

I.D. No. 670710 0124 08 4  
S.A. BURGERS, A. CITIZEN

VAN/VERSMAKTE  
**NORMAN**  
VERGEGENSTAND/VERGEGENSTANDE

**SHIRLEY MICHELLE**  
GEMEENSDELIK OF -LAND/  
DISTRICT OR COUNTRY OF BIRTH  
**SOUTH AFRICA**

GEBORTSDATUM/DATE OF BIRTH 1967-07-10



Verkeerde of onwettige gebruik van hierdie ID-kaart is strafbaar.  
Misuse of this ID card is punishable.

GEREGISTREERDE WOON- EN POSADRESSE  
1. Bewaar die bewys van u GEREGISTREERDE WOON- EN POSADRESSE in hande sitstyk.

2. Indien u van adres verander het, of indien bespoedige kennis nodig is, moet die voorn KENNISGEWING VAN ADRESVERANDERING, wat in die saakleer is, in die bevoegdheidsgebied, gebruik word om die verandering aan te meld en moet die regeringswoord by of gepas word. BEMERK: Indien u van adres verander het, moet u die BUREAU VAN BUREAUSADRESSE WISSELING besoek.

REGISTERED RESIDENTIAL AND POSTAL ADDRESS

1. Keep the proof of your REGISTERED RESIDENTIAL AND POSTAL ADDRESS in this pocket.  
2. If you have changed your address, or, if particulars of your present address, or, if particulars of your previous address, have been changed, the NOTICE OF CHANGE OF ADDRESS form in the pocket at the back of the Identity Document must be used to report the change and it must be filed in it, or passed to the nearest regional office of the DEPARTMENT OF HOME AFFAIRS.



**CERTIFIED  
A TRUE COPY**  
*[Signature]*  
RICHARD MARK BEHRMANN  
PRACTISING ATTORNEY RSA  
COMMISSIONER OF OATHS (Ex Officio)  
UNIT 8C - 1st FLOOR  
3 MELROSE BOULEVARD  
MELROSE ARCH JOHANNESBURG

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Renprop (Pty) Ltd  
The Courtyards, 32 Peter Place  
Bryanston, 2021  
7-D Bly 2486, Glenview, 2086  
Registration No: 2091/00416/12/7  
VAT No: 4300 117 502

Leto Estate Ms R Z Norman  
1/4 Ms R Z Norman  
15 NORTH ROAD  
DUNKELD WEST  
JOHANNESBURG  
2108

Tax Invoice & Statement

Entry	DUNKELD SQUARE		
Entry VAT No		Entry Reg No	
Property	DUNKELD SQUARE (161)		
Unit No	U301		
Tax Invoice No	124062023121	Recipient VAT No	
For the Month	December 2023	Recipient Reg No	
Deposit		Bank Guarantee	0.00
Monthly Charges Generated on 20 November 2023			
Queries	Tel 011-403-2102 Fax		

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Date	Allocation	Remarks	Exclusive	Tax	Inclusive
01/11/2023	RECEIPTS	Balance Bt			4,861.26
01/12/2023	ELECTRICITY ELE	00124062RUTH Z NORMAN 66 units Reading: 91711 Date: 01/11/2023 (Last Reading: 11645 on 02/10/2023) Ref: 124062	0.00	0.00	3,882.00
01/12/2023	ELECTRICITY ELE	83.00000 units Reading: 91777.00000 Date 01/11/2023 (Last Reading: 91684.00000 on 02/10/2023) Ref: 124062	180.18	0.00	180.18
01/12/2023	DIESEL TO BE RECOVERED	Generator Diesel	278.43	0.00	278.43
01/12/2023	LEVIES - ADM <sup>NS</sup> LEVY	OPERATING COSTS	368.17	0.00	368.17
01/12/2023	LEVIES - PARKING		3,825.19	0.00	3,825.19
01/12/2023	LEVIES - STAFF QUARTERS 1		553.76	0.00	553.76
01/12/2023	LEVIES - MAINT	10 YEAR PLAN	395.88	0.00	395.88
01/12/2023	DIESEL RECOVERY	FIXED DIESEL RECOVERY FOR PERIOD AUG 22 TO NOV 22	977.00	0.00	977.00
01/12/2023	LEVIES - MUNICIPAL COSTS	COMMON USE ELE, GAS, WAT AND SEWERAGE	110.18	0.00	110.18
			2,992.45	0.00	2,992.45

BANK ACCOUNT NAME : DUNKELD SQUARE  
BANK ACCOUNT NUMBER : 62404158918  
BRANCH CODE : 254005 FNB  
PLEASE MAKE PAYMENT USING YOUR SPECIFIC  
ACCOUNT REFERENCE  
LEVIES ARE DUE ON THE FIRST DAY OF THE MONTH IN

