

Paid \$5-00  
Receipt No. 355115

(Stamp Duty and Fees)  
Dated 17.9.74

2/14  
3/14

REGISTRAR OF DEEDS  
ACCOUNTS 02  
  
4 OCT 2025  
  
P.O. BOX 214, BULAWAYO  
ZIMBABWE

CVT 443/2002

CAVEAT-363/2009

HIGH COURT OF ZIMBABWE  
4406/02  
2-12-2002  
BAPSA

CAVEAT 873/2000

CAVEAT 822/99

Caveat 815/2000

CERTIFIED A TRUE COPY  
OF THE ORIGINAL FILED IN THIS OFFICE

*Notene*  
Registrar of Deeds Bulawayo

3115/97  
CANCELLED  
MORTGAGE  
19-11-11  
\$ 45 000 000  
No. 265/12

No. 4078/98  
\$ 4 300 000-00

FOR INFORMATION PURPOSES  
ONLY

WATERRIGHT 6678

BEN BARON AND PARTNERS,  
Conveyancers,  
BULAWAYO.

Prepared by me,  
*U/Bon*  
Conveyancer.

CERTIFICATE OF CONSOLIDATED TITLE

(Issued under the provisions of Section 35  
of the Deeds Registries Act, Chapter 253)

KNOW ALL MEN WHOM IT MAY CONCERN :  
THAT WHEREAS

DAHLIA TRADING COMPANY (PRIVATE) LIMITED

High Court of Zimbabwe  
TRANSFERRED  
2ND  
to ZIMBABWE DEVELOPMENT BANK  
No. 4406/2002  
DEC 2002  
BAPSA

have applied for the issue to them of a Certificate of  
Consolidated Title under the provisions of Section 35  
of the Deeds Registries Act, Chapter 253.

/ AND .....

*f*

AND WHEREAS they are the registered owner of :-

1. Certain piece of land being the Remainder of Gwaai River Farm 20 situate in the district of Wankie Measuring : 855,4377 (Eight hundred and fifty five comma four three seven seven) hectares Extending as appears from diagram annexed to Deed of Grant No. 12044 of the whole of Gwaai River Farm 20 made in favour of Pieter Ernest Kruger Van Niekerk on the 8th June, 1943 Held under Deed of Transfer No. 1831/1957 passed in their favour on the 22nd October, 1957

and

2. Certain piece of land being the Remainder of Dett Valley situate in the district of Wankie Measuring : 1192,3358 (One thousand one hundred and ninety two comma three three five eight) hectares Extending as appears from diagram annexed to Deed of Grant No. 4961 of the whole of Dett Valley made in favour of the Estate of the Late Pieter Ernest Kruger Van Niekerk on the 22nd August, 1958 Held under Deed of Transfer No. 222/1959 passed in their favour on the 10th February, 1959

which are to be consolidated into the land hereinafter described.

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Bulawayo, do hereby certify that the said

DAHLIA TRADING COMPANY (PRIVATE) LIMITED

Its successors or assigns, is the registered owner of :-

Certain piece of land being Dett Valley A situate in the district of Wankie

Measuring : 2047,7735 (Two thousand and forty seven comma seven seven three five) hectares, comprising :

1. The figure Bb middle of Gwai River cCFGHJB in extent 855,4377 (Eight hundred and fifty five comma four three seven seven) hectares being the Remainder of Gwaai River Farm 20
2. The figure Aa middle of Gwai River b middle of Gwai River c middle of Gwai River dDECc middle of Gwai River bBJKLA in extent 1192,3358 (One thousand one hundred and ninety two comma three three five eight) hectares being the Remainder of Dett Valley

as will more fully appear on reference to the diagram S.G. No. 1016/73 hereunto annexed.

Each of the components being  
Subject to all such terms and conditions as are in the said Deeds mentioned or referred to  
The Remainder of Gwaai River Farm 20 being subject to the following special condition :

"A right of way depicted as a brown line on Diagram S.G. No. 360/58 attached to Deed of Transfer No. 1549/1958 in favour of the owner for the time being of Lot 1 of Gwaai River Farm 20 from the said Lot 1 to the main BULAWAYO-VICTORIA FALLS Road."

AND THAT by virtue of these presents, the said

DAHLIA TRADING COMPANY (PRIVATE) LIMITED

Its Successors or assigns, now is 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 have caused the seal of office to be affixed hereto.

THIS DONE and executed at the Office of the Registrar of Deeds at Bulawayo on the <sup>23rd</sup> ~~9th~~ day of the month of ~~October~~ <sup>October</sup> in the year of Our Lord One Thousand Nine Hundred and Seventy-Four.

.....  
REGISTRAR OF DEEDS



