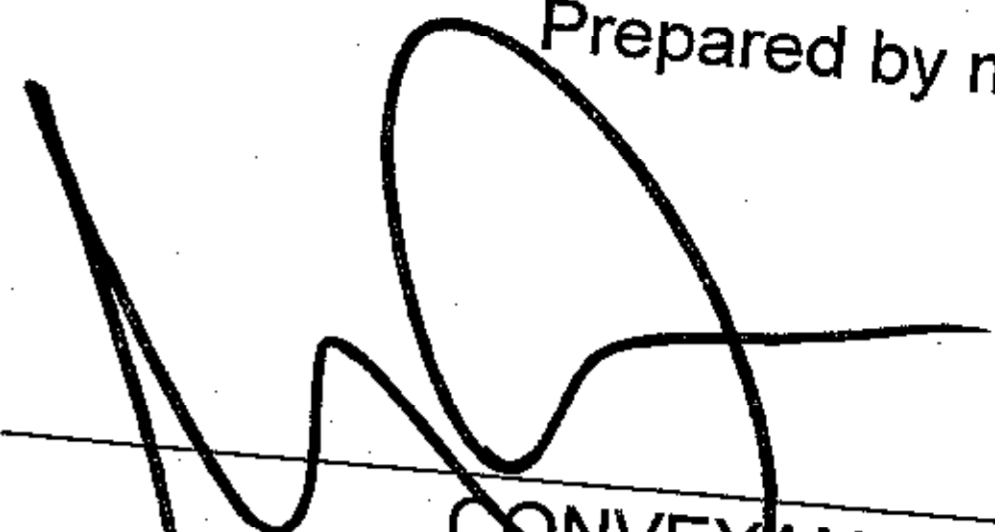


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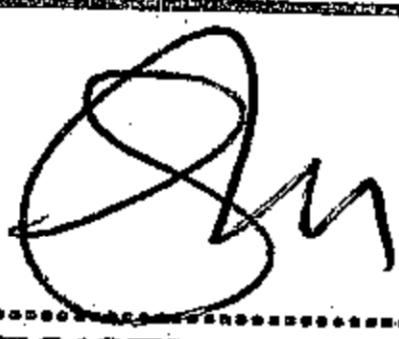
BILL TOLKEN HENDRIKSE INC.
1 SAREL CILLIERS STREET
BELLVILLE
TEL: (021) 944 3000

Purchase price/Value	10 500 000,00	Stamp fee	2750,00
Rate of interest			
Stamp duty			
Stamp			
Stamp			
Stamp			

Prepared by me



CONVEYANCER
WILLEM JOHANNES TOLKEN

VERBIND		MORTGAGED	
VIR FOR R 10 500 000,00			
B000029603 / 2017		 REGISTRATEUR/REGISTRAR	
07 NOV 2017			

DATA / VERIFY
8 MAR 2017
SILVARD DERRA

2017-03-17

T 000014320 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
GABRIEL GIDEON CILLIE
appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at BELLVILLE on 28 NOVEMBER 2016 granted to him by

STRONGBOW PROPERTIES CC
REGISTRATION NUMBER: 2008/195473/23

DATA / CAPTURE
24 MAR 2017
MTYATYAMBA NOLIND

And the appearer declared that his said principal had, on 31 October 2016, truly and legally sold by Public Auction, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

GOOD HOPE PLASTERERS CC
REGISTRATION NUMBER: 1998/054914/23

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

ERF 9835 PAROW
IN THE CITY OF CAPE TOWN
CAPE DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3 990 (THREE THOUSAND NINE HUNDRED AND NINETY)
Square metres

FIRST transferred by Deed of Transfer No. T9897/1958 with Diagram No. 831/53 relating thereto and held by Deed of Transfer No. T38481/1992

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T7889/1922;

B. **SUBJECT FURTHER** to the following special conditions contained in Deed of Transfer No. T9897/1958, imposed by the Administrator in terms of the provisions of Section 18(3) of Ordinance 33 of 1934:

I. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.