Amount/Previous			-0.74
Current Month Charges	8,971.96	0.00	8,971.96
Amount Due			<b>88,971.22</b>

pay Renprop  
R 8972

All payments accepted without prejudice to our rights and to those of our clients.  
PLEASE RETURN THIS PORTION WITH PROOF OF YOUR PAYMENT TO:

RENPROP PROPERTY MANAGEMENT (PTY) LTD  
THE COURTYARDS  
32 PETER PLACE  
LYME PARK  
2021  
Queries: Tel 011-403-2102 Fax

Account No	124062
Statement Period	202312
Tenant / Debtor	Ms R Z Norman
Property	DUNKELD SQUARE (161)
Unit No	U301
Amount Due <b>88,971.22</b>	



a world class African city

**TAX INVOICE**  
 RUTH ZION NORMAN  
 301 DUNKELD SQUARE  
 15 NORTH ROAD  
 DUNKELD WEST  
 2190

You can contact us in the following ways:  
 Phone: Tel: 0800 56 28 76 Fax: 011 356 3408/9  
 Correspondence: P O BOX 5000 JOHANNESBURG 2000

E-mail: [joburgconnect@joburg.org.za](mailto:joburgconnect@joburg.org.za)

Rate	2023/1/02
Statement for	November 2023
Physical Address	15 NORTH ROAD
Stand No./Portion	48 DUNKELD SQUARE
Township	DUNKELD WEST EXT. B

Stand Size	Number of Portions	Date of Acquisition	Portion	Amount Valuation	Pages
170 m <sup>2</sup>	1	2023/1/02	B1	Market Value R 2,790,000.00	Page(s) 8 (WARD) etc

Invoice Number: 2025402569      Next Reading Date: 2025/11/17  
 Credit VAT Number:      Property No. 48

Account Number: 2025402569      PIN CODE: 673287

Previous Account Balance	500.00
Less Incoming Payment (Last Payment Made 2023/10/18)	-500.00
Sub Total	+0.00
Current Charges (incl VAT)	2,287.43
VAT @ 15%	343.11
<b>Total Due</b>	<b>2,287.43</b>

30 DAYS	60 DAYS	90 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING
0.00	0.00	0.00	2,287.43	0.00	2,287.43

If you can't settle your account in full & on time, make a payment arrangement. Email [accounts@joburg.org.za](mailto:accounts@joburg.org.za) or visit any of our Customer Service Centres.  
 Do you have a longstanding or unresolved service delivery related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us @ 010 268 2800 or email [complaints@ombudsman.org.za](mailto:complaints@ombudsman.org.za)

**Joburg Remittance Advice**  
 This remittance advisory applies to all payments made to the account.  
 Date: 2023/11/02      RUTH ZION NORMAN  
 Acc No: 2025402569      15 NORTH ROAD

EasyPay 91115 2025402569  
 Postal Office 0114 2025402569

City of Johannesburg (Joburg) - Integrated Billing - Use this name & you avoid Company data. 02011 Search details: 02011 on RMB to the status page of bank for Core Account No: 2025402569

**Total Due: 2,287.43**  
**Due Date: 2023/11/17**

Account Number: 2025402569

City of Johannesburg Property Rates	VAT 4769177104	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 2,790,000.00 x R 0.0087610 = 12 (Billing Period 2023/1/1) Let's rates on to 4000 000.00 of market value VAT @ 15%		1,990.80	
		-219.79	
		0.00	1,771.01

PEKOTUP Refuse	VAT 4790181293	Sub - Total	Total Amount
Refuse Charge VAT 15.00%		420.00	
		63.50	483.50

**Current Charges (including VAT) 2,254.51**

30 DAYS	60 DAYS	90 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	TOTAL DUE
0.00	0.00	0.00	2,257.43	0.00	2,257.43	2,257.43
						Due Date
						2023/11/17

If you can't afford your account to fall to the limit, make a payment arrangement. E-mail [creditcontrol@johburg.org.za](mailto:creditcontrol@johburg.org.za) or visit any of our Customer Service Centres.  
 Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 266 2800 or emailing [complaints@johburgombudsman.org.za](mailto:complaints@johburgombudsman.org.za)



**Consolidation Advice:**

The city may sometimes proceed please do not think it wrong if so.

