

899/51

# Deed of Transfer

IN FAVOUR OF

**TRANSFERRED**

WALTER ERNEST MAUNDER

this 10<sup>th</sup> day of May 1957  
to E.A. Wyr  
2296/57

Dated 10<sup>th</sup> March 1951.

REGISTRAR

WINTERTON, HOLMES & HILL  
Attorneys,  
Notaries & Conveyancers,  
SALISBURY

CERTIFIED A TRUE COPY  
OF THE ORIGINAL

*Dec 30/07/9.*

D.C. GREEN C.A.(Z)



Prepared by me,

*Ray*  
Conveyancer.

# Deed of Transfer

BY VIRTUE OF A POWER OF ATTORNEY.

*Sparks Ray*  
Know all Men whom it may concern:

THAT

ROBERT ALFRED HILL

appeared before me, Registrar of Deeds, being duly authorised thereto by a Power of Attorney, dated the 28th day of FEBRUARY, 19 51,

SALISBURY

and granted to him by

*drawn up at*  
CERTIFIED A TRUE COPY  
OF THE ORIGINAL

WILLIAM WHITE

*Dec 30/07/2019*  
D.C. GREEN C.A.(Z)  
EX-OFFICIO COMMISSIONER OF CATHS

which Power of Attorney has this day been exhibited to me. And the said Appearer declared that his Principal, the said

WILLIAM WHITE

has truly and legally sold, and he, the said Appearer, in his capacity of Attorney aforesaid, did by these presents, Cede and Transfer, in full and free property, to and on behalf of

WALTER ERNEST MAUNDER

his heirs, executors, administrators, or assigns,

CERTAIN PIECE OF LAND situate in the District of Goromonzi, in the Colony of Southern Rhodesia, being "THE KNOLL" portion of Goromondzi Estate portion of Liwonde (C.R.T. No. 32)

MEASURING: One Hundred and Twenty-five decimal point four seven five six (125.4756) Morgen

AS WILL MORE FULLY APPEAR from the diagram thereof hereunto annexed (S.G. No. 2276/50) and from the Deed of Transfer with diagram annexed of the whole of the said Goromondzi Estate portion of Liwonde made in favour of Emma Webb White (married without Community of Property to William White) on the 21st day of November, 1938 (Reg. No. 1199/38), and from the subsequent Deeds of Transfer thereof the last of which

SIDES	Cape Feet	DIRECTION ANGLES ° ' "	CO-ORDINATES	
			Y	X
AB	4005.74	277. 21. 42	A + 7717.65	+ 4842.67
BC	2196.21	341. 10. 0	B + 3744.93	+ 5355.93
CD	3658.13	74. 11. 32	C + 3035.96	+ 7434.56
DA	3771.82	162. 03. 30	D + 6555.75	+ 8431.07
			E + 8107.20	+ 3639.64
			F - 1581.20	+ 6127.30

