

WinDeed Database Deeds Office Property

KEURBOOMSTRAND, 141, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Date Requested 2021/09/13 10:38
 Deeds Office CAPE TOWN
 Information Source WINDEED DATABASE
 Reference BIT667



PROPERTY INFORMATION

Property Type ERF
 Erf Number 141
 Portion Number 0 (REMAINING EXTENT)
 Township KEURBOOMSTRAND
 Local Authority PLETTENBERG BAY TC
 Registration Division NOT AVAILABLE
 Province WESTERN CAPE
 Diagram Deed T3096/1971
 Extent 747.0000SQM
 Previous Description -ERF 44,45,R/E,138
 LPI Code C03900040000014100000

OWNER INFORMATION

Owner 1 of 1

Type COMPANY
 Name CAVA MOLA MINING PTY LTD
 ID / Reg. Number 199601363407
 Title Deed T19582/2021
 Registration Date 2021/04/23
 Purchase Price (R) 8,600,000
 Purchase Date 2020/09/04
 Share 0.00
 Microfilm -
 Multiple Properties NO
 Multiple Owners NO

ENDORSEMENTS (1)

#	Document	Institution	Amount (R)	Microfilm
1	B11250/2021	SB GUARANTEE COMPANY (RF) (PTY) LTD	5,600,000	-

HISTORIC DOCUMENTS (2)

#	Document	Owner	Amount (R)	Microfilm
1	T22528/1999	HEAVENLEE 141 PTY LTD	450,000	1999 0190 1167
2	T3096/1971	HEAVENLEE INV PTY LTD	UNKNOWN	1999 0190 1159

DISCLAIMER

This report contains information gathered from the WinDeed database and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. LexisNexis will not be liable for any damage caused by reliance on this report and for legal purposes encourage validation on ownership details with the Deeds Office. This report is subject to the terms and conditions of the [WinDeed End User Licence Agreement \(EULA\)](#).

WinDeed Database Deeds Office Property

KEURBOOMSTRAND, 390, 0 (CAPE TOWN)

GENERAL INFORMATION

Date Requested 2021/09/13 10:40
Deeds Office CAPE TOWN
Information Source WINDEED DATABASE
Reference BIT667

**PROPERTY INFORMATION**

Property Type ERF
Erf Number 390
Portion Number 0
Township KEURBOOMSTRAND
Local Authority PLETTENBERG BAY TC
Registration Division KNYSNA RD
Province WESTERN CAPE
Diagram Deed T62742/1997
Extent 859.0000SQM
Previous Description PTN OF 141
LPI Code C03900040000039000000

OWNER INFORMATION**Owner 1 of 1**

Type COMPANY
Name CAVA MOLA MINING PTY LTD
ID / Reg. Number 199601363407
Title Deed T5209/2021
Registration Date 2021/02/04
Purchase Price (R) 2,400,000
Purchase Date 2020/09/01
Share 0.00
Microfilm -
Multiple Properties NO
Multiple Owners NO

ENDORSEMENTS

No documents to display

HISTORIC DOCUMENTS (1)

#	Document	Owner	Amount (R)	Microfilm
1	T62742/1997	HEAVENLEE INV PTY LTD	CRT	1998 0123 3569

DISCLAIMER

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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 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) Titellakte Title Deed	
		(8) Verbande teen dorpsitel Bonds against township title	
		(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:
Seksie/Section

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(Kort beskrywing van eiendom (slegs para 1 in Akte) / Brief description of property (merely para 1 in Deed)
of 990 kurboomsrand.

