

REG NO 8629/99

CERTIFICATE OF CONSOLIDATED TITLE

in favour of

BECONTREE INVESTMENTS (PRIVATE) LIMITED

**HANTOR & IMMERMANN**

LEGAL PRACTITIONERS

67-69 Second Street  
Harare

86.8/99

\$50-  
748.842  
23/6/99

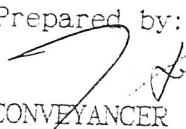
MORTGAGE  
No. 8271/99  
\$ 2000 000

Transfd. from DT 2024/96

MORTGAGE  
No. 3249/96  
\$ 420 000

KANTOR & IMMERMANN  
Legal Practitioners  
HARARE

4161, 7441

Prepared by:  
  
CONVEYANCER

# CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of  
Section 40 of the Deeds Registries  
Act (Chapter 20:05)

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT BECONTREE INVESTMENTS (PRIVATE) LIMITED, has  
applied for the issue to it of a Certificate of Consolidated  
Title under the provisions of Section 40 of the Deeds  
Registries Act (Chapter 20:05), and it appearing that it is  
the registered owner of the land hereinafter described being

1040

(1) CERTAIN/....

EF

- 1 The figure Aa middle of Umwindsi River fFEA in extent 164,7758 hectares representing ROTS DER EEUE OF BALLY VAUGHAN; and
- 2 EFf middle of Umwindsi River bBCDE in extent 24,7703 hectares representing LOT 1 OF IVORDALE;

SUBJECT to al such terms and conditions as are in the said Deeds mentioned or referred to, INCLUDING the Provisions of a Town Planning Scheme in respect of the figure Aa middle of Umwindsi River fFEA;


AND THAT by virtue of these presents, the said

BECONTREE INVESTMENTS (PRIVATE) LIMITED

its Successors in Office or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, Government, however, reserving its rights.

IN WITNESS WHEREOF I, the said REGISTRAR, have subscribed to these presents and caused the Seal of Office to be affixed hereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS in HARARE on the 6 day of SEPT 1999.

  
REGISTRAR OF DEEDS

8619/99

2

- 1 The figure Aa middle of Umwindsi River fFEA in extent 164,7758 hectares representing ROTS DER EEUE OF BALLY VAUGHAN; and
- 2 Eff middle of Umwindsi River bBCDE in extent 24,7703 hectares representing LOT 1 OF IVORDALE;

SUBJECT to al such terms and conditions as are in the said Deeds mentioned or referred to, INCLUDING the Provisions of a Town Planning Scheme in respect of the figure Aa middle of Umwindsi River fFEA;


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THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS in HARARE on the 6 day of SEPT 1999.

  
REGISTRAR OF DEEDS

8629/99

11

DEDUCTIONS FROM THIS DIAGRAM ARE MADE ON THE BACK HEREOF

SIDES metres		DIRECTIONS- ANGLES		CO-ORDINATES Y metres X		DIAGRAM S.G. No 1446/1993
AF	2429,80	A	49 18 00			
FB	132,87	F	160 15 30			
BC	56,07	B	76 06 10			
CD	1955,93	C	147 35 10			
DE	121,22	D	98 10 50			
EA	1031,50	E	188 34 20			
Aa	62,97	Ea	180 00 00			
Bb	100	bB	180 00 00			

