

10 JUL 2015
 MORTGAGED (No. B 3857 A / 2015)
 for N\$ 69 200 761 - 61 (with preference for
 an additional amount not exceeding N\$ 7 000 000 - 00)
 DEEDS OFFICE,
 WINDHOEK.
 Deputy
 REGISTRAR OF DEEDS.

Prepared by me

CONVEYANCER
 DIEDERICKS J.V.W.

FOR FURTHER ENDORSEMENTS SEE.....

DEED OF TRANSFER

T 3909 2015

Be it hereby made known:

THAT JAMES VICTOR WILLIAM DIEDERICKS

Appeared before me, Registrar of Deeds, at Windhoek, he the said Appearer,
 being duly authorised thereto by a Power of Attorney granted to him by

THE MUNICIPAL COUNCIL OF WINDHOEK
 (hereinafter referred to as the **TRANSFEROR**)

On the 26th day of June 2015 and signed at Windhoek

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY
 OF THE ORIGINAL AND THAT THERE IS NO INDICATION
 THAT ANY UNAUTHORISED ALTERATION
 HAVE BEEN MADE TO THE ORIGINAL DOCUMENT

Aisha Zakia Isaak
 Commissioner of Oaths
 Practising Legal Practitioner
 Chris Brandt Attorneys
 4 Chateau Street
 P.O. Box 11292 Windhoek, Namibia
 Tel: 061-225242 Fax: 061-225188

[Handwritten signature]

[Handwritten initials]

AND THE SAID APPEARER DECLARED THAT his said Principal on the

15th DAY OF AUGUST 2014

had truly and lawfully sold the within mentioned property, and that he, in his capacity as aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

INDIGENOUS PEOPLE'S BUSINESS FORUM

(Incorporated Association not for gain)

REGISTRATION NUMBER: 2006/296

(hereinafter referred to as the **TRANSFEREE**)

Its Successors, Administrators or Assigns

The following properties:

1. **CERTAIN** : REMAINDER OF BLOCK VI KLEIN WINDHOEK
(A Portion of Portion B of Klein Windhoek,
Town and Townlands, No.70)

SITUATE : IN THE MUNICIPALITY OF WINDHØEK
REGISTRATION DIVISION "K"
KHOMAS REGION

MEASURING : 280 831 (TWO EIGHT NIL EIGHT THREE ONE)
SQUARE METRES

**FIRST REGISTERED AND STILL HELD BY CERTIFICATE OF
REGISTERED TITLE NO. 116/1931**

OF THE ORIGINAL AND THAT THERE IS NO INDICATION
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SUBJECT TO the following conditions imposed in terms of the Town Planning Ordinance of 1954 (Ordinance 18 of 1954), as amended, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:

- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme, and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended.
- b) The building value of the main building, excluding the outbuilding to be erected on the erf, shall be at least four times the municipal value of the erf.

And

2. CERTAIN : REMAINDER OF ERF 236 KLEIN WINDHOEK
SITUATE : IN THE MUNICIPALITY OF WINDHOEK
 REGISTRATION DIVISION "K"
 KHOMAS REGION

MEASURING : 12, 6174 (ONE TWO COMMA SIX ONE SEVEN FOUR) HECTARES

HELD BY : GOVERNMENT GRANT NO. T 8332/1993

FIRST REGISTERED under Certificate of Registered State Title No. 8331/1993 with diagram A 335/1991 relating thereto, and held by Government Grant No. T 8332/1993.

SUBJECT TO the following conditions imposed in terms of the Town Planning Ordinance of 1954 (Ordinance 18 of 1954), as amended, as indicated under paragraph 1 hereof.

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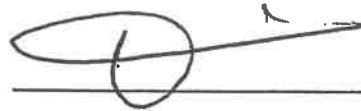
Alshra Zakia, Isaak
 Commissioner of Oaths
 Practising Legal Practitioner
 Chris Brandt Attorneys
 Chakabau Street
 P.O. Box 11293 Windhoek, Namibia
 Tel: 061-225142 Fax: 061-225188



WHEREFORE THE APPEARER, renouncing all the rights and title which the said MUNICIPAL COUNCIL OF WINDHOEK 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, their Heirs, Executors or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State however reserving its rights, and finally acknowledging that the value of the aforesaid property amounts to the sum of N\$ 48,300,000.00 (Forty Eight Million Three Hundred Thousand Namibia Dollars).

SIGNED AT WINDHOEK ON THIS DAY OF 1st JUL 2015 2015, TOGETHER WITH THE APPEARER, AND CONFIRMED WITH MY SEAL OF OFFICE.



