUTENG MEASURING 304 (THREE HUNDRED AND FOUR) Square metres

Receipt

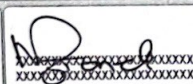
Receipt Details

Transfer Duty Reference Number TDE03BE20E
Receipt Amount R 0

Receipt No.

Declaration by Conveyancer / Attorney

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.



MARISA CARIN JANEKE

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

f19f4b66a2c8828558a569
dc6d772559b3069f71

Date (CCYYMMDD) 20200702

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

VAN RENSBURG
PTA

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VAN RENSBURG
PTA

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Certificate Number:0000528082

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:	008001071707
Erven:	03274
Portion:	
Extension:	000
Zoning:	2- Suitable for one dwelling / Geskik
Registration Division / Administrative District:	CTMM
Suburb:	ZITHOBENI X03
Town:	TSHWANE
Sectional Title Unit Number:	00000
Exclusive Use area and number as referred to as registered plan:	12-ONED
Real Right:	Residential Other
Scheme Registration Number:	
Sectional Title Scheme Name:	
Registered Owner:	. MAHLANGU G M
Purchaser Name:	. MASHISHI JOSEPH M & MOTSHOKGOTHI C
Purchaser Identity Number:	6306185916082
Date Issued:	10.08.2022
This certificate is valid until:	09.10.2022

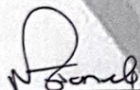
Digitally signed by City of Tshwane Municipality

Signee: ANNAHSI
Authorized Officer: ROBERTC

Certificate by Conveyancer: ATTORNEY JANSE VAN RENSBURG DURAND &

I, MARISA CARIN JANEKE (full name and surname)

hereby certify that this is a print-out of a data message in respect of the original clearance certificate issued by the City of Tshwane Metropolitan Municipality.


Conveyancer

18/08/2022
Date

MARISA CARIN JANEKE

Stamp

JDB Attorneys Inc Prokureur/Attorney
10
TEL: 012 342 7861

DEED OF TRANSFER

in favour of

JOSEPH MALOSE & MOTSHOKGOTHI CENDRA MASHISHI

over

ERF 3274 ZITHOBENI EXTENSION 3

JDB ATTORNEYS INC
221 GORDON ROAD
HATFIELD
PRETORIA
0083
Tel: 012 342 7861

And the Appearer declared that his/her said principal had truly and legally sold on 30 January 2020 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

JOSEPH MALOSE MASHISHI

Identity Number 630618 5916 08 2

and

MOTSHOKGOTHI CENDRA MASHISHI

Identity Number 700406 0326 08 4

Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, in full and free property

**ERF 3274 ZITHOBENI EXTENSION 3 TOWNSHIP,
REGISTRATION DIVISION J.R.,
PROVINCE OF GAUTENG**

MEASURING 304 (THREE HUNDRED AND FOUR) Square metres

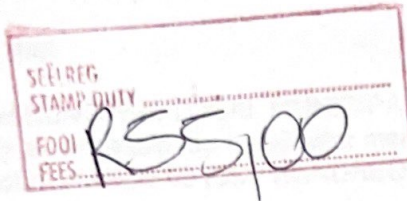
**FIRST Transferred and still held by Deed of Transfer T53323/2005 with
General Plan S.G. No A10932/1999 relating thereto**

SUBJECT to the following conditions:

1. Aangesien hierdie erf geleë is in 'n gebied waar die moontlikheid van skok of kraking van geboue en strukture as gevolg van mynbou-aktiwiteite in die omgewing nie uitgesluit kan word nie aanvaar die eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat die gevolg mag wees van skok of kraking.
2. Aangesien die erf deel vorm van 'n gebied wat blootgestel is aan stof besoedeling en geraas as gevolg van mynbou-aktiwiteite in die verlede, hede of toekoms in die nabyheid daarvan aanvaar die eienaar daarvan dat ongemak as gevolg van sulke mynbou-aktiwiteite ondervind mag word.
3. **ONDERHEWIG** aan die volgende voorwaardes opgelê kragtens die bepalinge van die dorpsstigting-engrondgebruiksregulasies, 1986:

