## A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simuls with other registries / sectional titles:

| | Kode/Code | Firma / Firm | Eiendom / Property | Kantoor / Office |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |

(b) Klient afskrifte van aktes permanent in Aktekantoor geliasseer:
Client copies of deeds filed permanently in Deeds Office:

| Aard en nommer van akte / Nature and number of deed | Cover No. / Omslag Nr. | Parawe van ondersoeker Initials of Examiners |
|---|---|---|
| | | |

(c) Notas / Notes:

## B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

| Interdikte nagesien Interdicts checked | | | Opmerkings / Remarks | Paraaf Initials |
|---|---|---|---|---|
| Datum / Date | Paraaf Initials | (1) Dorp goedgekeur (geproklameer) Township approved (proclaimed) | | |
| | | (2) Begiftigingserwe Endowment erven | | |
| | | (3) Begiftiging Endowment | | |
| | | (4) Voorwaardes Conditions | | |
| | | (5) Mikro Micro | | |
| | | (6) Algemene Plan General Plan | | |
| | | (7) Titelakte Title Deed | | |
| | | (8) Verbande teen dorpstitel Bonds against township title | | |
| | | (9) Datum nagesien Date checked | | |

BLACKBOOK
22 -04- 2021
LINDA NCAPAI

Kantoor instruksies/Office instructions:

Seksie/Section

© Copyright Reserved

(Kort beskrywing van eiendom (slegs para 1 in Akte) / Brief description of property (merely para 1 in Deed)

of 141 Keurboomstrand

Deeds Reg A/C No: CTN **301** Akte Kant Rek. Nr.

**Hennie Oosthuizen**

TEL: (021) 914 7370

**EXECUTION/ UITVOERING**

Ref No / Verw. Nr M 5 6 9 2 (MPC-PIRH)

LODGED
13 -04- 2021
INGEDIEN

## A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Datum van indiening / Date of lodgement

Rec 7/6/21

20 APR 2021

| | Ondersoekers / Examiners | Kamers Rooms | Skakeling / Linking | | Reject Verwerp | Passeer Pass |
|---|---|---|---|---|---|---|
| 1 | J.ABRAHAMS | 1/2184 | 2 | 1 | | |
| 2 | THABILE MTEBENI | | | | | |
| 3 | | | | | | |

## B. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Aard van Akte / Nature of Deed Trf:
Hearenlee 141 Pty Ltd
t.g.v. / i.f.o. Cara Mola Mining Pty Ltd

T 000019582 / 2021

| Skakeling / Linking | | Titelaktes / Title deeds within |
|---|---|---|
| 2 | 1 | T22528/1999 |

## GELYKTYDIGES / SIMULS

| No. in stel batch | Kode / Code | Name van Partye / Names of Parties | Naam van Firma / Name of Firm | Firma Firm No. |
|---|---|---|---|---|
| 1 | T | Hearenlee 141 \| Cara Mola | H.M. OOSTHUIZEN | 301. |
| 2 | B | Cara Mola \| Standard. | De Abreu & Cohen | 239. |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |

HANDED IN FOR EXECUTION
22 APR 2021
CAPE TOWN
HANDED IN FOR EXECUTION

080007602452

Registrasie versoek deur / Registration requested by: Jacorine Alida Booyens
LPCM 91788

Datum / Date: 23 / 04 / 2021

For information Only

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Please note that the property description should read

REMAINING EXTENT OF ERF 141 KEUR BOOM STRAND

on the RCC.

Please pass.

JACORINE ALIDA BOOYENS
CONVEYANCER
LPCM 91738

For Information Only
For Information Only

MOSDELL, PAMA & COX
6 HIGH STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
**JACORINE ALIDA BOOYENS**
**LPCM 91738**

| Deeds Office Registration fees as per Act 47 of 1937 | | |
|---|---|---|
| 9 | Amount | Office Fee |
| Purchase Price | R 8000 000.00 | R 3002.00 |
| Reason for exemption | Category Exemption..... | Exemption i t o. Sec/Reg..... Act/Proc..... |