Deeds Reg A/C No: **Hennie Oosthuizen**
CTN
301 TEL: (021) 914 7370
Akte Kant Rek. Nr. Ref No / Verw. Nr. **M5713 (MPC-PLAN)**

**EXECUTION/
UITVOERING**

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Datum van indiening / Date of lodgement

LODGED
25-01-2021
INGEDIEN
03 FEB 2021
RCC 15/03/21

1	Ondersoekers / Examiners	Kamers Rooms	Skakeling / Linking	Reject Verwerp	Passeer Pass
1	B. QINISILE	P-11-79			
2					
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	Titellaktes / Title deeds within
1	TG2742/1997

GELYKTYDIGES / SIMULS

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

HANDED IN FOR EXECUTION
03 FEB 2021
HANDED IN FOR EXECUTION

Barcode: **080007602181**

Registrasie versoek deur /
Registration requested by: **L. Krentel**

Datum /
Date: **4/2/2021**

MOSDELL, PAMA & COX
6 HIGH STREET
PLETTENBERG BAY
6600

Prepared by me

J. Booyens
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

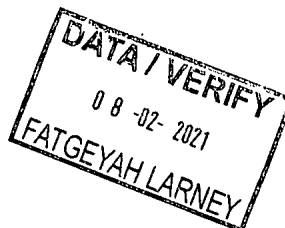
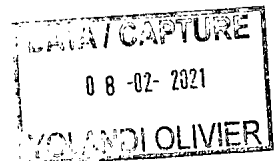
BE IT HEREBY MADE KNOWN THAT

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

which said Power of Attorney was signed at PLETTENBERG BAY
on 21 OCTOBER 2020



Lexis® Convey 17.2.12.10

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.

8 9

7

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

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

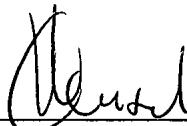
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**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

0 9

301 HERRIE OOSTHUIZEN

MOSDELL, PAMA & COX
6 HIGH STREET
PLETTENBERG BAY
6600

1-5
OB

Prepared by me

CONVEYANCER
ANDREW JOHN COX (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 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

lexis® Convey 17.2.17.2

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.

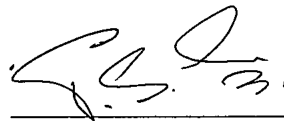
Signed at Plettenberg Bay
on 21 October 2020
in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____



2. _____



On behalf of HEAVENLEE
INVESTMENTS PROPRIETARY
LIMITED



SOI COSTRUZEN
HEENIE



Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE040B47E

Details

Details of Seller / Transferor / Time Share Company

Sumame / Registered Name Company / CC / Trust Reg No.	HEAVENLEE INVESTMENTS PROPRIETARY LIMIT 196690196107	Full Name Marital Status	HEAVENLEE INVESTMENTS PROPRIETARY LIMITED
--	---	-----------------------------	---

Details of Purchaser / Transferee

Full Name Company / CC / Trust Reg No.	CAVA MOLA MINING PROPRIETARY LIMITED 199801363407	Sumame / Registered Name Marital Notes if applicable	CAVA MOLA MINING PROPRIETARY LIMITED
---	--	---	--------------------------------------

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
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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
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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

XXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXX

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

#9f4b66a2c8828558a569
dc6d772559b3069771

Date (CCYYMMDD) **20210120**

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

BITOU MUNICIPALITY

3 B

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

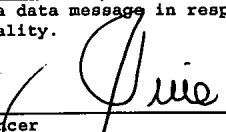
Digitally signed by Bitou, Municipality
 Signee: Eljuran Leona Du Plessis
 Sign date: 15/01/2021 11:59:55:594 AM
 Expiration date: 06/11/2025 09:00:07 AM

MUNICIPAL MANAGER
Bitou Municipality

Date issued: 15/01/2021

Authorised Officer: Eljuran Mitchell

Certificate By Conveyancer:
I Jacoline Aida 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

DB

4

TRACK NUMBER : 88887662181

BLACK-BOOKING ENQUIRY ON NAME - HEAVENLEE INV PTY LTD
ID NUMBER - 66/81961/87
BIRTH DATE - 6
MARRITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTIONS

** 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 **



SB

1

TRACK NUMBER : 88887602181

PROPERTY DETAILS: PRINT FOR PORTION 0
ERF NO 398
TOWNSHIP KEURBOOPSTRAND
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
HEAVENLEE INV PTY LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
66/81961/07
CR