- (i) Die erf is onderworpa aan-
- (aa) 'n serwituut 3 meter wyd langs die straatgrens;
 - (bb) 'n serwituut 2 meter wyd langs die agterste (midblok) grens;
en
 - (cc) Serwituut langs die sygrense met 'n gesamentlike wydte van 3 meter en 'n minimum wydte van 1 meter, ten gunste van die plaaslike owerheid vir riool- en ander munisipale en, in die geval van 'n pypsteelerf, 'n addisionele serwituut van 1 meter wyd, vir munisipale doeleindes, oor die toegangsdeel van die erf, indien en wanneer deur die plaaslike owerheid benodig: Met dien verstande dat die plaaslike owerheid hierdie vereiste serwituut mag verslap of vrystelling daarvan verleen.
- (ii) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituutgebied nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 1 meter daarvan geplant word nie.
- (iii) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenome serwituutgebied, sodanige materiaal te stoor wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel mag nodig en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioolleidings of ander werk, goed sal word deur die plaaslike owerheid.

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



Prepared by me,

CONVEYANCER
SWANEPOEL.T

ORIGINAL OWNER AAN	TRANSFERRED TO
J. M. and M. C. Masliski	
000066903 / 2022	
31 AUG 2022	

31 AUG 2022

DEED OF TRANSFER NO:

05 053323
T 53323/05

In terms of the provisions of the Upgrading of the Land tenure
Rights Act 1991 (Act 112 of 1991)

WHEREFORE I,

NADIA KASTNER

Duly authorised thereto by virtue of the Special Power of Attorney No PA1221/2001
signed at BRONKHORSTSPRUIT on the 3 December 2001 and granted to me by-

KUNGWINI LOCAL MUNICIPALITY

Declare that

The said KUNGWINI LOCAL MUNICIPALITY had truly legally sold and that he, in his capacity as aforesaid the hereinafter mentioned property on 11 Augustus 2004 for the amount of R600-00 (SIX HUNDRED RAND)

NOW THEREFORE I cede and transfer conformably to local custom, the State, however reserving its rights, to and on behalf of-

GETRUDE MARIA MAHLANGU
Identity Number 571204 0796 083
Unmarried

Her heirs, executors, administrators or assigns in full and free property

ERF 3274 ZITHOBENI EXTENSION 3 TOWNSHIP
REGISTRATION DIVISION J.R.; PROVINCE of GAUTENG;

MEASURING :304 (THREE HUNDRED AND FOUR) SQUARE METRES

AS WILL MORE fully appear from General Plan S.G.No A10932/1999 and held by Certificate of Registered Title T103607/2001;

SUBJECT to the following conditions:

1. ONDERHEWIG aan die voorbehoud van alle regte tot minerale ten gunste van DORPSKOMITEE VAN ZITHOBENI soos meer volledig sal blyk uit Sertifikaat van Minerale Regte K6853/94 RM.
2. Aangesien hierdie erf geleë is in 'n gebied waar die moontlikheid van skok of kraging van geboue en strukture as gevolg van mynbou-aktiwiteite in die omgewing nie uitgesluit kan word nie aanvaar die eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat die gevolg mag wees van skok of kraging.
3. Aangesien die erf deel vorm van 'n gebied wat blootgestel is aan stof besoedeling en geraas as gevolg van mynbou-aktiwiteite in die verlede, hede of toekoms in die nabyheid daarvan aanvaar die eienaar daarvan dat ongemak as gevolg van sulke mynbou-aktiwiteite ondervind mag word.

4. ONDERHEWIG aan die volgende voorwaardes opgelê kragtens die bepalings van die dorpstigting –en grondgebruiksregulasies, 1986:

(i) Die erf is onderworpe aan-

(aa) 'n serwituut 3 meter wyd langs die straatgrens;

(bb) 'n serwituut 2 meter wyd langs die agterste (midblok) grens; en

(cc) Serwituut langs die sygrense met 'n gesamentlike wydte van 3 meter en 'n minimum wydte van 1 meter, ten gunste van die plaaslike owerheid vir riool-en ander munisipale en, in die geval van 'n pypsteelerf, 'n addisionele serwituut van 1 meter wyd, vir munisipale doeleindes, oor die toegansdeel van die erf, indien en wanneer deur die plaaslike owerheid benodig: Met dien verstande dat die plaaslike owerheid hierdie vereiste serwituut mag verslap of vrystelling daarvan verleen.

(ii) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituutgebied nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 1 meter daarvan geplant word nie.

(iii) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenome serwituurgebied, sodanige materiaal te stoor wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel mag nodig en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioolleidings of ander werk, goed sal word deur die plaaslike owerheid.