## 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) Kliënt afskrifte van aktes permonent in Aktekantoor geliasseer:
Client copies of deeds filed permanently in Deeds Office:

| Aard en nommer van akte / Noture 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 towship title | | |
| | | (9) Datum nagesien Date checked | | |

Kantoor instruksies/Office instructions:

Seksie/Section

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

Erf 390 Keurboomstrand

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

**Hennie Oosthuizen**

TEL: (021) 914 7370

**EXECUTION/ UITVOERING**

Ref No / Verw. Nr M5713 (MFC-PIEH)

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

Datum van indiening / Date of lodgement

03 FEB 2021

LODGED 25-01-2021 INGEDIEN

RCC 15/03/21

| | Ondersoekers / Examiners | Kamers Rooms | Skakeling / Linking | | Reject Verwerp | Passeer Pass |
|---|---|---|---|---|---|---|
| 1 | B. QINISILE | -11-79 | | | | |
| 2 | | | 1 | 1 | | |
| 3 | T. MNQAYANA | | | | | |

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

Aard van Akte / Nature of Deed Trf:

Heavenlee Investments Pty Ltd

t.g.v. / i.f.o. Cava Mola Mining Pty Ltd

T 000005209 / 2021

| Skakeling / Linking | | Titelaktes / Title deeds within |
|---|---|---|
| 1 | 1 | T62142/1997 |

## GELYKTYDIGES / SIMULS

HANDED IN FOR EXECUTION 03 FEB 2021 H.M. OOSTHUIZEN CAPE TOWN HANDED IN FOR EXECUTION

| No. in stel batch | Kode / Code | Name van Partye / Names of Parties | Naam van Firma / Name of Firm | Firma Firm No. |
|---|---|---|---|---|
| 1 | T | Heavenlee / Cava Mola | | 301 |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |

080007602181

Registrasie versoek deur / Registration requested by: L. Kruger

Datum / Date: 4/2/2021.

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 | | |
|---|---|---|
| | Amount | Office Fee |
| Purchase Price | R 2 400 000 00 | R 1691-00 |
| Reason for exemption | Category Exemption..... | Exemption i t o. Sec/Reg..... Act/Proc..... |

T 000005209 / 2021

# DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**LINDA KRENSEL**

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 INVESTMENTS PROPRIETARY LIMITED**
**REGISTRATION NUMBER 1966/001961/07**

DATA / CAPTURE
08 -02- 2021
YOLANDI OLIVIER

which said Power of Attorney was signed at PLETTENBERG BAY

on 21 OCTOBER 2020

DATA / VERIFY
08 -02- 2021
FATGEYAH LARNEY

Lexis® Convey 17.2.12.10

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And the appearer declared that his/her said principal had, on **1 September 2020,** truly and legally sold by , 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

**ERF 390 KEURBOOMSTRAND,**
**in the Bitou Municipality, Division of Knysna,**
**WESTERN CAPE PROVINCE**

**IN EXTENT 859 (EIGHT HUNDRED AND FIFTY NINE)**
**Square metres**

FIRST registered and still held by Certificate of Registered Title Number T62742/1997 with Diagram SG No. 2803/91 annexed thereto.

A. In so far as the land represented by the figure A.B.C.G.. on said Diagram No. 2803/91 is concerned -

I. SUBJECT to such conditions as are referred to in Deed of Transfer No. T.11496/1927;

II SUBJECT to the conditions contained in Deed of Transfer No. T.13948/1945, 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 4,72 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.

B. In so far as the land represented by the figure D.E.F.G. on said Diagram No 2803/91 is concerned -

II. ENTITLED to the benefit of the following Servitude of right of way to the sea, as set out in Deed of Transfer No. T.13127/1944, namely:-

"The Transferee and his successors in title as the owner of the land conveyed hereby shall be entitled to a right of way over the remaining extent of the farm ANNEX KEURBOOMSTRAND, situate in the Division of Knysna, held by the said Hendrick Petrus Truter under said Deed of Transfer No. T. 906/1935, to the sea by means of a servitude of access which is indicated on said Diagram No 1137/1944 of the property hereby conveyed, by the figure c f High Water Mark Indian Ocean e.d. Such Servitude of right of way shall remain open throughout its length and breadth to enable the aid transferee and his successors in title as the owners of the property hereby conveyed to have free and unrestricted means of access to the sea and egress therefrom to this property.



For Information Only

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

**HEAVENLEE INVESTMENTS PROPRIETARY LIMITED**
**REGISTRATION NUMBER 1966/001961/1997**

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 **R2 400 000,00 (TWO MILLION FOUR 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 4 February 2021

q.q.