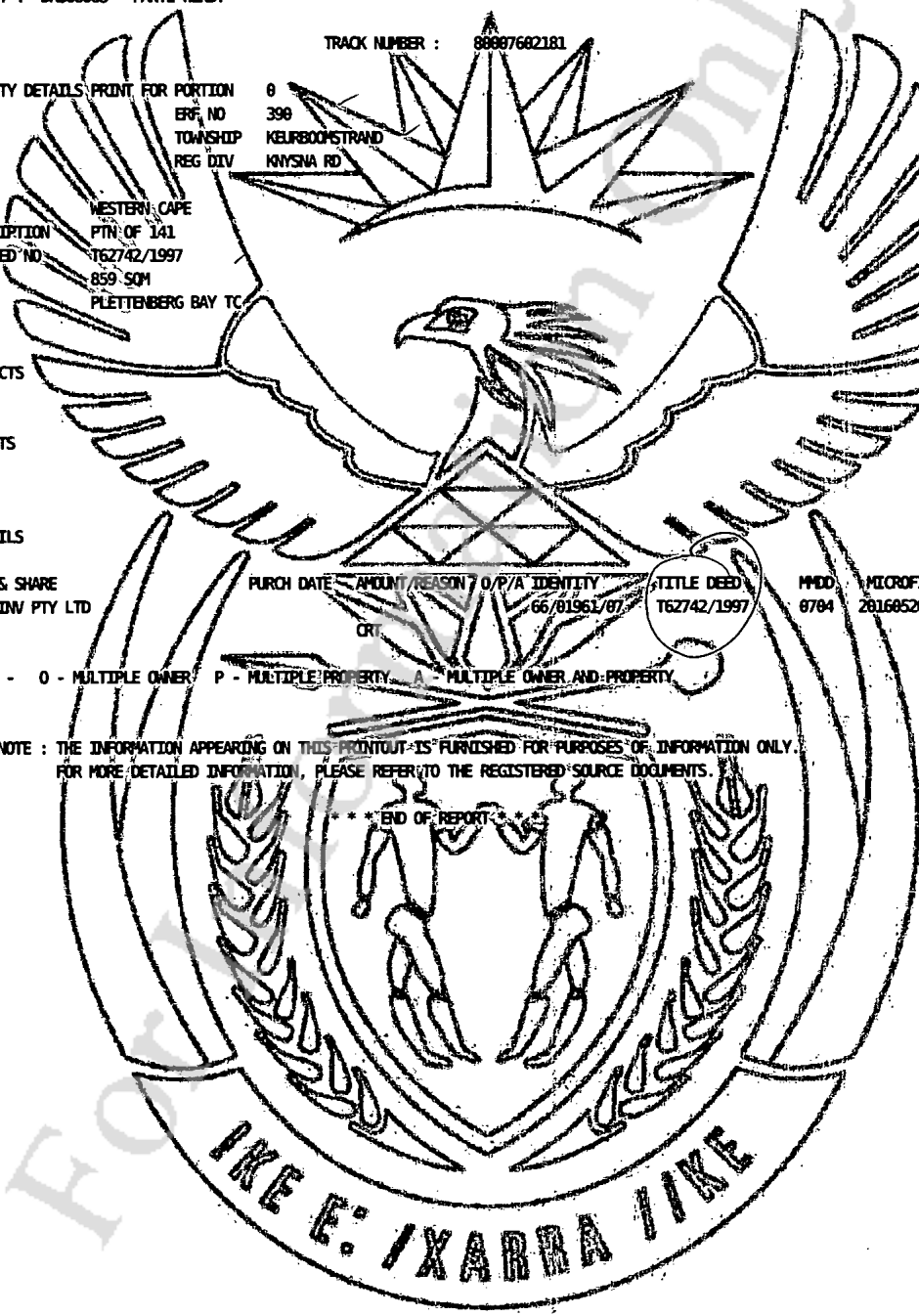
TITLE DEED
T62742/1997

MMD MICROFILM REF
0704 20160520123328

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

** 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 ***



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 Atekantoor 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) Titellakte Title Deed	
		(8) Verbande teen dorps-titel Bonds against township title	
		(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:
Seksie/Section

