

UITVOERING - EXECUTION

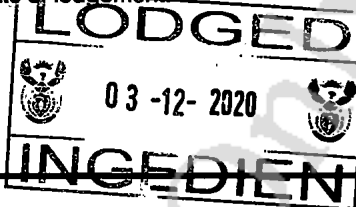
**SYMINGTON
DE KOK
CAPE TOWN**

082

TEL: 021 913 3137

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum van indiening / Date of lodgement:



22 DEC 2020

(b)

SYMINGTON DE KOK
BOX 1082
TEL. 021-913 3137
CEL. 082 4144 347
janine@symok.co.za

Roc 26/05/2021 E118(4)

	Onderszoekers / Examiners	Kamers / Rooms	Skakeling / Linking	Verwerp / Reject	Passeer / Pass
1	G.MAGATYANA	1259	11		
2	R.Harris 1352				
3					

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER S USE:

Aard van Akte byv.: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

T00045347 / 2020

Verw. No/ Ref. No.:

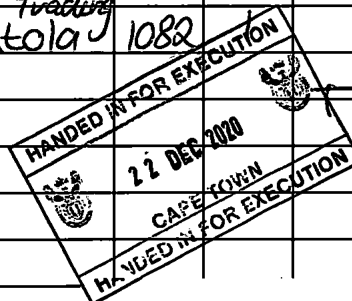
FGJ 1926

Skakeling / linking

1 1

GELYKTYDIGE / SIMULS

Kode Code	Name van Partye / Names of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1	T Johan Louw Trust / Atola Trading	1082		
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				



080007474881

Registrasie versoek deur:
Registration requested by:

JANINE FOUCHE

Datum:
Date:

23 DEC 2020

Kort beskrywing van eiendom (slegs para. 1 in Akte) / (Brief description of property (only para. 1 in Deed))

Erf 7856 Knysna

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:			
(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simult with other registries / sectional titles:			
Kode / Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			
(b) Kliënt 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		Kode Code	Parawê van ondersoekers Initials of examiners
		T.R.	
(c) Notas / notes:			

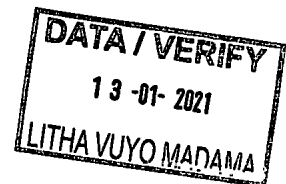
B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:			
		Opmerkings Remarks	Peraaf Initials
BLACKBOOK 22-12-2020 LINDA NCAPAI Interdikte nagesien deur Interdicts checked by..... Datum Date..... Interdikte nagesien deur Interdicts checked by..... Datum Date.....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
	(6) Algemene plan General plan		
	(7) Titel akte Title deed		
	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien Date checked		
Kantoor instruksies / Office instructions:			
Seksie / Section:			

Bruwer & Kolele Attorneys
Millwood Building
c/o York and Victoria Street
George

Prepared by me


CONVEYANCER
Francois Scholtz Bruwer
LPCM 82241

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 650 000,00	R. 1 220,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc



T 000045347 / 2020

DEED OF TRANSFER

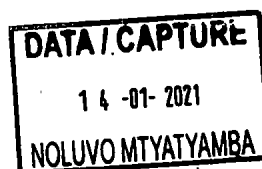
BE IT HEREBY MADE KNOWN THAT

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

The Trustees for the time being of
JOHAN LOUW TRUST
Registration Number T489(K)

which said Power of Attorney was signed at GEORGE on 2nd November 2020



And the appearer declared that his/her said principal had, on 16 October 2020, 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:

ATOLA TRADING ENTERPRISE PROPRIETARY LIMITED
Registration Number 2017/511284/07

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

ERF 7856 KNYSNA in the Municipality and Division of Knysna
Province of the Western Cape

IN EXTENT 1017 (ONE THOUSAND AND SEVENTEEN) Square metres

FIRST TRANSFERRED by Deed of Partition Transfer No. T62892/1995 with
General Plan 9984/1991 relating thereto and held by Deed of Transfer
No.T77486/2002.