In my presence

REGISTRAR OF DEEDS

For Information Only

MOSDELL, PAMA & COX
6 HIGH STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
ANDREW JOHN COX (NUMBER 79009)

301 HENNIE OOSTHUIZEN

# POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**TIMOTHY SPENCER CARR**
**duly authorised hereto by a resolution of the Directors of**
**HEAVENLEE INVESTMENTS PROPRIETARY LIMITED**, Registration Number
**1966/001961/07**

do hereby nominate and appoint HENDRIK MALHERBE OOSTHUIZEN (Number 78695) AND/OR JOHANNES HENDRIK BLAAUW (Number 78861) AND/OR LINDA KRENSEL (Number 84229) AND/OR JACORINE ALIDA BOOYENS (Number 91738)

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:**

**ERF 390 KEURBOOMSTRAND,**
**in the Bitou Municipality, Division of Knysna,**
**WESTERN CAPE PROVINCE**

**IN EXTENT 859 (EIGHT HUNDRED AND FIFTY NINE)**
**Square metres**

HELD BY Certificate of Registered Title T62742/1997



For Information Only

the said property having been sold by me on **1 September 2020,** to the said transferee/s for the sum of **R2 400 000,00 (TWO MILLION FOUR 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. Ivd Linde

_____

On behalf of HEAVENLEE INVESTMENTS PROPRIETARY LIMITED

For Information Only

301 HENNIE OOSTHUIZEN

SARS

**Transfer Duty** **TDREP**

Declaration

## Reference Details

Transfer Duty Reference Number: TDE040B47E

## Details

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

| | | | |
|---|---|---|---|
| Surname / Registered Name | HEAVENLEE INVESTMENTS PROPRIETARY LIMIT | Full Name | HEAVENLEE INVESTMENTS PROPRIETARY LIMITED |
| Company / CC / Trust Reg No. | 1966001961/07 | 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. | 1999/013634/07 | Marital Notes if applicable | |

### Details of the Property

| | | | |
|---|---|---|---|
| Date of Transaction/Acquisition (CCYYMMDD) | 2020-09-01 | | |
| Total Fair Value | R 2400000.00 | Total Consideration | R 2400000.00 |

### Calculation of Duty and Penalty / Interest

| | |
|---|---|
| Transfer Duty Payable on Natural Person | R 2400000.00 |

### Property Description

| | |
|---|---|
| 1 | ERF 390 KEURBOOMSTRAND, in the Bitou Municipality, Division of Knysna, WESTERN CAPE PROVINCE IN EXTENT 859 (EIGHT HUNDRED AND FIFTY NINE) Square metres |

## Receipt

### Receipt Details

| | | | |
|---|---|---|---|
| Transfer Duty Reference Number | TDE040B47E | Receipt No. | 1200796293 |
| Receipt Amount | R 82250.00 | | |

## 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.

**ANDREW JOHN COX**

XXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of 'X's above

ff9f4b68a2c8828558a569dc6d7725559b3069f71

Date (CCYYMMDD) 2021012 0

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

For Information Only

HENNIE COETZEE
Bitou

**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: | 390 |
| 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 Name: | |
| Registered owner: | HEAVENLEE INVESTMENTS PROPRIETARY LIMITED (1966/001961/07) |
| Name and Identity/ Registration Number of all purchaser/s: | CAVA MOLA MINING PROPRIETARY LIMITED (1996/013634/07) |

This Certificate is valid until: 16/03/2021

Given under my hand at BITOU on 15/01/2021

Digitally signed by Bitou Municipality
Signee: Eljuran Leona Du Plessis
Sign date: 15/01/2021 11:59:55.594 AM
Expiration date: 06/11/2025 09:00:07 AM

MUNICIPAL MANAGER
Bitou Municipality

Date issued: 15/01/2021

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

22/01/2021
Date



For Information Only

DB 4


PREPARED BY : DRS08885 - FANTI WENDY

TRACK NUMBER : 88807682181

BLACK-BOOKING ENQUIRY ON NAME - HEAVENLEE INV PTY LTD
ID NUMBER - 66/01961/07
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTS

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* * * END OF REPORT * * *

For Search Purposes Only

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(S)10 1

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20210125 TIME : 13:25:38.7 PAGE : 1
PREPARED BY : DRS88885 - FANTI WENDY

TRACK NUMBER : 88887682181

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 390
TOWNSHIP KEURBOOMSTRAND
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 141
DIAGRAM DEED NO T62742/1997
EXTENT 859 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 INV PTY LTD | | | | 66/01961/07 | T62742/1997 | 0704 | 20160520123328 |

CRT

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

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For Information Only

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