II. The owner of this erf shall without compensation be obliged to allow water and electricity mains and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

III. The owner of this erf shall be obliged, without compensation, to receive such material or permit excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to the bank owing to difference between the levels of the street as final constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

IV. This erf shall be subject to the following conditions provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

- (a) it shall not be subdivided;
- (b) it shall be used for the purpose of industrial buildings only, save that in connection with such purpose accommodation may be provided for use by any caretaker;
- (c) not more than three quarters of the area of this erf shall be built upon, provided that for the purpose of loading or unloading vehicles there shall be left on this erf a space or spaces amounting in area to not less than one-fifth of the total floor area of the buildings erected on this erf, but in no case will the aggregate loading space areas be required to be greater than one quarter of the area thus left and shall measure not less than 7,87 metres in length and in breadth, and shall have a vehicular access to a street which access shall not be less than 4,72 metres wide and if carried through a building, shall not be less than 3,15 metres in height;
- (d) no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 3,15 metres to the street line which forms a boundary of this erf;
- (e) any effluent or trade waste from the industry conducted on this erf, likely to cause a nuisance or damage or injury to the sewers of the local authority, shall not be discharged therein without the prior approval of the said local authority.

C. **SUBJECT FURTHER** to the following special conditions contained in said Deed of Transfer No. T9897/1958, imposed by the Company Joyce and McGregor (Proprietary) Limited for the benefit of the "Transferor Company or its successors in title" (herein described) to the remainder of the land held by Certificate of Township Title No. 7780/1952, namely:

- (a) The purpose for which the land is to be used shall be subject to the approval of the Sellers or their successors in title, but such approval shall not be withheld unless the trade or business sought to be carried on the said land is of an injurious, offensive or objectionable nature;
- (b) Notwithstanding the terms of the foregoing condition the said land or any buildings thereon shall not be used for the manufacture or sale of any type of products containing cement, plaster or marble chips;
- (c) No building shall be erected on the land until the plans and specifications thereof as well as the standard of all materials to be used in the erection of such building shall have been approved in writing by the Sellers or their successors in title;
- (e) The Sellers do not bind themselves or undertake to impose the same conditions on all purchasers and especially reserve to themselves the right at all times to modify or alter its conditions and to make the land available for other purposes.

The term "Transferor Company or its successors in title" will mean the company Joyce and McGregor (Proprietary) Limited as the registered owners of the remainder land registered in its name in terms of said Certificate of Township Title No. T7780/1952, and its successors in title, including the owner of any subdivision of the land held by the said Company alienated and transferred after 7 December 1953, being the original sale date of the land transferred hereby.



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

STRONGBOW PROPERTIES CC
REGISTRATION NUMBER: 2008/195473/23

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

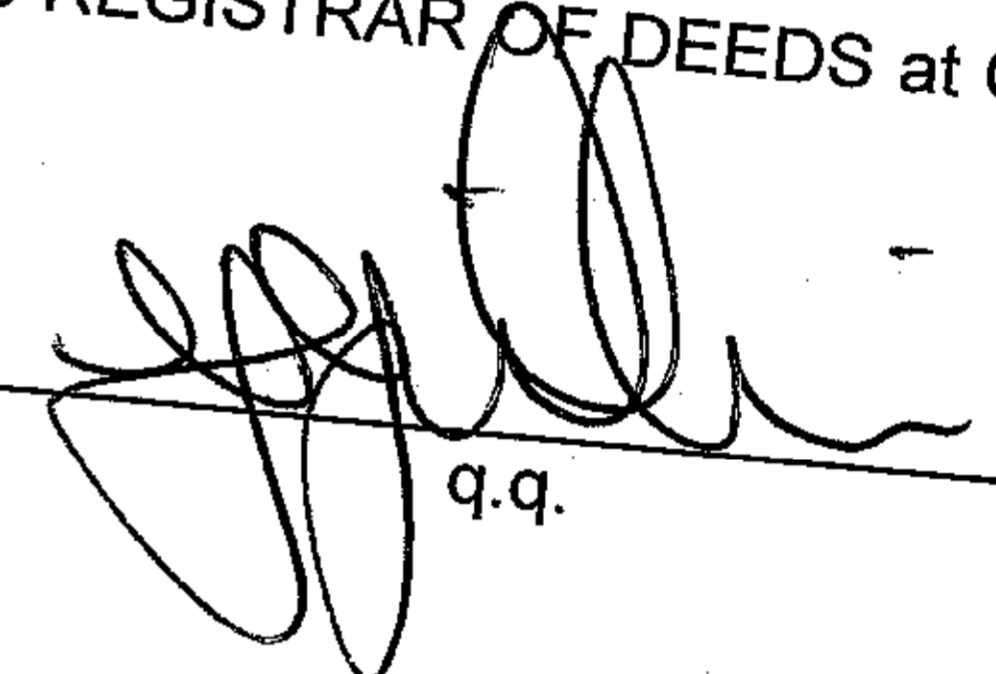
GOOD HOPE PLASTERERS CC
REGISTRATION NUMBER: 1998/054914/23

