

A. VIR AKTEBESORGER SE GEBUIK / FOR CONVEYANCER'S USE

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

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

(b) Kliënte afskrifte van aktes permanent in Aktekantoor geliasseer
Client copies of deed filed permanently in Deeds Office

| Aard en nommer van akte Nature and number of deed | Omslag nr. Cover no. | Parawe van ondersoekers Initials of Examiners |
|--|-------------------------|--|
| | | |

(c) Notas / Notes

BLACKBOOK
11-05-2021
PHUMELELA MNAMATA

B. VIR AKTEKANTOOR GEBUIK / FOR DEEDS OFFICE USE

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

Kantoor instruksies / Office instructions:
Seksie / Section:

14
CTN 014

VANDERSPUY
CAPE TOWN
TEL: 021 419 3622
FUAD@VDSLAW.CO.ZA

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

Erf 1522
Calitzdorp

UITVOERING - EXECUTION

Datum van indiening / Date of lodgement

A
11 MAY 2021

A. VIR AKTEKANTOOR GEBUIK / FOR DEEDS OFFICE USE

LOGGED
30-04-2021
INGEDIEN

RCC 22/6/21

| Ondersoekers / Examiners | Kamers/ Rooms | Skakeling / Linking | Verwerp/ Reject | Goedgekeur/ Passed |
|--------------------------|------------------|---------------------|--------------------|-----------------------|
| 1. J.ABRAHAMS | 1/1 | 1/1 | | 6 |
| 2. C. H. THEM | | | | |
| 3. | | | | |

B. VIR AKTEBESORGER SE GEBUIK / FOR CONVEYANCER'S USE

(a) Aard van Akte / Nature of deed:
M. de V Archer a.o.
i.g. / i.f.o.

Verw. nr. / Ref. no.: Amich 159 Prop Holdings AS
BARI/0812

T 10002899 / 2021

Skakeling / Linking: 1 1

Titelaktes, ens. binne / Title deeds, etc. within:
T. 63634 / 2011
T. 12161 / 2018 + T. 2162 / 2018

GELYKTYDIGES / SIMULS


| No. in stel/set | Kode Code | Name van partye / Names of parties | Naam van firma / Name of firm | Firma no. Firm no. |
|--------------------|--------------|------------------------------------|-------------------------------|-----------------------|
| 1. | | | | |
| 2. | | | | |
| 3. | | | | |
| 4. | | | | |
| 5. | | | | |
| 6. | | | | |
| 7. | | | | |
| 8. | | | | |
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| 10. | | | | |
| 11. | | | | |
| 12. | | | | |
| 13. | | | | |
| 14. | | | | |
| 15. | | | | |
| 16. | | | | |

HANDS IN FOR EXECUTION
11 MAY 2021

HANDS IN FOR EXECUTION

REGISTRASIE VERSOEK DEUR: 12 MAY 2021
REGISTRATION REQUEST BY: FUAD DE VRIES

DATUM:
DATE:


080007639363

7.

1. County Judge Reg 22 on page 4
of deed.

E. BEZUIDENHOUT 1251
11/5/2024
EBC

dom.

////
////
////
////

For Information Only

For Information Only

14

VANDERSPU
CAPE TOWN

Opgestel deur my:

J.F. Mouton
Transportbesorger (78825)
Jacobus Frederick MOUTON

| | | |
|----------------------|-----------------|-----------|
| Purchase price/Value | R 15 000 000.00 | R 1778.00 |
| Account | | |
| Exempli i.t.o. | | |

DATA / CAPTURE
13-05-2021
ATHI DAMOYI

T 000022899 / 2021

TRANSPORTAKTE

KRAGTENS 'N PROKURASIE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

DAT

FUAD DE VRIES

DATA / VERIFY
13-05-2021
YOLANDI OLIVIER

verskyn het voor my, **Registrateur van Aktes, KAAPSTAD.**

Hy die gesegde Komparant synde daartoe behoorlik gemagtig deur 'n volmag uitgevoer te PINELANDS op die 23ste dag van Maart 2021 en te CALITZDORP op die 8ste dag van April 2021, deur:-