SIGNATURE OF APPEARER

In my presence
REGISTRAR OF DEEDS
MINISTRY OF LANDS AND RESOURCES



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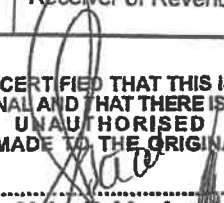
Aisha Zakia Isaak
Commissioner of Oaths
Practising Legal Practitioner
Chris Brandt Attorneys
4 Chateau Street
P.O. Box 1232 Windhoek, Namibia
Tel: 061-225142 Fax: 061-225188

MINISTRY OF FINANCE

Inland Revenue
TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

TRANSFEROR (SELLER) <p style="text-align: center;">THE MUNICIPAL COUNCIL OF WINDHOEK</p>	
TRANSFEREE(PURCHASER) <p style="text-align: center;">INDIGENOUS PEOPLE'S BUSINESS FORUM (INCORPORATED ASSOCIATION NOT FOR GAIN)</p>	
1. CERTAIN SITUATE MEASURING AND 2. CERTAIN SITUATE MEASURING	REMAINDER OF BLOCK VI KLEIN WINDHOEK (A PORTION OF PORTION B OF KLEIN WINDHOEK TOWN AND TOWNLANDS NO. 70) IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION 280 831 (TWO EIGHT NIL EIGHT THREE ONE) SQUARE METRES REMAINDER OF ERF 236 KLEIN WINDHOEK IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION 12, 6174 (ONE TWO COMMA SIX ONE SEVEN FOUR) HECTARES
Date of transaction: 1 ST AUGUST 2014 PURCHASE PRICE : N\$ 48 300 000.00	
Transfer Duty Paid by: DIEDERICKS INCORPORATED Address: P O' Box 50025 BACHBRECHT	
FOR OFFICIAL USE	
Transfer duty paid on N\$ <u>48 300 000.00</u> Law under which duty charged	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> PURCHASE PRICE <small>Being</small> </div>
Steel defacing stamp of office of Issue	Cash Register Receipt
<div style="border: 1px solid black; border-radius: 50%; width: 150px; height: 150px; display: flex; flex-direction: column; align-items: center; justify-content: center;"> <p style="font-size: 1.2em; margin: 0;">07 JUL 2015</p> <p style="font-size: 1.2em; margin: 0;">Namibia Revenue</p> </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 1.2em; margin: 0;">07/07/2015</p> <p style="font-weight: bold; margin: 0;">RECEIVER OF REVENUE</p> <p style="font-weight: bold; margin: 0;">WINDHOEK</p> <p style="margin: 0;">Receiver of Revenue</p> </div>

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 Aisha Zakia Isack
 Commissioner of Oaths
 Practising Legal Practitioner
 Chris Brandt Attorneys

RECEIVER OF REVENUE

WINDHOEK

070715 105257603 006031900-00

Office
Annex to client copy
of T 2015

K 197 / 2015

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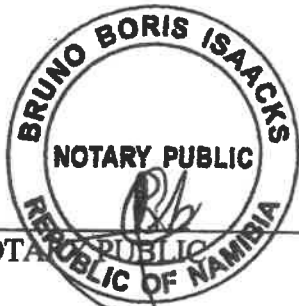
Diedericks Inc.
Attorney / Notary Public / Conveyancer
45 Bahnhof St. 45

P.O. Box 50025, Windhoek Namibia
Tel: 061 402740 • Fax: 061 402741


Aisha Zaria Isaak
Commissioner of Oaths
Practising Legal Practitioner
Chris Brandt Attorneys
4 Chateau Street
P.O. Box 11292 Windhoek, Namibia
Tel: 061-225242 Fax: 061-225188

REGISTERED this **10 JUL 2015**

Deeds Office,
Windhoek. Registrar of Deeds



NOTARY PUBLIC
REPUBLIC OF NAMIBIA

ISAACKS & ASSOCIATES INC.
LEGAL PRACTITIONERS, NOTARIES, ESTATE ADMINISTRATORS
WINDHÖEK



K 197 /2015

PROTOCOL NO. 05/2015

NOTARIAL DEED OF IMPOSITION OF CONDITIONS

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT on this the 08th day of **JULY 2015** before me

BRUNO BORIS ISAACKS

Notary Public duly sworn and admitted, residing and practicing in Windhoek,
personally came and appeared

JAMES VICTOR WILLIAM DIEDERICKS

(hereinafter called the "Appearer")

H.J.E. tw
" v.F

2.

In his capacity as the duly authorized agent of

1. **ELLY SHOOMBE SHIPIKI** in his capacity as **MANAGER: PROPERTY MANAGEMENT** of the **MUNICIPAL COUNCIL OF WINDHOEK** and as such representing the Municipality of Windhoek in terms of Section 27(5) of the Local Authorities Act No. 23 of 1992 (hereinafter referred to as the "SELLER")

By virtue of a Power of Attorney granted to him at WINDHOEK on the 26th day of JUNE 2015, and

2. **ALBIN K.O.S. ILOVU** in his capacity as **DIRECTOR of INDIGENOUS PEOPLE'S BUSINESS FORUM [IPBF], (INCORPORATED ASSOCIATION NOT FOR GAIN) REGISTRATION NUMBER 2006/296** and as such duly authorized to represent the Indigenous People's Business Forum (hereinafter referred to as the PURCHASER)

By virtue of a Power of Attorney granted to him at WINDHOEK on the 26th day of JUNE 2015

Which Powers of Attorney appointing the Appearer have this day been exhibited to me and now remain filed in my Protocol.