Deeds Reg A/C No: **Hennie Oosthuizen**
CTN

301 TEL: (021) 914 7370

Akte Kant Rek. Nr. Ref No / Verw. Nr. **M 5692 (MPC/PRH)**

EXECUTION / UITVOERING

LODGED
13-04-2021
INGEDIEN

Datum van indiening / Date of lodgement

See 7/6/21 **20 APR 2021**

1	Ondersoekers / Examiners	Kamers Rooms	Skakeling / Linking	Reject Verwerp	Passeer Pass
1	JABRAHAMS	<i>1/218A</i>	<i>2</i>		
2	THABILE MTEBENI		<i>1</i>		
3					

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

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

T 000019582 / 2021

Skakeling / Linking	Titellaktes / Title deeds within
<i>2</i>	<i>1</i> T 22528/1999

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	Heavenlee 141 / Cava Mola	H.M. OOSTHUIZEN	301
2	B	Cava Mola / Standard	De Abreu & Cohen	239
3				
4				
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11				
12				

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

080007602452

Registrasie versoek deur /
Registration requested by: *Jacarine Alida Booyens*
Jmie
LPCM 91788

Datum /
Date: **23 / 04 / 2021**

of 141 Kewboomstrand

FOR INFORMATION ONLY

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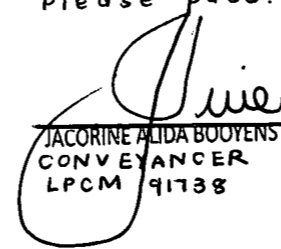
78

Please note that the property description should read

REMAINING EXTENT OF ERF 141 KEURBOOM STRAND

on the RCC.

Please pass.



JACORINE ALIDA BOUYENS
CONVEYANCER
LPCM 91738

For Information Only

For Information Only

MOSDELL, PAMA & COX
 6 HIGH STREET
 PLETTENBERG BAY
 6600

Prepared by me

Jme
 CONVEYANCER
 JACORINE ALIDA BOOYENS
 LPCM 91738

Deeds Office Registration fees as per Act 47 of 1937		
9	Amount	Office Fee
Purchase Price	R. 5 600 000.00	R. 3002.00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.

5 600 000.00

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

DATA / VERIFY
 29 - 04 - 2021
 WENDY FANTI

which said Power of Attorney was signed at PLETTENBERG BAY

on 21 OCTOBER 2020

Lexis® Convey

DATA / CAPTURE
 29 - 04 - 2021
 ATHI DAMOYI

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.



4

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 *J*

J

q.q.

In my presence

[Signature]

REGISTRAR OF DEEDS

[Signature]

J

HENRIE
301 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.

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. [Signature]

2. Svdhinde

[Signature]
On behalf of HEAVENLEE 141
PROPRIETARY LIMITED

[Signature]

[Signature]

HENNIE
301 OOSTRUIZEN



Transfer Duty Declaration **TDREP**

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.	199901363407	Marital Notes if applicable	
Details of the Property			
Date of Transaction/Acquisition (CCYYMMDD)	2020-09-04	Total Fair Value	R 8600000.00
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

<p>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.</p>	<p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Please ensure you sign over the 2 lines of "Xs" above.</p>
	<p>1914b66a2c8828558a589 www71</p> <p>ANDREW JOHN COX</p>
<p>Date (CCYYMMDD)</p>	<p>20210111</p> <p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>

001 ERRIE
001 COSTAQUEN



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 Name:

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

1
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.