- MICHAEL DE VILLIERS ARCHER**
Identiteitsnommer: 550712.5144 088
ONGETROUD
In respect of a 2/3rd (two thirds) share
- CHERYL ROCHELLE DE VILLIERS**
Identiteitsnommer: 580929 0164 085
ONGETROUD
In respect of a 1/3rd (one third) share



6

Tom

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, my hede getoon is;

EN die Komparant het verklaar dat sy Prinsipaal

voormeld die hiernavermelde eiendom verkoop het aan die hernavermelde Transportnemer op 24 Februarie 2021

NOU DUS sedeer en transporteer die Komparant in sy voormelde hoedanigheid hiermee aan en ten gunste van:

AMRICH 159 PROPERTY HOLDINGS (EDMS) BPK
Registrasienumer: 2019/459069/07

Die se Opvolgers in Titel of Gemagtigdes in volkome en vrye eiendom;

ERF 1582 CALITZDORP, in die Munisipaliteit Kannaland, Afdeling CALITZDORP, PROVINSIE WES-KAAP;

GROOT: 4,1221 (VIER KOMMA EEN TWEE TWEE EEN) HEKTAAR

AANVANKLIK oorgedra kragtens Transportakte Nummer T.38024/2001 met Kaart nommer 5005/2000 wat daarop betrekking het en gehou kragtens Transportaktes Nommers T.63634/2011, T.12161/2018 en T.12162/2018.

I. **WAT BETREF** die figuur A B C D E F G H f e d c b a op genoemde Kaart nommer 5005/2000:-

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte T.4403/1907.

II. **WAT BETREF** die figuur A a b c S T U V W X Y Z op genoemde Kaart nommer 5005/2000:-

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte T.5888 gedateer 15 November 1892.

Tom

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B. ONDERHEWIG VERDER soos vervat in Transportakte T.10394/1925 aan 'n PAD 9,45 meter wyd ten gunste van die KLEIN KAROO AFDELINGSRAAD, welke PAD voorgestel word deur die gebroke lyn noord-oos van die grens Z K2 J2 Y T S op die aangehegte Kaart nommer 5005/2000.

III. WAT BETREF die figuur c d e f Q R S op genoemde Kaart nommer 5005/2000:-

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte T.6018/1918.

B. ONDERHEWIG VERDER soos vervat in Transportakte T.12707/1925 aan 'n PAD 9,45 meter wyd ten gunste van die KLEIN KAROO AFDELINGSRAAD, welke PAD voorgestel word deur die gebroke lyn noord-oos van die grens S R Q op die aangehegte Kaart nommer 5005/2000.

IV. WAT BETREF die figuur h H J K L M N g f op genoemde Kaart nommer 5005/2000:-

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte T.6718/1906.

V. WAT BETREF die figuur f g P Q op genoemde Kaart nommer 5005/2000:-

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte T.7568/1904.

B. ONDERHEWIG VERDER soos vervat in Transportakte T.10861/1925 aan 'n Pad 9,45 meter wyd ten gunste van die KLEIN KAROO AFDELINGSRAAD, welke PAD voorgestel word deur die gebroke lyn noord-oos van die grens Q P op die aangehegte Kaart nommer 5005/2000.

VI. WAT BETREF DIE HELE EIENDOM:-

A. ONDERHEWIG soos vervat in Transportakte T.38024/2001 aan 'n SERWITUUTGEBIED aangetoon deur die figuur A A1 B1 C1 D1 E1 F1 G1 H1 J1 L M K1 L1 M1 N1 P1 Q1 R1 S1 T1 U V W X Y U1 V1 W1 X1 Y1 Z1 A2 uitsluitend die figuur B2 C2 D2 E2 F2 G2 H2 J2 K2 L2 M2 N2 P2 op die daaraan gehegte Kaart nommer 5005/2000 ten gunste van:-



6

Twee

RESTANT ERF 1532 CALITZDORP

In die Munisipaliteit KANNALAND,
Afdeling CALITZDORP,
PROVINSIE WES-KAAP;

GROOT: 1,0905 Hektaar;

GEHOU kragtens Sertifikaat van Verenigde Titelnommer 32027/1993.

- B. ONDERHEWIG VERDER** aan die onteiening deur die Provinsiale Administrasie: Wes-Kaap vir Padboudoeleindes van 'n gedeelte van hierdie eiendom, Groot: 0,4490 hektaar, soos per onteieningskennisgewing Nommer EX.97/2017.

For Information Only



True

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DIE Komparant doen dus hiermee afstand van al sy regte, aanspraak en titel wat die Transportgewers

voorheen op genoemde eiendom gehad het, en gevolglik erken die Komparant ook dat die Transportgewers

geheel en al van die besit daarvan onthef en nie meer daarop geregtig is nie, en dat kragtens hierdie akte bogemelde Transportnemer - MAATSKAPPY

die se Opvolgers in titel of Gemagtigdes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken hulle dat die hele koopsom ten bedrae van **R3000000,00 (DRIE MILJOEN RAND)** behoorlik betaal of verseker is.

TEN BEWYSE waarvan ek, die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN en verly op die kantoor van die Registrateur van Aktes, te KAAPSTAD op

12 MAY 2021


q.q. sy Prinsipaal/ale

in my teenwoordigheid


REGISTRATEUR VAN AKTES

6





14
VANDERSPUY
CAPE TOWN

PREPARED BY ME:

J.F. Mouton
CONVEYANCER
JACOBUS FREDERICK MOUTON (78825)

POWER OF ATTORNEY TO MAKE TRANSFER

We, the undersigned,

1. **MICHAEL DE VILLIERS ARCHER**
Identity Number 550712 5144 088
UNMARRIED
In respect of a 2/3rd (two thirds) share
2. **CHERYL ROCHELLE DE VILLIERS**
Identity Number 580929 0164 085
UNMARRIED
In respect of a 1/3rd (one third) share

do hereby nominate, constitute and appoint John van Breda Louw (79658) and/or Fuad de Vries (87288) and/or Lester Eleazar Klue (86488) and/or Tasleema Rinquest (94904)

with Power of Substitution, to be my/our lawful Attorney and Agent, in my/our name, place and stead, to appear at the Office of the Registrar of Deeds at CAPE TOWN and then and there as my/our act and deed, to make Transfer to:-

AMRICH 159 PROPERTY HOLDINGS (PTY) LTD
Registration Number 2019/459069/07

OF THE FOLLOWING PROPERTY:

ERF 1582 CALITZDORP, in the KANNALAND MUNICIPALITY, DIVISION CALITZDORP, PROVINCE OF THE WESTERN CAPE

MEASURING: 4.1221 (FOUR Comma ONE TWO TWO ONE) Hectares

HELD by Deeds of Transfer Number T.12161/2018, T.12162/2018 and T.63634/2011

Handwritten signatures and initials
AM
n.h.
Calk

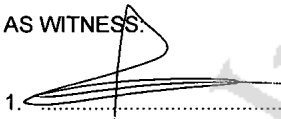
Sold to her/him/them by me/us on the 24th day of February 2021 for
the sum of **R3000000,00 (THREE MILLION RAND)**

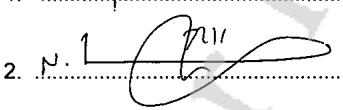
which has been duly paid or secured;

and generally for effecting the purposes aforesaid, to do or cause to be done, whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as might or could do if personally present and acting herein-hereby ratifying, allowing, and confirming and promising and agreeing to ratify, allow, and confirm, all and whatsoever said Attorney and Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at ~~Pretoria~~ this 23 day of ~~February~~ MARCH 2021 in the presence of the undersigned witnesses:

AS WITNESS:

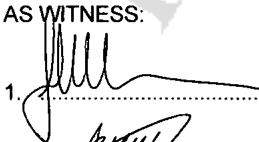
1. 

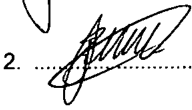
2. 


MICHAEL DE VILLIERS ARCHER

SIGNED at CALITZDORP this 6th day of April 2021 in the presence of the undersigned witnesses:

AS WITNESS:

1. 

2. 


CHERYL ROCHELLE DE VILLIERS

True

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Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE0430451

| Details | |
|---|--|
| Details of Seller / Transferor / Time Share Company | |
| Surname / Registered Name ID Number Company / CC / Trust Reg No. | ARCHER ✓ 5507125144088 ✓ |
| Full Name Date of Birth (CCYYMMDD) Marital Status | MICHAEL DE VILLIERS 1955-07-12 NOT MARRIED |
| Details of Seller / Transferor / Time Share Company | |
| Surname / Registered Name ID Number Company / CC / Trust Reg No. | DE VILLIERS ✓ 5809290164085 ✓ |
| Full Name Date of Birth (CCYYMMDD) Marital Status | CHRISTY DOUELLE ✓ 1958-09-29 NOT MARRIED |
| Details of Purchaser / Transferee | |
| Full Name Company / CC / Trust Reg No. | AMRICH 159 PROPERTY HOLDINGS PTY LTD 201945906907 |
| Surname / Registered Name Marital Notes if applicable | |
| Details of the Property | |
| Date of Transaction/Acquisition (CCYYMMDD) | 2021-02-24 |
| Total Fair Value R | 3000000.00 |
| Total Consideration R | 3000000.00 |
| Calculation of Duty and Penalty / Interest | |
| Transfer Duty Payable on Natural Person R | 3000000.00 |
| Property Description | |
| 1 ERF 1582 CALTZOORP, IN THE KANNALAND MUNICIPALITY, DIVISION CALTZOORP, PROVINCE OF THE WESTERN CAPE, MEASURING 4,1221 (FOUR COMMA ONE TWO TWO ONE) HECTARES | |
| Receipt | |
| Receipt Details | |
| Transfer Duty Reference Number Receipt Amount | TDE0430451 R 146000.00 |
| Receipt No. | 1200828930 |

| 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><i>[Signature]</i> ESTER MARIA MURRIS Please ensure you sign over the 2 lines of 'X's above</p> | |
| Date (CCYYMMDD) | 20210428 |
| For enquiries go to: www.sars.gov.za or call 0800 00 SARS (7277) | |



Handwritten signature

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 KANNALAND 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 Kannaland 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): 1582 ✓

Erven: 1582 ✓

Portion:

Extension: CALITZDORP

Zoning:

Registration division / Administrative District: KANNALAND MUNISIPALITEIT

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: MICHAEL DE VILLIERS ARCHER (5507125144088)
CHERYL ROCHELLE DE VILLIERS (5809290164085)

Name and Identity/ Registration Number of all purchaser/s: AMRICH 159 PROPERTY HOLDINGS (PTY) LTD (2019/459069/07)

This Certificate is valid until:

22/06/2021

Given under my hand at

LADISMITH

on

23/04/2021

Digitally signed by Kannaland Municipality
Signee: Lisa McCarthy
Sign date: 23/04/2021 10:38:30.546 AM
Expiration date: 24/02/2022 01:49:11 PM

MUNICIPAL MANAGER
Kannaland Municipality

Date issued: 23/04/2021 22.6.2021

Authorised Officer: Lisa McCarthy

Certificate By Conveyancer: JACOBUS FREDERICK MOUTON (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 Kannaland Municipality.

JF Mouton
Conveyancer

28 APRIL 2021
Date

6

TRACK NUMBER : 88997639363

BLACK-BOOKING ENQUIRY ON NAME - ARCHER/MICHAEL DE VILLIERS
ID NUMBER - 5587125144888
BIRTH DATE - 1958/7/12
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

OTHER REFERENCES LINKED TO THIS PERSON :
ARCHER MICHAEL

ID: 5587125144888 (ACTIVE)

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

ARCHER MICHAEL DE VILLIERS

5587125144888

BC11649/2018

28188326 28188328891911

5587125144888

E97/2017-T63634/2011

28176815

5587125144888

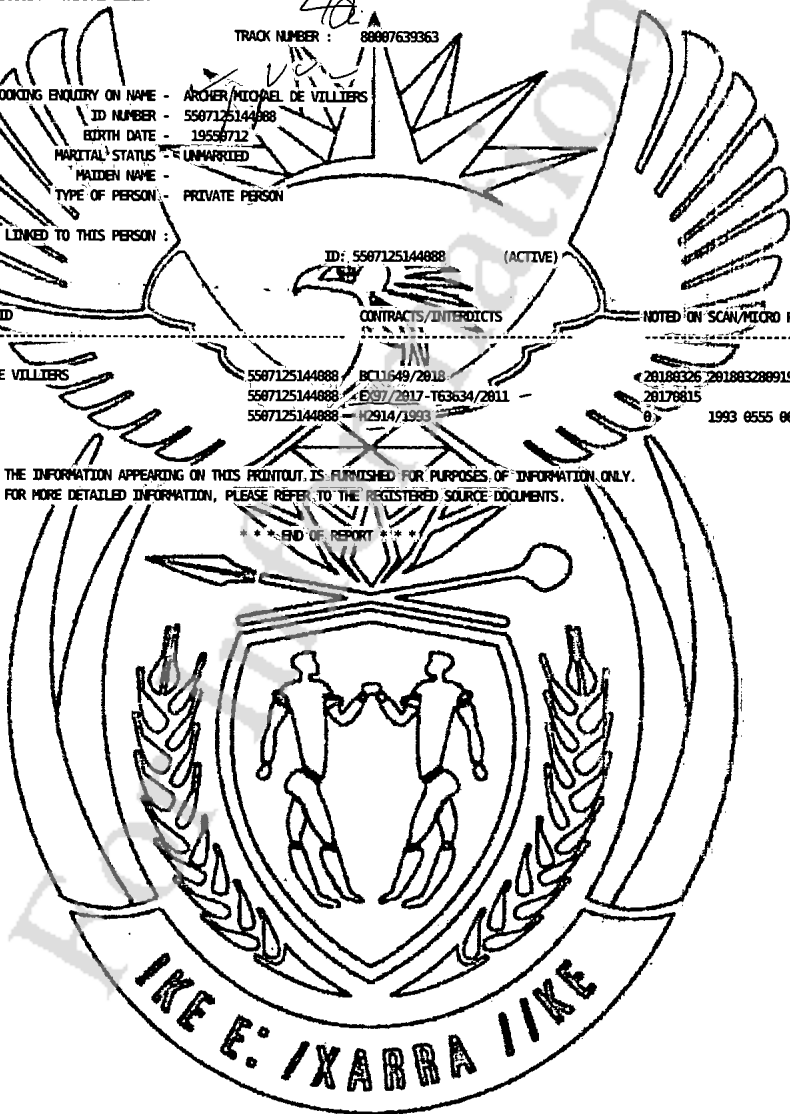
H2914/1993

8)

1993 0555 0623

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



TRACK NUMBER : 80007639363

BLACK-BOOKING ENQUIRY ON NAME - VILLIERS CHERYL ROCHELLE DE
ID NUMBER - 5899298164885
BIRTH DATE - 19588929
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTION

NOTED ON SCAN/MICRO REF

VILLIERS CHERYL ROCHELLE DE

5899298164885

EX97/2817-163634/2811

28178815

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*** END OF REPORT ***



TRACK NUMBER : 80007639363

PROPERTY DETAILS PRINT FOR PORTION 0
 ERF NO 1582
 TOWNSHIP CALITZDORP
 REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
 PREV DESCRIPTION
 DIAGRAM DEED NO T38024/2001
 EXTENT 4.1221 H
 CLEARANCE CALITZDORP NON

ORIGIN REASON ORIGIN PROPERTY
 SUBDIVISION FROM CALITZDORP, 1532, 0 (R/E)

INTERDICTS EX97/2017 Title endorsed.
 CASE NUMBER CASE DATE/TITLE NR
 20170884 / T63634/2011

NOTED ON
 20178815

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
 ARCHER MICHAEL DE VILLIERS
 0.166666 1/6
 ARCHER MICHAEL DE VILLIERS
 0.166666 1/6
 ARCHER MICHAEL DE VILLIERS
 0.333333
 VILLIERS CHERYL ROCHELLE DE
 0.333333 1/3

| PURCH DATE | AMOUNT/REASON | O/P/A | IDENTITY | TITLE DEED | NMD | MICROFILM REF |
|------------|---------------|-------|---------------|-------------|------|----------------|
| | ESTATE | 0 | 5507125144888 | T12161/2018 | 0326 | 20180328092012 |
| 20171106 | R250000.00 | | 5507125144888 | T12162/2018 | 0326 | 20180328092033 |
| 20110615 | R1450000.00 | | 5507125144888 | T63634/2011 | 1111 | 20180320091932 |
| 20110615 | R1450000.00 | | 5809290164885 | T63634/2011 | 1111 | 20180328091932 |

THE SUM OF THE SHARE TOTALS IS : 0.999998

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

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