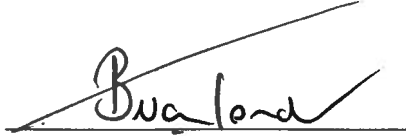


VAN TONDER INC  
P.O. BOX 1536  
GEORGE  
6530  
Tel: (044) 873-0707  
(Our Ref: K00105/MAE)

Prepared by me

  
CONVEYANCER  
BERNARD VAN TONDER  
(LPCM 87212)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 000 000,00	R. 1 778,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE  
04 -10- 2021  
NOLUVO MTYATYAMBA

T 000047633 / 2021

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**JANINE FOUCHÉ (LPCM 60411)**

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

**WILLEM FRANCOIS MARITZ**

**Identity Number:**

**Married out of community of property**

which said Power of Attorney was signed at GEORGE on 26 August 2021

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And the Appearer declared that his/her said principal had, on 12 AUGUST 2021, 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:

**KORTEFONTEIN PROPRIETARY LIMITED**

**Registration Number: 2013/090992/07**

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

**ERF 34 BUFFALO BAY,  
IN THE MUNICIPALITY AND DIVISION OF KNYSNA,  
PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT: 477 (FOUR HUNDRED AND SEVENTY SEVEN) Square Metres**

**FIRST TRANSFERRED by Deed of Transfer No. T3105/1979 with General Plan TP 9939 relating thereto, AND HELD by Deed of Transfer No. T68283/1990.**

**A. SUBJECT** to the conditions contained in the said Crown Grant no 41/1948, namely:

(1) .....

(2) Die Grondbriefnemer, sy opvolgers-in-titel of regverkrygendes moet voldoende voorsorgmaatreëls tref om die ontstaan van waaisand op die grond te voorkom.

Indien daar ten spyte van sodanige voorsorgmaatreëls nogtans waaisand op die grond ontstaan, sal die grondbriefnemer, sy opvolgers-in-titel of regverkrygendes verplig wees om sodanige waaisand op eie koste te herwin te bevrediging van die Departement van Bosbou.

Indien die grondbriefnemer, sy opvolgers-in-titel of regverkrygendes sou versuim om betyds stappe te doen om enige waaisand wat op die grond mag ontstaan tot bevreëding van die Departement van Bosbou te herwin, sal genoemde Departement die reg hê om die nodige herwinningswerk self te doen of te laat doen en om die koste daaraan verbonde van die grondbriefnemer, sy opvolgers-in-titel of regverkrygendes te verhaal.”

**B.** .....

**C. SUBJECT FURTHER** to the following conditions, as contained in Deed of Transfer No. T3105/1979, imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance 33 of 1934 when approving of the establishment of the Buffalo Bay Township:

1. 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 Notice no. 623 dated 14<sup>th</sup> October, 1970.
2. In the event of the Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of the title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance no. 15 of 1952, as amended.
3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.

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4. The owner of this erf shall without compensation be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local or any other statutory 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 for the purpose of constructing, altering, removing or inspecting any works connected with the above.
5. The owner of this erf shall be obliged without compensation, to receive such material or permit such 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 its bank owing to difference between the levels of the street as finally 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.
6. (a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local authority, approve, provided that if the erf is included within the area of a town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.  
  
(b) No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator, be erected nearer than 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority -

- (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3m in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the streets abutting the erf;
  - (ii) an outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.
- (c) On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth these conditions shall apply to the consolidated holdings as if it was one erf.
- (d) In the event of this erf being subdivided each sub-divided portion, other than any other portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.

D. ....

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

**WILLEM FRANCOIS MARITZ, Married as aforesaid**

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

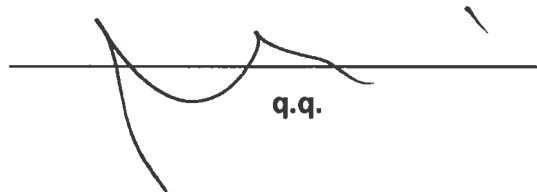
**KORTEFONTEIN PROPRIETARY LIMITED**

**Registration Number: 2013/090992/07**

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 **R3 000 000,00 (THREE MILLION 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 SEP 2021 2021.

  
q.q.

In my presence

  
\_\_\_\_\_  
**REGISTRAR OF DEEDS**







20/8

### Transfer Duty Declaration

**TDREP**

#### Reference Details

Transfer Duty Reference Number: TDE04712C3

#### Details

##### Details of Seller / Transferor / Time Share Company

Surname / Registered Name	MARITZ	Full Name	WILLEM FRANCOIS
ID Number	5609215005086	Date of Birth (CCYYMMDD)	1956-09-21
Passport Country	ZAF	Passport Number	
Company / CC / Trust Reg No.		Marital Status	M O C OF PROPERTY
Marital Notes if applicable	South Africa	Spouse Initials	

##### Details of Purchaser / Transferee

Full Name	KORTEFONTEIN (PTY) LTD	Surname / Registered Name	KORTEFONTEIN (PTY) LTD
Company / CC / Trust Reg No.	201309099207	Marital Notes if applicable	

##### Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2021-08-12	Total Fair Value	R 3000000.00	Total Consideration	R 3000000.00
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##### Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 3000000.00
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##### Property Description

1 ERF 34 BUFFALO BAY, IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE IN EXTENT 477 (FOUR HUNDRED AND SEVENTY SEVEN) Square metres
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#### Receipt

##### Receipt Details

Transfer Duty Reference Number	TDE04712C3	Receipt No.	1200871254
Receipt Amount	R 146000.00		

#### 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.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
*Buato*  
Please ensure you sign over the 2 lines of "X"s above

Date (CCYYMMDD) 20210910

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

**BERNARD VAN TONDER**  
(LP CM 87212)