

⑤<sup>4</sup>

FR. TALJAARD 1227

and C  
1) Conditions A and B<sub>n</sub> to be brought forward if they appear in title,  
date references are important in old title deeds.

Done, thank you

Conveyancer: N. Moerat

FR. TALJAARD 1227

2) Abbreviations not allowed in deed - rectify on page 2  
as indicated

Done, thank you

Conveyancer: N. Moerat  
Moerat (PCN No. 12964)

FR. TALJAARD 1227  
FR. TALJAARD 1227  
FR. TALJAARD 1227

(a) Gelyktydiges met ander registrasiekantore/deeltitels • Simuls with other registries/sectional titles:

Kode	Firma • Firm	Eiendom • Property	Kantoor • Office
1			
2			
3			
4			

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

Aard en nommer van akte Nature and number of deed	Omslag No. Cover No.	Parawe van ondersoekers Initials of examiners

(c) Notas • Notes

C. VIR AKTEKANTOOR GEBRUIK • FOR DEEDS OFFICE USE

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

Interdikte nagesien deur  
Interdicts checked by

Datum  
Date

Interdikte nagesien deur  
Interdicts checked by

Datum  
Date

Kantoor instruksies • Office instructions:

Seksie • Section:

Deeds Reg A/C No.  
CTN

96

Akterant Rek Nr.

STAATSPROKUREUR  
STATE ATTORNEY

Tel. 021-4419217

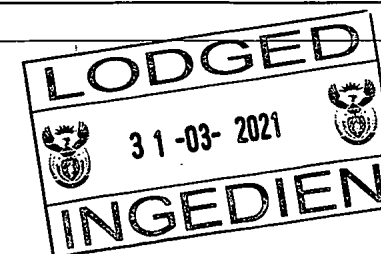
Verw. No. 021-4419299

1 2 6 7 2 0 A I

UITVOERING/  
EXECUTION

A. VIR AKTEKANTOOR GEBRUIK • FOR DEEDS OFFICE USE

Datum van indiening • Date of lodgement



15 APR 2021

Ondersoekers • Examiners	Kamers Rooms	Skakeling • Linking	Verwerp Reject	Passeer • Pass
1. U.SIKHONZA	1221			
2. I.X. GASHE		2 2		
3.				

B. VIR AKTEBESORGER SE GEBRUIK • FOR CONVEYANCER'S USE

Aard van Akte • Nature of Deed: TRANSFER

PROVINCIAL GOVERNMENT OF THE WESTERN CAPE

t.g.v. • i.f.o.

INDONI DANCE ARTS AND LEADERSHIP ACADEMY NPO /didv

000018334 / 2021

Skakeling • Linking	PR 38515	Titelaktes binne • Title deeds	within
2	2	PR 38515	within

16 APR 2021  
CAPE TOWN  
GELYKTYDIGES • SIMULS

No. in stel/batch	Kode/Code	Name van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma Firm No.
1	T	sect 6(3) / PGWC	self	96
2	T	PGWC / Indoni Dance Arts	self	96
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Registrasie versoek deur/  
Registration requested by:NADIA MOERAT  
LPCM NO: 12964Datum/  
Date:

080007502687

19/04/2021

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

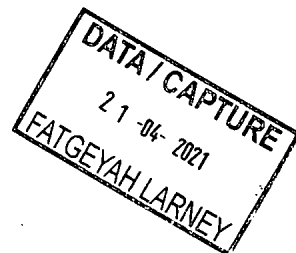
ERF 12455 CAPE TOWN

Prepared by me,

*Nadia Moerat*  
**CONVEYANCER**

**NADIA MOERAT**  
 (LPCM NO. 12964)

Fee endorsement		
	Amount	Gifting fee
Purchase price/Value	R. 530 000,00	R. 707,20
Mortgage capital Amount		
Reason for Exemption	Exempt 1 & 2	
	Cat.	SECT 54



T 000018334 / 2021

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

**NADIA MOERAT**

LPCM NO: 12964

THAT

appeared before me, the REGISTRAR OF DEEDS at CAPE TOWN, he the Appearer, being duly authorised thereto by a Power of Attorney granted to him by the **PROVINCIAL GOVERNMENT OF THE WESTERN CAPE**

dated **13 NOVEMBER 2020** and signed at CAPE TOWN.