S. G. No. 2276/50

Approved

PL

Mas

Fig

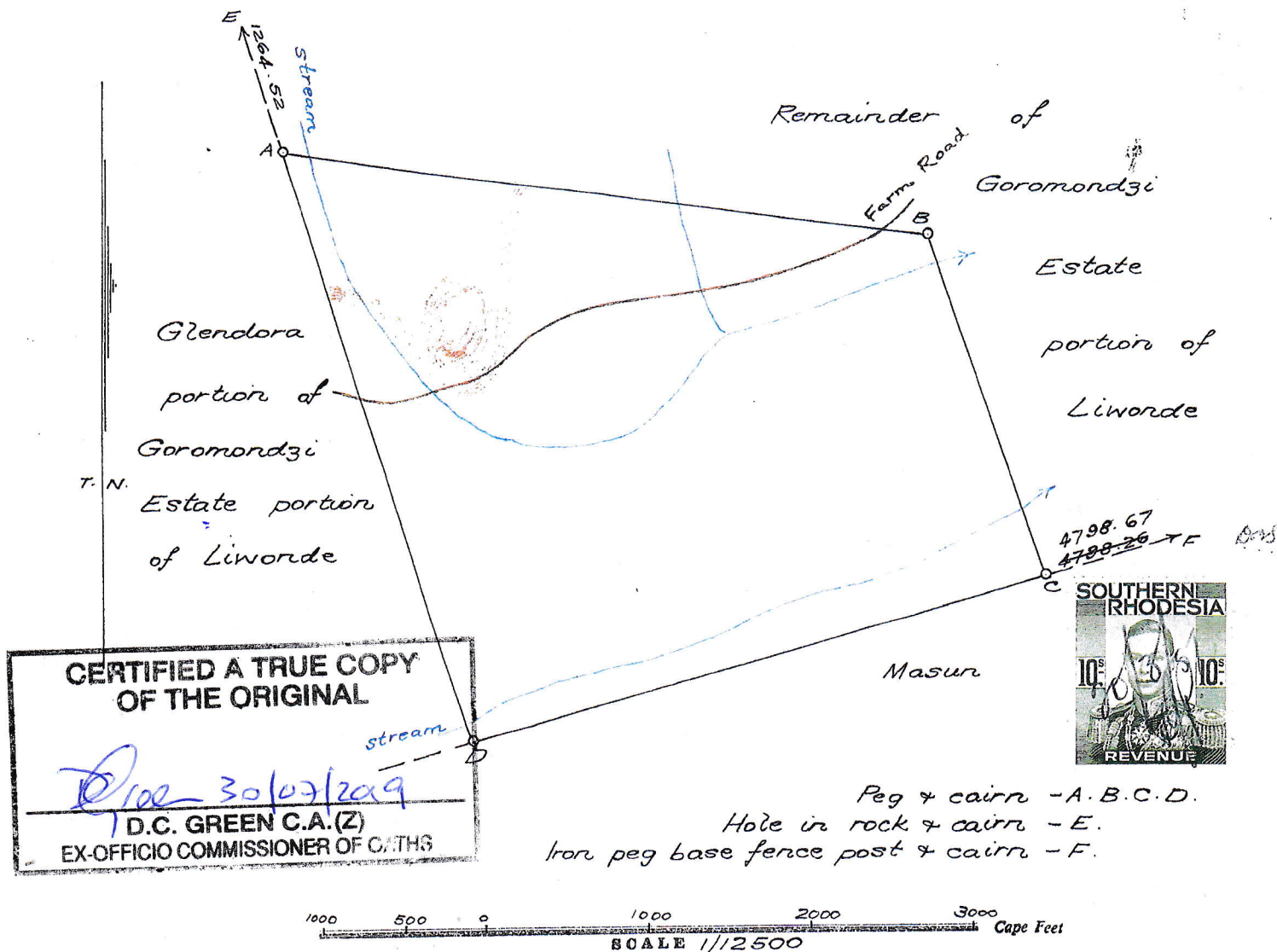
White

Young

G125

Surveyor General

24/10/50

The figure  
representsA.B.C.D.A  
125.4756 Morgen

of Land called

The Knoll portion of Goromondzi Estate portion of Liworde

situate in the district of Salisbury, Goromondzi

Surveyed in January, 1950 by me.

R. G. H. Hopkin

Land Surveyor



SUBJECT to all such terms and conditions as are  
in the said Deeds of Transfer mentioned or referred to.

WHEREFORE the said Appearer, in his said capacity, renouncing all the right and title  
which his Principal heretofore had to the premises, acknowledged and declared his said  
Principal to be entirely dispossessed of and disentitled to, the same : and that, by virtue  
of these presents the said

WALTER ERNEST MAUNDER

his heirs, executors, administrators, or assigns, now or henceforth shall be entitled there-  
to, conformably to local custom ; moreover promising to free and warrant the property  
thus sold and transferred, and also to clear it from all encumbrances and hypothecations  
according to law ;—Government, however, reserving its rights ;—and, finally, acknowledging  
his said Principal to be satisfactorily paid the whole of  
the purchase money, amounting to a sum of

ONE THOUSAND TWO HUNDRED AND FIFTY  
POUNDS (£1,250. 0. 0).

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.

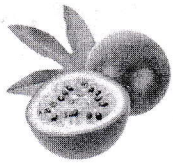
THUS DONE AND EXECUTED at the Office of the Registrar of  
Deeds, at Salisbury, in the Colony of Southern Rhodesia, on the 19<sup>th</sup>  
Day of the Month of *March*  
in the Year of our Lord One Thousand Nine Hundred and Fifty-  
one (1951).

