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213

VELILE TINTO CAPE INC.

Prepared by me

[Handwritten Signature]

CONVEYANCER
AYAZ AHMED CAMROODIEN

Fee enforcement		Office fee
Amount		R.....
Purchase price/Value	R..... 4782000	R..... 5000
Mortgage capital Amount	R.....	
Reason for exemption	Cat.....	Exempt i.t. o section.....

3 BC.000002796 / 2021
**GEKANSELLEER
 CANCELLED**
[Signature]
 REGISTRATEUR/REGISTRAR
 W. O. P 27 JAN 2021

VERBIND MORTGAGED

FOR R 10 000 000,00

B 00023108 / 2019
 14 OCT 2019
[Signature]
 REGISTRAR

T 000004661 / 2014

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~REHEEMA ESSACK~~ MERLE DIANNE VISAGIE


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 KENILWORTH on 28 AUGUST 2013 granted to him by

MOBEN MOTORS PROPRIETARY LIMITED
Registration Number 1957/001263/07

DATA/CAPTURED
 11 FEB 2014
 LAMANI VUYELWA

VIA ENDOSSEMENTS NINE SLABS
FOR ENDORSEMENTS SEE PAGE 5

DATA / VERIFY
 12 FEB 2014
 BARLOW MARLYN

DIE NAAM VAN DIE	THE NAME OF THE
TRANSFEREE	
IS VERANDER NA	HAS BEEN CHANGED TO
RETRO ACTIVE CC REG NO: 2005/150681/23	
BC 000041985/2016	 REGISTRATEUR/REGISTRAR
28-7-2016	

For Information Only

80114 44980000

And the appearer declared that his said principal had, on 26 April 2013, 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:

SHAAMS TRADING CC
Registration Number 2005/150681/23

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

ERF 53 KNOLE PARK
IN THE CITY OF CAPE TOWN
CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT 1595 (ONE THOUSAND FIVE HUNDRED AND NINETY FIVE)
Square Metres

AS WILL APPEAR from the annexed Diagram SG No. 1522/2013 and held by
Deed of Transfer Number T22358/1985

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T11612/1918.
- 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 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 be built upon.
 - (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 Local Authority:
- (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 this erf.

For Information Only

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

MOBEN MOTORS PROPRIETARY LIMITED
Registration Number 1957/001263/07

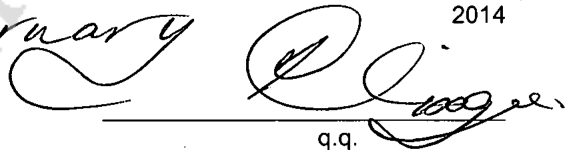
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

SHAAMS TRADING CC
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 R478 200,00 (FOUR HUNDRED AND SEVENTY EIGHT 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 7th February 2014



q.q.

In my presence



REGISTRAR OF DEEDS

For Information Only

AKC