Approved

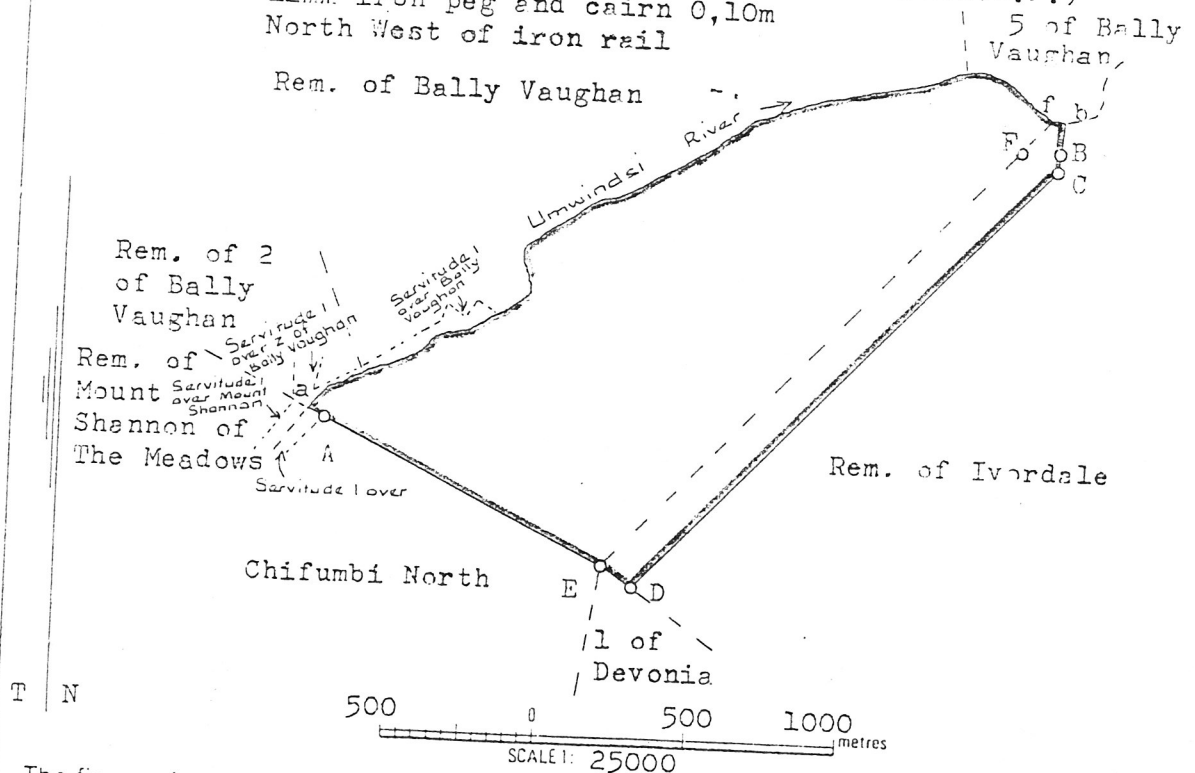
*J. B. M. M. M.*

for  
Surveyor-General  
17.06.1996

### Beacon Description

- A Iron peg and cairn
- B D F 12mm iron peg and cairn
- E 70mm iron fence post in cemented cairn (O.C.P.)
- C 12mm iron peg and cairn 0,10m North West of iron rail
- Rem. of Bally Vaughan

BINDING MARGIN NOT TO BE WRITTEN IN



The figure A a middle of Umwindsi River b B C D E A represents 189,5461 hectares

of land called

### ROTS DER EEUE ESTATE A

The figure		representing	in extent.	comprising:	
				Diag. S.G. No.	Deed No
1	Aa middle of Umwindsi River f F E A	Rots Der Eeue of Bally Vaughan	124.7756 hectares	3860/54	Transfer 4824/54
2	EFf middle of Umwindsi River bBCDE	Lot 1 of Ivordale	24.7703 hectares	1446/1993	Transfer 8628/99

situate in the district of Goromonzi  
Surveyed/Compiled in September 1993 by me.

*A. J. M. M.*

Land Surveyor.

This diagram is annexed to Certificate of Consolidated Title No. 8628/99 dated 6.9.1999 File F/4771 S.R. 26955 Compilation 1731 C2

DEDUCTIONS FROM THIS DIAGRAM ARE MADE ON THE BACK HEREOF

SIDES metres	DIRECTIONS ANGLES	CO-ORDINATES		DIAGRAM S G No 1446/1993
		Y	X	
AF 2429,80	A 49 18 00			
FB 132,87	F 160 15 30			
BC 56,07	B 76 06 10			
CD 1955,93	C 147 35 10			
DE 121,22	D 98 10 50			
EA 1031,50	E 188 34 20			
Aa 62,97	Ea 180 00 00			
Bb 100	bBc 180 00 00			