**EasyPay** Easy Pay #1115 2025462587

Postal Office: 0148 207548758

Date: 2023/11/06     **ALVIN ZION MOPMAN**  
 Ac: No: 202546258     15 NORTH ROAD

**Method Bank:** City of Johannesburg Banking Centre  
 Interest bearing - Use the bank's per wallet Category details.  
 Funds transfer depends - 020200 5600 to be used in place of bank no. 3.  
 There are no other details. Reference: 202546258

**Total Due** 2,257.43  
**Total Paid** 2023/11/17



**Account Number: 202546258**

<b>City of Johannesburg Property Rates</b>	VAT 4780117194	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 2,720,000.00 x R 0.0087910 x 12 (Billing Period 2023/11) Less rates on 1/4 R260,000.00 of market value VAT: 0%		1,992.88 + 218.78 0.00	2,211.66

<b>PIKUP Refuse</b>	VAT 4780181280	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Charge VAT: 15.00%		482.00 72.30	554.30

**Current Charges (including VAT) 2,258.15**

**How to pay a payment amount:**  
 Any CoJ Office, any Shop Office, any EasyPay kiosk, any bank (credit, ATM or internet safe),  
**YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER.**

**How to make a payment:**  
 By bank order, cash or debit card.  
**KEEP ALL RECEIPTS FOR FUTURE REFERENCE.**

**How to track a payment:**  
 Payments must reach the Collector before the due date.

**Where to submit:**  
 This may be done in person, in writing and submitted to any CoJ Municipal Regional Office.

**Submission deadline and when to pay:**  
 This may be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

# RESIDENTIAL PROPERTY SALES MANDATE



### 1.1 The Property Practitioner

Agency	Adrienne Hersch Prop	Independent Representative	Yehudis Menucha
Registration Number / Identity Number	2015/163443	VAT Registration Number	4420147490
Fidelity Fund Certificate Number	1165824	Date Of Issue	2014
Commission (ex Vat)	5	Amount In Words	FIVE PERCENT

### 1.2 The Property

Physical Address	DUNKELD SQUARE 28 RUTH STREET, DUNKELD WEST		
Freehold / Sectional Title	SECTIONAL TITLE	Erf / Section Number	SECTION 46
Township / Scheme	SS DUNKELD SQUA	Extent	170
Municipal Account Number		Title Deed Number	ST103939/1997
List Price	R 1 800 000,00	Agent Valuation	R

### 1.3 The Seller(s)

Seller One Full Name	NORMAN RUTH ZIONA (deceased)	SA Resident	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Registration Number / Identity Number	3004190019082		
Mobile	084 462 350	Email Address	Shirm@global.co.za

Seller Two Full Name	SHIRAZ MICHAEL MUMMAN	SA Resident	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Registration Number / Identity Number	6907100121084		
Mobile	0844623550	Email Address	shirm@global.co.za

### 1.4 Mandate Information

Sole & Exclusive	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Open	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Mandate Start Date	1st Dec 2023	Mandate End Date	1st May 2024
Sold Board Allowed For	90 Days From Date of Sale	For Sale Board Allowed	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

## 2. THE MANDATE

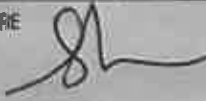
- 2.1 The seller/s as defined in 1.3 do hereby irrevocably instruct the Property Practitioner defined in 1.1, to procure a willing and able purchaser for the property defined in 1.2 for the above sum defined in 1.2 or such other price as agreed by the parties
- 2.2 Commission calculated at a percentage, defined in 1.1, of the list price, plus VAT thereon shall be payable by the seller/s to the Property Practitioner if they obtain a binding offer from a willing and able purchaser
- 2.3 Should the Seller/:
- 2.3.1 Enter into a sole mandate, and during the currency of this sole mandate, sell the property by way of a "private sale" or any third party to the property or to the Seller/s or through another agency, or
  - 2.3.2 After the expiry of this mandate, sell the property to any person who was introduced either by the Company, the Seller/s or through any other source during the currency of this mandate, or

# RESIDENTIAL PROPERTY SALES MANDATE



- 2.3.3 Refuse to accept an offer for the purchase of the property equal to or higher than the amount stipulated above, or
- 2.3.4 Unlawfully revoke this mandate.  
When the Company shall be entitled to receive from the Seller/s, upon demand, a sum equal to the commission determined in 1.1 and 2.2 above
- 2.4 This mandate shall be binding upon the Seller/s and their heirs, executors, administrators, successors in title or assigns
- 2.5 The Seller/s warrants that they have the necessary authority to grant sole mandate and that if they are not the registered owner of the property, they have the owner's written authority to act on his/her behalf
- 2.6 The Seller/s shall ensure the Company and prospective purchaser/s will be given reasonable access to view the said property.

### 3. SIGNATORIES

SIGNED BY SELLER ON THIS THE <u>9th</u> DAY OF <u>December</u> 20 <u>23</u>	
SELLER SIGNATURE 	AS WITNESS ONE
	AS WITNESS TWO

SIGNED BY PROPERTY PRACTITIONER ON THIS THE _____ DAY OF _____ 20 _____	
PROPERTY PRACTITIONER SIGNATURE	AS WITNESS ONE
PROPERTY PRACTITIONER NAME	AS WITNESS TWO

### 4. ANNEXURE A - VALUATION SCHEDULE


### 5. ANNEXURE B - DISCLOSURE FORM

Mandatory Disclosure Form attached as Annexure B to this agreement.