AND THE APPEARER DECLARED THAT:

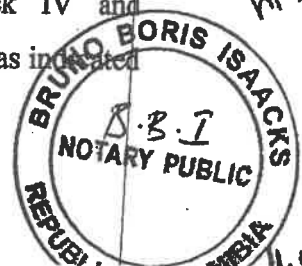
WHEREAS the **MUNICIPAL COUNCIL OF WINDHOEK** has on the 01st day of August 2014, sold to the Purchaser

The following properties:



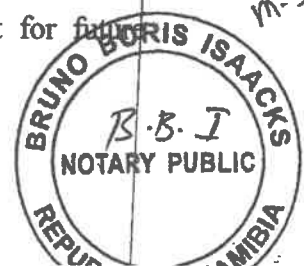
M. I. E.
H. U. F.

18. That the owner undertakes to realign and construct the 600 metre tarred extension of Sam Nujoma Drive as planned, according to municipal standards to provide access to the development to the south of Erf Remainder 236, Klein Windhoek, via Portion 115 of Portion B of Klein Windhoek Town and Townlands No.70, possibly being the only viable access, as indicated on the plan.
19. That, if another access is viable, then the initial access point as per paragraph 18 above, need to be incorporated to form part of the development and layout.
20. That the owner incorporates the construction of the J Hamutenja Ndadi Intersection.
21. That the owner take note that the Waldorf School is currently taking access over the south eastern part of Erf R/236, Klein Windhoek.
22. That the owner incorporates access to the Waldorf School or any other developments in the vicinity of Portion B of Klein Windhoek Town and Townlands No.70.
23. That the owner take note that the planned future alignment of Sam Nujoma Drive encroaches onto Erf Remainder Block IV, Klein Windhoek near the railway crossing on the most south western corner of the referred Erf Remainder Block IV, Klein Windhoek, which should be subdivided.
24. That a portion of Erven Remainder Block IV and Remainder 236, Klein Windhoek be subdivided as indicated on the plan.



8.

25. That it be noted that the portions as per paragraph 24 above are approximately 2254 square metres and 1638 square metres respectively.
26. That the owner be responsible for such subdivisions to form part of township establishment.
27. That a road-over-rail bridge be incorporated as part of the Sam Nujoma Drive extension.
28. That the road-over-rail bridge be in place before erven are sold.
29. That adequate access roads be provided within the township development to include a ring road and circulation roads between the 2 (two) erven and access points off Sam Nujoma Drive, being to the satisfaction of the Strategic Executive: Urban Planning and Property Management.
30. That a corresponding development agreement be signed wherein an Engineer be appointed for the design and detail supervision of all infrastructure provisions.
31. That the Engineer consult the Strategic Executive: Urban Planning and Property Management during the planning stages to ensure that all potential drawbacks in respect of traffic impact and access are addressed before development get under way.
32. That the proposed land uses on the 2 (two) erven be disclosed to enable a comprehensive forecast for future traffic impact in the area.



33. That development on the proposed erven only commences and/or transferred in title to a third party, once the services has been taken over.

34. That a Traffic Impact Assessment (TIA) be done and submitted to the Strategic Executive: Urban Planning and Property Management.

35. That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme, stating:

(a) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that (1) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered, or (2) the flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalized) is or can be changed, canalized or impeded.

(b) That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

(c) That prior approval be obtained from the Strategic Executive: Infrastructure, Water and Technical Services



if the accommodation of the stormwater on the erf is contemplated.

(d) That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services be submitted for approval simultaneously with the building plans.

(e) That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

(f) That no building plans be approved until the stormwater conditions are met.

36. That the owner takes note that there is a radio mast on Erf Remainder Block IV, Klein Windhoek on the hilltop, which either needs to be removed or incorporated to form part of the development.

THUS DONE and SIGNED on the day, month and year first aforewritten, in the presence of the undersigned witnesses and of me, the Notary.

AS WITNESSES:-

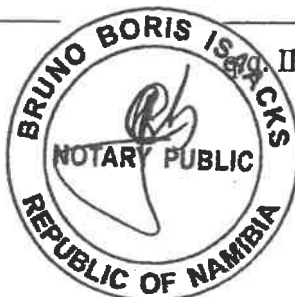
1. Myelbrecht

[Signature]

q.q. MUNICIPAL COUNCIL

2. Wich

[Signature]



IPBF

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- (d) That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive Infrastructure, Water and Technical Services be submitted for approval simultaneously with the building plans.
- (e) That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.
- (f) That no building plans be approved until the stormwater conditions are met.

36. That the owner takes note that there is a radio mast on Erf Remainder Block IV, Klein Windhoek on the hilltop, which either needs to be removed or incorporated to form part of the development.

THUS DONE and SIGNED on the day, month and year first aforewritten, in the presence of the undersigned witnesses and of me, the Notary.

AS WITNESSES:-

1. *Myelbrecht*

2. *W. Fischer*

q.q. MUNICIPAL COUNCIL

q.q. IPBF



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