AND the said Appearer declared that his said Principal had truly and legally sold the belowmentioned property on **12 MARCH 2020** in terms of Western Cape Act 6 of 1997 and that he, in his capacity aforesaid, did by these presents, cede and transfer, on behalf of

**INDONI DANCE ARTS AND LEADERSHIP ACADEMY NPO**  
**REGISTRATION NUMBER: 151-421**

Its successors-in-title or assigns, in full and free property:

**ERF 12455 CAPE TOWN**, in the City of Cape Town, Division Cape, Province of the Western Cape.

MEASURING: 1210 (One Thousand Two Hundred and Ten)  
 Square metres

**FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE NO. T886/1962  
 WITH DIAGRAM NO. 2154/1960 ANNEXED THERETO AND HELD BY DEED OF  
 TRANSFER NO. T7073/1973**

- A. SUBJECT in respect of the figure marked A.B.y.F on the said Diagram No. 2154/1960 to the conditions referred to in Deed of Transfer No. 625 dated 12<sup>th</sup> February, 1909.
- B. SUBJECT FURTHER in respect of the figure marked B.x.E.y on the said diagram No. 2154/1960 to such conditions as are referred to in Deed of Transfer No. 2141 dated 15<sup>th</sup> March, 1894.
- C. SUBJECT FURTHER AND ENTITLED to the benefit of the special condition therein contained, namely:

"That the respective owners of the lots hereby transferred shall have the free and uninterrupted use of all roads shown on the plan of the said lots and filed in the Deeds Office."

- D. SUBJECT FURTHER in respect of the figure marked C.D.x.B on the said diagram No. 2154/1960 to the conditions referred to in Deed of Transfer No. 4300 dated 14<sup>th</sup> May, 1918.
- E. SUBJECT FURTHER to the following conditions and restrictions stipulated by the Town Planning Scheme, namely:
1. If the Purchaser, or its successor(s)-in-title, has not used the Property for the intended purpose, being the establishment and conduct of an educational and community facility on the Property, within a period of 5 (five) years, calculated from the date of transfer, ownership of the Property will revert back to the Seller, in its sole discretion, against payment by it of the original purchase price paid for the Property by the Purchaser to the Seller; less any costs that may be reasonably incurred or are required to ensure that the condition of the Property is returned to the same or a similar condition to that which existed on the date of transfer from the Seller to the Purchaser, if any.
  2. If, within the period of 12 months calculated from the date of transfer, the Purchaser determines that it can no longer use the Property for the intended purpose of establishing and conducting an educational and community facility, it will be entitled to return ownership of the Property to the Seller, by way of a tender of transfer against payment by the Seller in a sum for a equivalent to the purchase price paid by the Purchaser to the Seller for the Property, less the value of any cost incurred or required to reasonably repair the Property to its condition on the date of transfer by the Seller to the Purchaser, if any.
  3. The Purchaser may not sell or use the Property for any other purpose other than the intended purpose, being the establishment and conduct of an educational and community facility, without the Western Cape Provincial Minister for Human Settlements' prior written consent, which consent will not be unreasonably withheld, but may be provided subject to conditions with respect to any new proposed use by the Purchaser.
- on

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

**TRANSFEROR**

heretofore had to the premises, did, in consequence also acknowledge the said

**TRANSFEROR**

to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said

**TRANSFeree**

Its successors-in-title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, and finally declare the purchase price being R530 000.00 (Five Hundred and Thirty Thousand Rand).

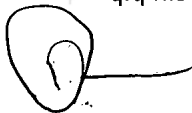
IN WITNESS WHEREOF, I, the said REGISTRAR, together with the Appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED in the Office of the REGISTRAR OF DEEDS at CAPE TOWN on the 19<sup>th</sup> day of April in the year Two Thousand and Twenty-one, (2021).