JAC
Conveyancer

09/04/2021
Date

21 Digit Code (or Municipal Reference Number): 6600

Page 1 of 1

Certificate number: 11822872

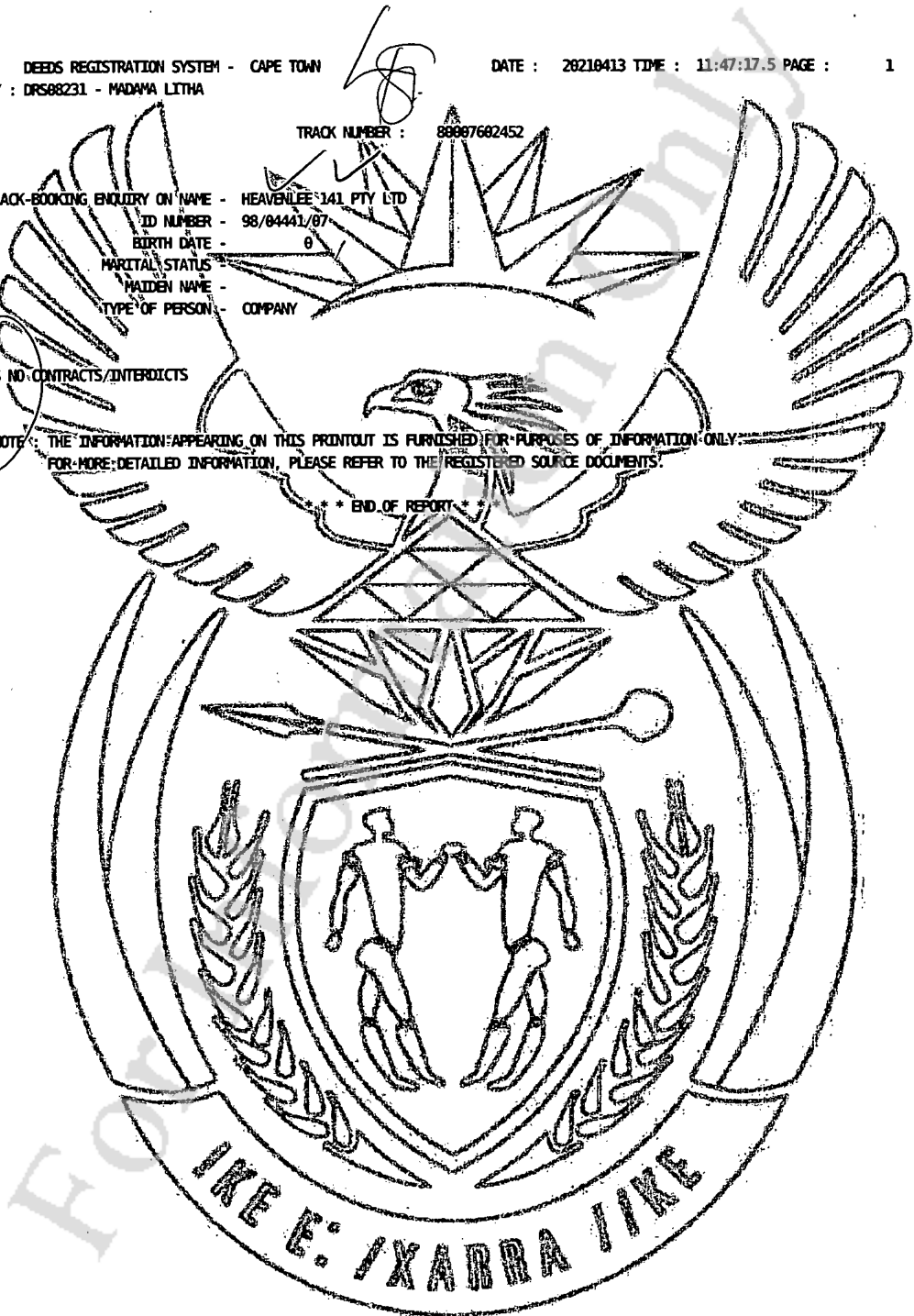
TRACK NUMBER : 88067602452

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/INTERDICTIONS

** 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 **



PREPARED BY : DRS08231 - MADAMA LITHA

TRACK NUMBER : 88807602452

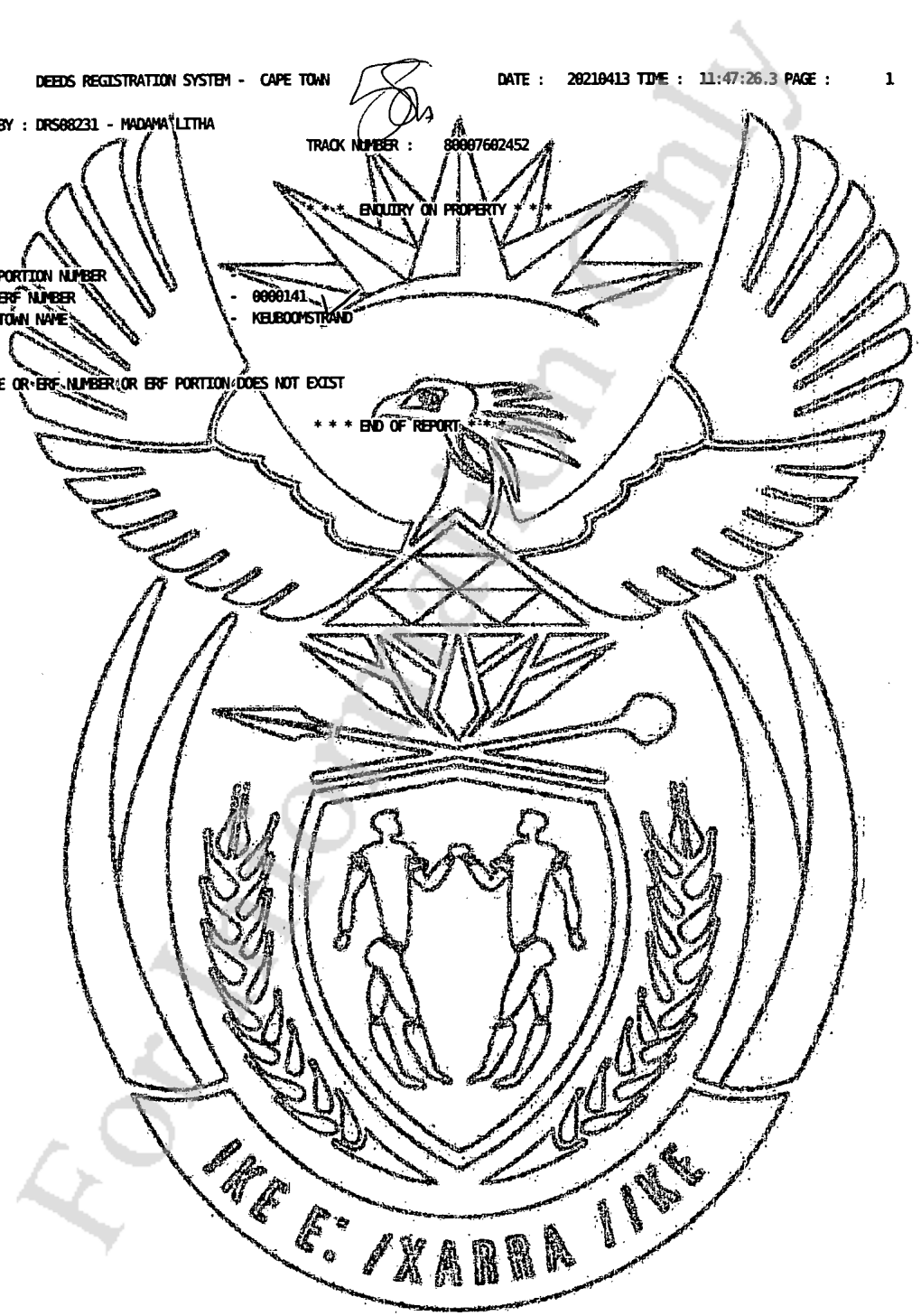
END QUOTE ON PROPERTY

PORTION NUMBER
ERF NUMBER
TOWN NAME

- 0600141
- KELBOOMSTRAND

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES NOT EXIST

*** END OF REPORT ***



68
TRACK NUMBER : 88867682452

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

PROVINCE WESTERN CAPE
PREV DESCRIPTION -ERF 44,45,R/E,138
DIAGRAM DEED NO T3096/1971
EXTENT 747 SQM
CLEARANCE PLETTENBERG BAY TC

NO INTERDICTIONS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
HEAVENLEE 141 PTY LTD

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMD	MICROFILM REF
19980317	R450688.00		98/04441/07	T22528/1999	6319	1999 0190 1167

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

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** END OF REPORT **

IKHE E: IXARRA IKHE