

1550

1953

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

CERTIFIED A TRUE COPY
OF THE ORIGINAL FILED IN THIS OFFICE
[Signature]
Registrar of Deeds Bulawayo

TRANSFERRED BY Sheriff
This 17th of ~~Zimbabwe~~ day of MAY 2024
to ZIMBABWE DEVELOPMENT BANK
No. 2535/2024
REGISTRAR

FOR INFORMATION PURPOSES
ONLY

Caveat 815/2000

Caveat 407/2001

DEED OF TRANSFER

5.4099/58
-in favour of-

DAHLIA TRADING COMPANY (PRIVATE) LIMITED

-of-

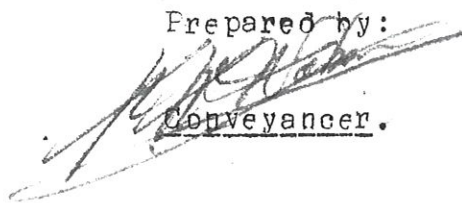
LOT 1 of CLAY situate in the District of SHANGANI.

ENTITLED TO
REGISTERED AT DEEDS OFFICE,
BULAWAYO

*Servitude of Surface Rights
over S/D. A of Clay.*

No. M.P. 7/58 Date 8/9/58

Prepared by:


Conveyancer.

DEED OF TRANSFER

BY VIRTUE OF A POWER OF ATTORNEY.

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT: NORMAN MURRAY WATSON, Conveyancer,
appeared before me, Registrar of Deeds, he
being duly authorised thereto by a Power of
Attorney dated the 21st day of May 1958
drawn up at BULAWAYO and granted to him
by:

DONALD ROBERTSON

(born on 7th March 1903)

(hereinafter called his Principal) which Power of
Attorney has this day been exhibited to me.

AND the said Appearer declared that his
Principal had truly and legally sold, and he, the
said Appearer, in his capacity as Attorney afore-
said, did by these presents, cede and transfer, in

full/....

full and free property to and on behalf of:

DAHLIA TRADING COMPANY (PRIVATE) LIMITED

its successors or assigns,

CERTAIN piece of land in extent Ninety-two decimal point nine-two-seven-seven (92.9277) Morgen being LOT 1 of CLAY, situate in the District of SHANGANI -

EXTENDING as diagram annexed to Certificate of Registered Title No.1682/1954 made in favour of the Appearer's Principal on the 15th December 1954, will point out -

SUBJECT to all such terms and conditions as are in the said Deed mentioned or referred to including the following SPECIAL Condition namely:-

1. THAT the said piece of land shall be used for the extraction of clay and/or agricultural purposes only.

AND to the following further SPECIAL Conditions imposed by Agreement between Donald Robertson and Dahlia Trading Company (Private) Limited for the benefit of CLAY PRODUCTS (PRIVATE) LIMITED (hereinafter called "CLAY PRODUCTS") its successors and assigns:-

2. THAT Clay Products, its successors and assigns shall have the exclusive right of prospecting, pegging and working or exploiting any clay or other minerals on the said piece of land and, should clay cease to be a mineral under the Mining Laws of Southern Rhodesia in force from time to time, all clay on the said piece of land shall belong to and be reserved for Clay Products, its successors and assigns in perpetuity.
3. Clay Products shall be entitled to store sufficient goods and materials, erect living quarters for all its labour, take sufficient water from and cut and use sufficient timber for cooking, heating and other requirements on the said piece of land in the exercise of its rights so to work and exploit clay, but all other surface rights shall vest in the transferee and its successors-in-title.

AND/....

AND the Appearer being duly authorised thereto by a Power of Attorney granted to him by CLAY PRODUCTS (PRIVATE) LIMITED on the 21st day of May 1958 drawn up at BULAWAYO, which Power of Attorney has this day been exhibited to me, declared that CLAY PRODUCTS (PRIVATE) LIMITED accepted the benefit of the aforesaid conditions imposed in its favour.

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 Transferee now is and henceforth shall be entitled thereto 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 that the purchase money amounts to a sum of ONE HUNDRED POUNDS (£100.0.0.)

IN WITNESS WHEREOF I, the said Registrar, together with the Appearer q.g. have subscribed to these presents, and have caused the Seal of Office to be affixed hereto.

THUS DONE and EXECUTED at the Office of
the Registrar of Deeds at BULAWAYO
in the Colony of Southern Rhodesia,

on/....

AL

4.

on the _____ day of the month of _____
in the year of Our
Lord One Thousand Nine Hundred and
Fifty-Eight.

[Handwritten Signature]
g.g.his Principals

In my presence,

[Handwritten Signature]
REGISTRAR.