Approved

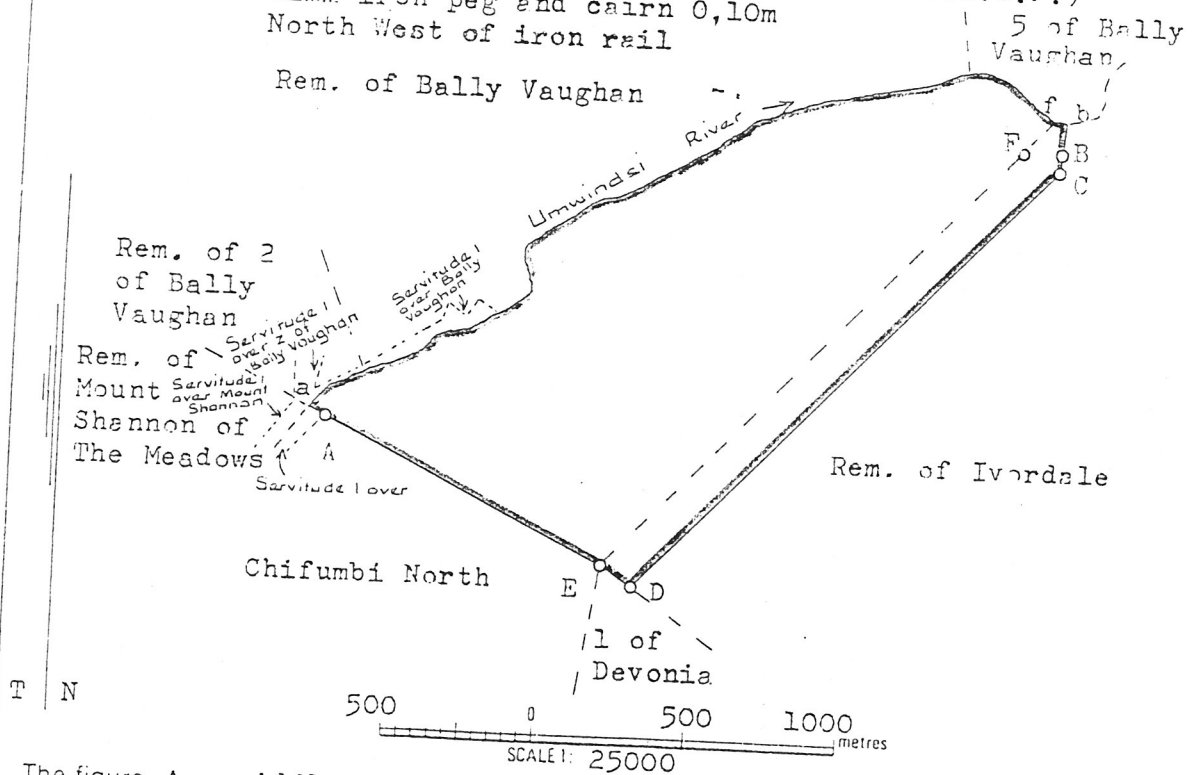
*J. H. M. M. M. M.*

For  
Surveyor-General  
17.06.1996

### Beacon Description

- A Iron peg and cairn
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- E 70mm iron fence post in cemented cairn (O.C.P.)
- C 12mm iron peg and cairn 0,10m North West of iron rail
- Rem. of Bally Vaughan
- 5 of Bally Vaughan

BINDING MARGIN NOT TO BE WRITTEN IN



The figure A a middle of Umwindsi River b B C D E A represents 189,5461 hectares

of land called

### ROTS DER EEUE ESTATE A

The figure	representing	in extent.	Diag. S G. No.	comprising: Deed No
1 Aa middle of Umwindsi River f F E A	Rots Der Eeue of Bally Vaughan	162.7756 hectares	3860/54	Transfer 4824/54
2 EFf middle of Umwindsi River bBCDE	Lot 1 of Ivordale	24.7703 hectares	1445/1993	Transfer 8628/99

situate in the district of Goromonzi  
Surveyed/Compiled in September 1993 by me,

*D. J. M. M. M.*

Land Surveyor

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DE	121,22	D	98 10 50			
EA	1031,50	E	188 34 20			
Aa	62,97	Ea	180 00 00			
Bb	100	bB	180 00 00			