MORTGAGE

R 5600 000.00

000011250 / 2021

23 APR 2021

T 000019582 / 2021

# DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Jacorine Alida Booyens, LPCM 91738

appeared before me, REGISTRAR OF DEEDS at **CAPE TOWN**, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**HEAVENLEE 141 PROPRIETARY LIMITED**
**Registration Number 1998/004441/07**

which said Power of Attorney was signed at PLETTENBERG BAY

on 21 OCTOBER 2020

DATA VERIFY
29-04-2021
WENDY FANTI

DATA / CAPTURE
29-04-2021
ATHI DAMOYI

Lexis® Convey 3.12.1

For Information Only

And the appearer declared that his/her said principal had, on **4 September 2020,** truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**CAVA MOLA MINING PROPRIETARY LIMITED**
**Registration Number 1996/013634/07**

or its Successors in Title or assigns, in full and free property

**REMAINING EXTENT OF ERF 141 KEURBOOMSTRAND**
**In the Bitou Municipality, Division of Knysna,**
**WESTERN CAPE PROVINCE**

**IN EXTENT 747 (SEVEN HUNDRED AND FORTY SEVEN)**
**Square metres**

FIRST registered by Certificate of Consolidated Title T 3096/1971 with Diagram SG No. 3486/69 relating thereto and held by Deed of Transfer Number T22528/1999

**SUBJECT** to the following conditions:-

A. In so far as the land represented by the figure A.a.b.G. on said Diagram No. 3486/69 is concerned -

I. To such conditions as are referred to in Deed of Transfer No. 11496 dated 16th November 1927;

II To the following conditions in Deed of Transfer No. 13948 dated 12th October 1945, imposed by the Administrator of the Province of the Cape of Good Hope in terms of the Townships Ordinance (Cape) No. 13 of 1927, viz.:-

1. That no more than one building be erected on any one lot;

2. That a space of not less than 4,572 metres in width be left on all sides of the lots as front or abut on any of the Roadways. Such space shall not be built upon but may be utilised as gardens of forecourts;

3. That the lots shall be used for residential purposes only.

B. In so far as the land represented by the Remainder of the figure a.B.F.b. on said Diagram No. 3486/69 is concerned-

I. To such conditions as are referred to in Deed of Transfer No. 11496 dated 16th November 1927;

II To the conditions contained in Deed of Transfer No. 13948 dated 12th October 1945, imposed by the Administrator of the Province of the Cape of Good Hope in terms of the Townships Ordinance (Cape) No. 13 of 1927, which conditions read as set out under Paragraph A.II.1. to 3. Above.



For Information Only

WHEREFORE the said Appearer, renouncing all rights and title which the said

**HEAVENLEE 141 PROPRIETARY LIMITED**
**REGISTRATION NUMBER 1998/004441/07**

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**CAVA MOLA MINING PROPRIETARY LIMITED**
**REGISTRATION NUMBER 1996/013634/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R8 600 000,00 (EIGHT MILLION SIX HUNDRED THOUSAND RAND)** .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, 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 **CAPE TOWN** on 23/04/2021 ~~2020~~

q.q.

In my presence

REGISTRAR OF DEEDS

For Information Only

301 ENNIE OOSTHUIZEN

MOSDELL, PAMA & COX
6 HIGH STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
**ANDREW JOHN COX**
LPCM Number 79009

# POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**TIMOTHY SPENCER CARR**

**duly authorised hereto by a Resolution of the Directors of**

**HEAVENLEE 141 PROPRIETARY LIMITED,** Registration Number **1998/004441/07**

do hereby nominate and appoint HENDRIK MALHERBE OOSTHUIZEN (LPCM Number 78695) AND/OR NADIA MATTHYSEN AND/OR JOHANNES HENDRIK BLAAUW (LPCM Number 78861) AND/OR NASHREEN TALIP AND/OR LINDA KRENSEL (LPCM Number 84229) AND/OR FLORIS ALBERTUS HANEKOM AND/OR JACORINE ALIDA BOOYENS (LPCM Number 91738) AND/OR LYNNE BOTHA

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the **REGISTRAR OF DEEDS at CAPE TOWN** or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

**CAVA MOLA MINING PROPRIETARY LIMITED,** Registration Number **1996/013634/07**

the property described as:

**REMAINING EXTENT OF ERF 141 KEURBOOMSTRAND**
**In the Bitou Municipality, Division of Knysna,**
**WESTERN CAPE PROVINCE**

**IN EXTENT 747 (SEVEN HUNDRED AND FORTY SEVEN)**
**Square metres**

HELD BY Deed of Transfer Number T22528/1999.