In my presence,

  
.....

q.q his Principal



.....  
REGISTRAR OF DEEDS

96  
1267/20/A5/1  
/didv

1-4-5<sup>98</sup>  
①

Prepared by me,

*amokat*  
**CONVEYANCER**  
**NADIA MOERAT**  
(LPCM NO. 12964)

## POWER OF ATTORNEY TO GIVE TRANSFER

I, the undersigned, **JACQUELINE SAMSON**  
in my capacity as **HEAD OF DEPARTMENT**  
in the Department of Human Settlements, Provincial Administration: Western  
Cape, and duly authorised to act herein on behalf of the **PROVINCIAL GOVERNMENT**  
**OF THE WESTERN CAPE**

do hereby nominate, constitute and appoint **MBONGENI SASEKILE (LPCM NO. 9270)**  
or **NADIA MOERAT (LPCM NO. 12964)** or **AMOKELANE ASPECIOUS HLONGWANE**  
(LPCM NO. 98715) with power of substitution to appear in my name, place and  
stead before the REGISTRAR OF DEEDS at CAPE TOWN and then and there as my act  
and deed to declare that the said **PROVINCIAL GOVERNMENT OF THE WESTERN**  
**CAPE**

did on 12 MARCH 2020 sell to

**INDONI DANCE ARTS AND LEADERSHIP ACADEMY NPO**  
**REGISTRATION NUMBER: 151-421**

for the sum of R530 000-00 (Five Hundred and Thirty Thousand Rand)

Its successors-in-title or assigns,

**ERF 12455 CAPE TOWN**, in the City of Cape Town, Division Cape, Province of the  
Western Cape.

**MEASURING:**      **1 210 (One Thousand Two Hundred and Ten)**  
Square metres

Held under Title Deed No. T7073/1973

2/...

*amokat*  
*[Signature]* *[Signature]* *[Signature]*

SUBJECT to the following conditions and restrictions stipulated by the Town Planning Scheme, namely:

1. If the Purchaser, or its successor(s)-in-title, has not used the Property for the intended purpose, being the establishment and conduct of an educational and community facility on the Property, within a period of 5 (five) years, calculated from the date of transfer, ownership of the Property will revert back to the Seller, in its sole discretion, against payment by it of the original purchase price paid for the Property by the Purchaser to the Seller; less any costs that may be reasonably incurred or are required to ensure that the condition of the Property is returned to the same or a similar condition to that which existed on the date of transfer from the Seller to the Purchaser, if any.
2. If, within the period of 12 months calculated from the date of transfer, the Purchaser determines that it can no longer use the Property for the intended purpose of establishing and conducting an educational and community facility, it will be entitled to return ownership of the Property to the Seller, by way of a tender of transfer against payment by the Seller in a sum for a equivalent to the purchase price paid by the Purchaser to the Seller for the Property, less the value of any cost incurred or required to reasonably repair the Property to its condition on the date of transfer by the Seller to the Purchaser, if any.
3. The Purchaser may not sell or use the Property for any other purpose other than the intended purpose, being the establishment and conduct of an educational and community facility, without the Western Cape Provincial Minister for Human Settlements' prior written consent, which consent will not be unreasonably withheld, but may be provided subject to conditions with respect to any new proposed use by the Purchaser.



AND FURTHER cede and transfer the said ground in full and free property to the said

INDONI DANCE ARTS AND LEADERSHIP ACADEMY NPO  
REGISTRATION NUMBER: 151-421

AND to renounce all the right, title and interest which the said PROVINCIAL GOVERNMENT OF THE WESTERN CAPE heretofore had in and to the said property thus sold, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to the laws respecting the purchase and sale of landed property, to draw and documents and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite as fully and effectually for all intents and purposes as I might or could do of personally present and acting therein, hereby ratifying allowing and confirming all and whatsoever my said Attorney and Agent shall lawfully do or cause to be done in the premises by virtue of these presents.

SIGNED at Cape Town on the      day of      13 NOV 2020      2020.