Approved

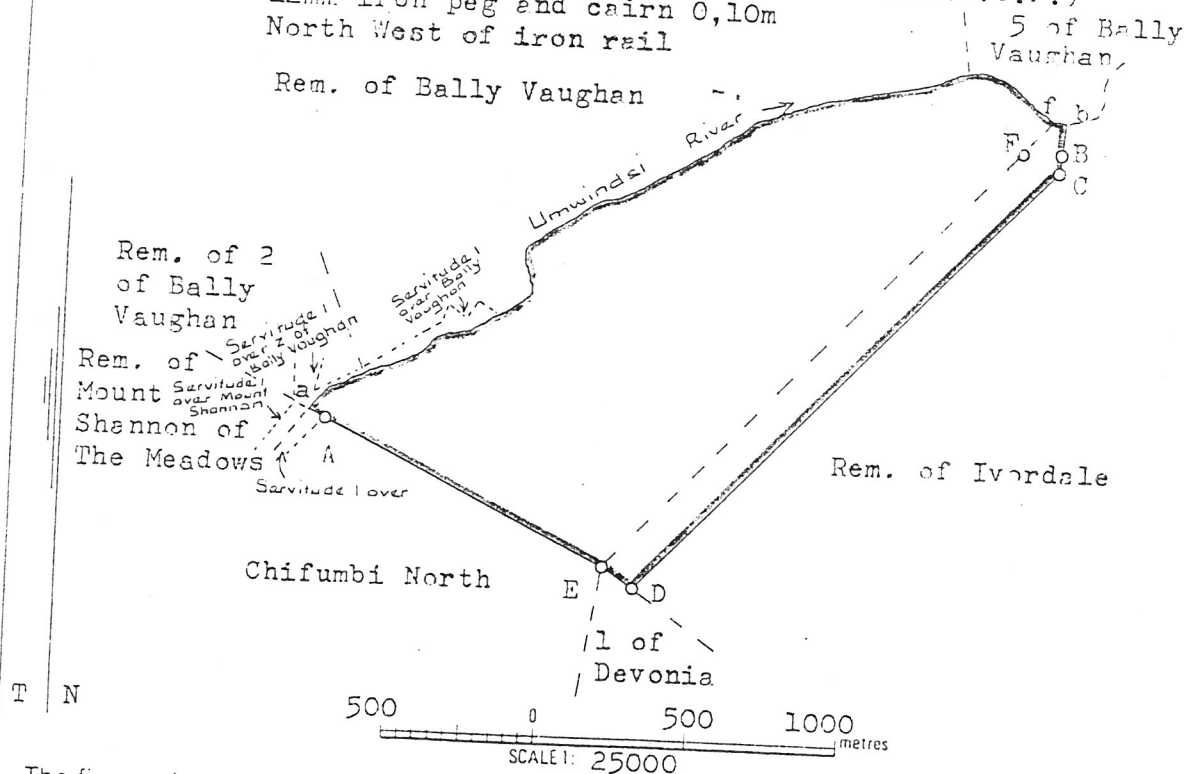
*J. B. M. M. M.*

For  
Surveyor-General  
17.06.1996

### Beacon Description

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B D F 12mm iron peg and cairn  
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C 12mm iron peg and cairn 0,10m North West of iron rail  
Rem. of Bally Vaughan

BINDING MARGIN NOT TO BE WRITTEN IN



The figure A a middle of Umwindsi River b B C D E A represents 189,5461 hectares

of land called

### ROTS DER EEUE ESTATE A

The figure		representing	in extent.	Diag. S.G. No	comprising: Deed No
1	Aa middle of Umwindsi River f F E A	Rots Der Eeue of Bally Vaughan	164.7756 hectares	3860/54	Transfer 4824/54
2	EFf middle of Umwindsi River bBCDE	Lot 1 of Ivordale	24.7703 hectares	1445/1993	Transfer 8628/99

situate in the district of Goromonzi  
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Land Surveyor.

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No. 8628/99 dated 6.3.1999		Compilation	1731 C2