CERTIFIED A TRUE COPY  
OF THE ORIGINAL

*See 30/07/51*  
D.C. GREEN C.A.(2)

*Rau*  
q.q. his Principal

In my presence,



# Kneller Enterprises Pvt Ltd

P.O Box 137, Ruwa

**The Knoll Farm**  
**Masun Road**  
**Goromonzi**  
**Zimbabwe**  
**Tel: 0772 131 920 /**  
**0772 205 488**  
**knellerzim@gmail.com**

07 January 2020

To Whom it may concern

**The Knoll Farm, Masun Road, Goromonzi, Zimbabwe**

We confirm that the land used to grow our crops on the Knoll Farm has legal title in the name of I.G Murphy Holdings (Private) Limited which is owned by G S Banks and Shapiro Holdings (Pvt) Limited. The Knoll farm has never been listed for acquisition by the government of Zimbabwe.

The company I.G Murphy Holdings (Private) Limited was purchased in June 2001. Please see legal documents proving title including Deeds of Transfer which confirm ownership and an Agreement of Sale being the transfer of I.G Murphy shares to G.S Banks and Shapiro Holdings (Pvt) Limited.

Kneller Enterprises is a joint venture between Gordon Banks and Simon Banks.

Trust this will suffice, however should you require any further documentation or clarification please do not hesitate to contact us.

Regards,

Gordon Banks

5168/93

h 3433/93

CERTIFICATE  
Paid \$2 2860  
Duty and Fee  
Regin No. 161831  
Dated 3.8.93

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OF THE ORIGINAL  
*Ree* 30/07/2019  
D.C. GREEN C.A.(Z)  
EX-OFFICIO COMMISSIONER OF GATHS

6188/2001  
MORTGAGE  
No. 5913/98  
\$ 2,860 000  
CANCELLED  
REGISTRAR

1867/2001  
MORTGAGE  
No. 587/94  
\$ 900 750  
CANCELLED  
REGISTRAR

MORTGAGE  
6915/2003  
20 000 000

3280/94  
REGISTRAR  
15 JUL 1994  
MORTGAGE  
No. 757/93  
\$ 350 000  
CANCELLED

3151/2003.

*Wagman*  
MORTGAGE  
2375/2001  
4 600 000 -

MORTGAGE  
1405/2003  
20 000 000 -

MORTGAGE  
No. 511/93  
\$ 350 000

Water Right NPS 5194, 5195  
SCANLEN & HOLDERNESS  
LEGAL PRACTITIONERS

Prepared by me  
*11a*  
Kegak Praxionex  
Conveyancer

**DEED OF TRANSFER**

In favour of

I.G. MURPHY (PRIVATE) LIMITED

MORTGAGE  
No. 4512/98  
\$ 2 000 000 -

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT Timothy Frank Menne Tanser

appeared before me, Registrar of Deeds, he being duly authorised thereto by a Power of Attorney granted to him by

AYOOB SIDDICK (born 13th November 1960)

MORTGAGE  
No. 10824/2005  
\$ 760 000 -

and/...



and the Appearer declared that

his Principal, the said

AYOOB SIDDICK

had truly and legally sold, and that

he, in his

capacity as attorney aforesaid, does hereby transfer to

I.G. MURPHY (PRIVATE) LIMITED  
its successors or assigns of

CERTAIN piece of land situate in the district of GOROMONZI

CALLED THE KNOLL OF GOROMONZI ESTATE OF LIWONDE

MEASURING 107,4721 hectares

EXTENDING as Deed of Transfer with diagram annexed made in favour of Walter Ernest Maunder on the 19th day of March 1951 No. 899/51 and the subsequent Deeds of Transfer the last of which made in favour of the Appearer's Principal on the 22nd day of January 1990, No. 422/90 will more fully point out;

SUBJECT to all such terms and conditions as are therein mentioned or referred to;

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OF THE ORIGINAL

acknowledging/....

acknowledging that the whole purchase price had been paid, the said price amounting to the sum of -

\$450 000,00 (Four Hundred and Fifty Thousand Dollars)

Signed and sealed at Nov Harare  
Aug 19 93

on this 129 X day of Jan 19 93  
q.q.

CERTIFIED A TRUE COPY  
OF THE ORIGINAL

30/07/19  
D.C. GREEN C.A.(Z)

EX OFFICIO COMMISSIONER OF DEEDS

In my presence

3433

Registrar of Deeds