AS WITNESSES:

1. [Signature]

2. [Signature]

[Signature]

[Signature]



2)

**Transfer Duty  
Declaration**

**TDREP**

**Reference Details**

Transfer Duty Reference Number: TDE03ECA28

**Details**

**Details of Seller / Transferor / Time Share Company**

Surname / Registered Name PROVINCIAL GOVERNMENT OF WESTERN CAPE

Full Name

**Details of Purchaser / Transferee**

Full Name INDONI DANCE ARTS AND LEADERSHIP NPO

Surname / Registered Name ACADEMY

Company / CC / Trust Reg No. 151-421

Marital Notes if applicable

**Details of the Property**

Date of Transaction/Acquisition (CCYYMMDD) 2020-03-12

Total Fair Value R 530000.00

Total Consideration R 530000.00

**Calculation of Duty and Penalty / Interest**

Transfer Duty Payable on Natural Person R 0.00

**Property Description**

1 ERF 12455 CAPE TOWN, IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE. MEASURING: 1 210 (ONE THOUSAND TWO HUNDRED AND TEN) SQUARE METRES

**Exemption Certificate**

**Exemption Certificate Details**

Transfer Duty Reference No. TDE03ECA28

Exempt in terms of Section 9 of the Transfer Duty Act SECTION 9(1)(C)

Exemptions allowed by another Act

**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.

**NADIA MOERAT**

XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

82d8b4301599bd077be6a  
2c53ddb0220b87589ef

Date  
(CCYYMMDD)

20210331

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

ISIXEKO SASEKAPA  
CITY OF CAPE TOWN  
STAD KAAPSTAD



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Making progress possible. Together.

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)  
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY CITY OF CAPE TOWN

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to City of Cape Town 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 (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): 60460920/2021

Erven/Property Description: 12455 /

Portion:

Extension: CAPE TOWN

Zoning: GENERAL RESIDENTIAL SUBZONE 4

Registration division / Administrative District: CAPE

Suburb/Allotment: CAPE TOWN

Town: CITY OF CAPE TOWN

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Sectional registration number:

Sectional Title Scheme Name:

Registered Owner: PROVINCIAL GOVERNMENT OF THE WESTERN CAPE (NONE)

Name and Identity/Registration number of all purchaser/s: INDONI DANCE ARTS AND LEADERSHIP ACADEMY NPO (151-421)

This Certificate is valid until: 29/05/2021

Given under my hand at: CAPE TOWN on: 30/03/2021

City of Cape Town

Digitally signed by City of Cape Town  
DN: cn=City of Cape Town, o=CA, cn=City of  
Cape Town, ou=Signed for: Municipal Manager,  
email=StatusClearance.ElectronicApplication@capetown.gov.za  
\*This document is issued to the accuracy and integrity of this document  
Date: 2021.03.30 10:00:02 +0200

Date issued: 30/03/2021

MUNICIPAL MANAGER  
CAPE TOWN

Authorised Official: M Ehlers

Certificate By Conveyancer:

**NADIA MOERAT**

I \_\_\_\_\_ (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the City of Cape Town.

Conveyancer Signature: concedat

Date: **30 MAR 2021**

4

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN  
PREPARED BY : DRS68316 - ATHI LUNDLO OAMUYI

DATE : 20210331 TIME : 12:18:57.6 PAGE : 1

TRACK NUMBER : 88887582687

PROPERTY DETAILS: PRINT FOR PORTION 0  
ERF NO 12455  
TOWNSHIP CAPE TOWN  
REG DIV CAPE RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION  
DIAGRAM DEED NO T886/1962  
EXTENT 1210 SQM  
CLEARANCE CITY OF CAPE TOWN

NO INTERDICTS

DOCUMENTS  
ERF-836, 1614, R/E-837

HOLDER

AMOUNT

O/P/A

SCAN/MICRO REF

MMDD

#### OWNER DETAILS

FULL NAME & SHARE  
NATIONAL HOUSING BOARD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY

TITLE DEED

MMDD

MICROFILM REF

T7873/1973

8328

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

\*\* 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 \*\*\*

IKHE: /XABBA /IKHE