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 R10 500 000,00 (TEN MILLION FIVE HUNDRED THOUSAND RAND).

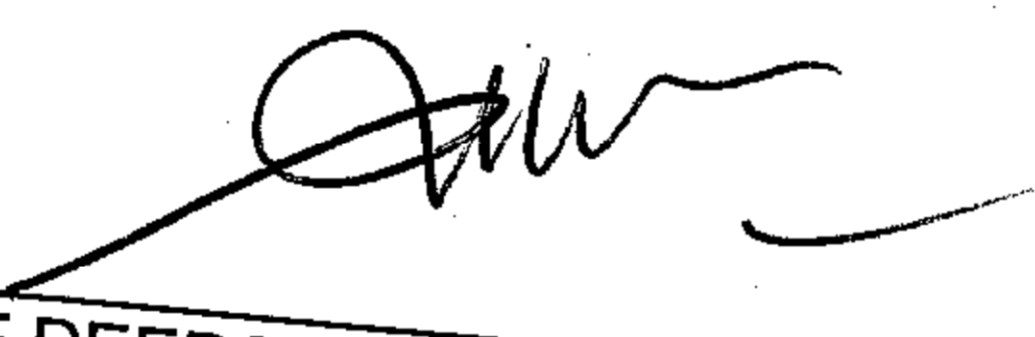
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

17 MAR 2017


q.q.

In my presence



REGISTRAR OF DEEDS



COLLATERAL CHECKLIST Good Hope Plasterers CC (Registration Number 1998/054914/23)
Cape Town Collateral Centre

Debit Order Details:

Bank Name:

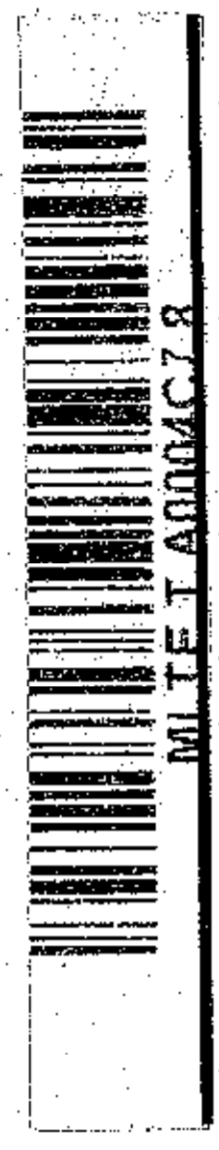
Account Number:

IBT Number:

Branch Name:

Area:

Property Description:



STAND ALONE DEAL: NO

COLLATERALS	DATE	PBB COMMERCIAL PROPERTY FINANCE STAMP ON DOCUMENTS Y/N
Original CCMB B29603/2017 for R10,500,000 signed on 07 November 2017		Y
Original Title Deed T14320/2017 signed on 17 March 2017		Y

PBB COMMERCIAL PROPERTY FINANCE
Trishana Maniram *confirmed via email*

19/2/2018

Kindly acknowledge receipt hereof

.....
SIGNATURE

.....
SIGNATURE

.....

.....
DATE:

DATE: 16 February 2018

DATE: