

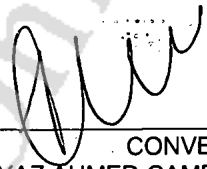
11
STBB 213

58

CLAREMONVELILE TINTO CAPE INC.

Prepared by me

Deed of Transfer		
Transferor	Value	Stamp Duty
CLAREMONVELILE TINTO CAPE INC.	967 200,00	880,00
Transferee		
Transfer by		


 CONVEYANCER
 AYAZ AHMED CAMROODIEN
 8291 031850036

DATA/VERIFIED
 25 JAN 2017
 LAMANI VUYELWA

T 000076736 / 2016

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT



~~AYAZ AHMED CAMROODIEN~~ RAFEEQAH ABRAHAMS

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 CAPE TOWN on 19 September 2016 granted to him by

MOBEN MOTORS PROPRIETARY LIMITED
 Registration number 1957/001263/07

DATA / CAPTURE
 18 JAN 2017
 MIVATYANDA KOUSSO

VIR ENDOSSERINGS RYR BLADY 5
 FOR ENDORSEMENTS SEE PAGE

VERBOD MORTGAGED

R 10 000 000,00

B 000023108 / 2019

L 14 OCT 2019

ER M
REGISTRATEUR/REGISTRAR

W.O.P

BC 2796/2021

**GEKANSLEER
OANCELLED**

ER M
REGISTRATEUR/REGISTRAR

27 JAN 2021

VERBOD MORTGAGED

R 50 000 000,00

B 000004405 / 2021

DATUM 17 FEB 2021

[Signature]
REGISTRATEUR/REGISTRAR

W.O.P

FOR INFORMATION ONLY

And the appearer declared that his said principal had, on 2 September 2016, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

RETRO ACTIVE C C
Registration Number 2005/150681/23

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

ERF 58 KNOLE PARK, IN THE CITY OF CAPE TOWN, DIVISION CAPE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 2418 (TWO THOUSAND FOUR HUNDRED AND EIGHTEEN)
Square metres

AS WILL APPEAR from the annexed Diagram SG No. 9178/1990 and held by
Deed of Transfer Number T 22358/1985.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. 11612/1918.
- B. SUBJECT to the conditions imposed by the Administrator when approving the establishment of Knole Park Township in favour of the registered owner of any erf in the subdivided estate and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934 :
- (a) That this erf be used for residential purposes only;
 - (b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf;
 - (c) That not more than one third of the area of this erf shall be built upon; and
 - (d) That not more than one building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet to the street line which forms the boundary to this erf. No such building or structure shall be situated within 5 feet of the lateral boundary common to any adjoining erf.
- C. SUBJECT to the conditions imposed by the Administrator when approving the establishment of Knole Park Township in favour of the Administrator ;
- (e) That this erf shall not be subdivided except with the consent in writing of the Administrator.

D. SUBJECT to the conditions imposed by the Administrator when approving the establishment of Knole Park Township in favour of the Local Authority.

- (f) That the owner of this erf shall be obliged to allow the drainage and sewerage of any other erf to be conveyed over this erf if deemed necessary by the Local Authority and in such manner and in such position as may from time to time be reasonably required by the Local Authority.
- (g) That no septic tank shall be erected on the erf.

For Information

AK

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

MOBEN MOTORS PROPRIETARY LIMITED
Registration number 1957/001263/07

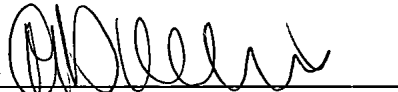
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

RETRO ACTIVE C C
Registration Number 2005/150681/23

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 R967 200,00 (NINE HUNDRED AND SIXTY SEVEN THOUSAND TWO HUNDRED 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 09 DEC 2016



q.q.

In my presence



REGISTRAR OF DEEDS