For Information Only

the said property having been sold by me on 4 September 2020, to the said transferee/s for the sum of **R8 600 000,00 (EIGHT MILLION SIX HUNDRED THOUSAND RAND);**

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Plettenberg Bay

on 21 October 2020

in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____

2. Sudhinde

_____
On behalf of HEAVENLEE 141 PROPRIETARY LIMITED

For Information Only

301 HENNIE OOSTHUIZEN

SARS

**Transfer Duty** **TDREP**

Declaration

## Reference Details

Transfer Duty Reference Number: TDE0408EAE

## Details

### Details of Seller / Transferor / Time Share Company

| | | | |
|---|---|---|---|
| Surname / Registered Name | HEAVENLEE 141 PROPRIETARY LIMITED | Full Name | HEAVENLEE 141 PROPRIETARY LIMITED |
| Company / CC / Trust Reg No. | 199800444107 | Marital Status | |

### Details of Purchaser / Transferee

| | | | |
|---|---|---|---|
| Full Name | CAVA MOLA MINING PROPRIETARY LIMITED | Surname / Registered Name | CAVA MOLA MINING PROPRIETARY LIMITED |
| Company / CC / Trust Reg No. | 199601363407 | Marital Notes if applicable | |

### Details of the Property

| | | | |
|---|---|---|---|
| Date of Transaction/Acquisition (CCYYMMDD) | 2020-09-04 | | |
| Total Fair Value | R 8600000.00 | Total Consideration | R 8600000.00 |

### Calculation of Duty and Penalty / Interest

| | |
|---|---|
| Transfer Duty Payable on Natural Person | R 8600000.00 |

### Property Description

| | |
|---|---|
| 1 | REMAINING EXTENT OF ERF 141 KEURBOOMSTRAND in the Bitou Municipality, Division of Knysna, WESTERN CAPE PROVINCE IN EXTENT 747 (SEVEN HUNDRED AND FORTY SEVEN) Square metres |

## Receipt

### Receipt Details

| | | | |
|---|---|---|---|
| Transfer Duty Reference Number | TDE0408EAE | Receipt No. | 1200792727 |
| Receipt Amount | R 762000.00 | | |

## Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of "Xs" above

ff9f4b66a2c8828558a589
[illegible]71

ANDREW JOHN COX

Date (CCYYMMDD): 2021.01.11

For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

For Information Only

BITOU MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY BITOU MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Bitou Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): 6600

Erven: 141

Portion: 0

Extension: KEURBOOMSTRAND

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Neme:

Registered owner: HEAVENLEE 141 PROPRIETARY LIMITED (1998/004441/07)

Name and Identity/ Registration Number of all purchaser/s: CAVA MOLA MINING PROPRIETARY LIMITED (1996/013634/07)

This Certificate is valid until: 07/06/2021

Given under my hand at BITOU on 08/04/2021

Digitally signed by Bitou Municipality
Signee: Eljuran Leona Du Plessis
Sign date: 08/04/2021 12:23:04.469 PM
Expiration date: 06/11/2025 09:00:07 AM

MUNICIPAL MANAGER
Bitou Municipality

Date issued: 08/04/2021

Authorised Officer: Eljuran Mitchell

Certificate By Conveyancer:
I JACORINE ALIDA BOOYENS (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Bitou Municipality.

Conveyancer

09/04/2021
Date



For Information Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20210413 TIME : 11:47:17.5 PAGE : 1
PREPARED BY : DRS88231 - MADAMA LITHA

TRACK NUMBER : 88887682452

BLACK-BOOKING ENQUIRY ON NAME - HEAVENLEE 141 PTY LTD
ID NUMBER - 98/04441/07
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

For Information Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20210413 TIME : 11:47:26.3 PAGE : 1

PREPARED BY : DRS08231 - MADAMA LITHA

TRACK NUMBER : 80007602452

* * * ENQUIRY ON PROPERTY * * *

PORTION NUMBER -
ERF NUMBER - 0000141
TOWN NAME - KEURBOOMSTRAND

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES NOT EXIST

* * * END OF REPORT * * *

For Information Only

IKE E: /XARRA //KE

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PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20210413 TIME : 11:47:37.3 PAGE : 1
PREPARED BY : DRS08231 - MADAMA LITHA

TRACK NUMBER : 88007682452

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 141
TOWNSHIP KEURBOOMSTRAND
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
PREV DESCRIPTION -ERF 44,45,R/E,138
DIAGRAM DEED NO T3896/1971
EXTENT 747 SQM
CLEARANCE PLETTENBERG BAY TC

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

| FULL NAME & SHARE | PURCH DATE | AMOUNT | REASON | O/P/A | IDENTITY | TITLE DEED | MMDD | MICROFILM REF |
|---|---|---|---|---|---|---|---|---|
| HEAVENLEE 141 PTY LTD | 19988317 | R450000.00 | | | 98/04441/07 | T22528/1999 | 0319 | 1999 0190 1167 |

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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* * * END OF REPORT * * *

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