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

The Trustees for the time being of
JOHAN LOUW TRUST
Registration Number T489(K)

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

ATOLA TRADING ENTERPRISE PROPRIETARY LIMITED
Registration Number 2017/511284/07

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 R1 650 000,00 (ONE MILLION SIX HUNDRED AND FIFTY 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

23 DEC 2020

q.q.

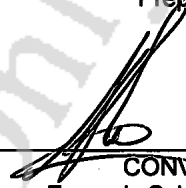
In my presence

REGISTRAR OF DEEDS



Bruwer & Kolele Attorneys
Millwood Building
c/o York and Victoria Street
George

Prepared by me


CONVEYANCER
Francois Scholtz Bruwer
LPCM 82241

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

CHARLOTTE FRANCIS LOUW
duly authorised hereto by a resolution of the
Trustees for the time being of
JOHAN LOUW TRUST
Registration Number T489 (K)
acting in terms of Letters of Authority issued by the
Master of the High Court of South Africa Northern Cape Division,
Kimberley at Kimberley on 16 January 2017

do hereby nominate and appoint

Janine Fouché (LPCM 62411) -

with power of substitution to be my true and lawful Attorney and Agent in my name;
place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE
TOWN or any other competent official in the Republic of South Africa and then and
there to act as my Attorney and Agent and to pass transfer to:

ATOLA TRADING ENTERPRISE PROPRIETARY LIMITED
Registration Number 2017/511284/07

the property described as:

ERF 7856 KNYSNA in the Municipality and Division of Knysna
Province of the Western Cape

IN EXTENT 1017 (ONE THOUSAND AND SEVENTEEN) Square metres

HELD BY Deed of Transfer Number T77486/2002

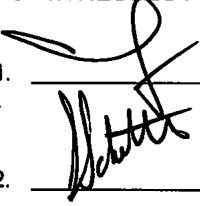
the said property having been sold by me on 16 October 2020, to the said transferee/s for the sum of R1 650 000,00 (One Million Six Hundred and Fifty Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at George on 2nd November 2020 in the presence of the undersigned witnesses.

AS WITNESSES :

1.



2.





CHARLOTTE FRANCIS LOUW on
behalf of JOHAN LOUW TRUST





Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE03FA45C

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name JOHAN LOUW TRUST
Company / CC / Trust Reg No. T489Full Name
Marital Status

Details of Purchaser / Transferee

Full Name ATOLA TRADING
Company / CC / Trust Reg No. 201751128407Surname / Registered Name ENTERPRISES PROPRIETARY LIMITED
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2020-10-16
Total Fair Value R 1650000.00

Total Consideration R 1650000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 0.00

Property Description

1 ERF 7856 KNYSNA, IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE IN EXTENT 1017 SQUARE METRES

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No. TDE03FA45C

Exempt in terms of Section 9 of the
Transfer Duty Act OTHER

Exemptions allowed by another Act SECTION 9(15)

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.

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXPlease ensure you sign over
the 2 lines of 'X's above109ad3aa35720fcc77ed0
01bfcb0fd007cc0422eDate
(CCYYMMDD)

20201130

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)LPCM 82241
Francois Scholtz Bruwer

3 6

Re



KNYSNA LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118(4) 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 KNYSNA LOCAL MUNICIPALITY

In terms of section 118(4) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Knysna Local 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): BRANDON

Erven: 7856

Portion: 0

Extension: KNYSNA

Zoning:

Registration division / Administrative District:

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: JOHAN LOUW TRUST (T000489/2001)

Name and Identity/ Registration Number of all purchaser/s: ATOLA TRADING ENTERPRISE PROPRIETARY LIMITED (2017/511284/07)

This Certificate is valid until: 26/05/2021

Given under my hand at KNYSNA on 27/11/2020

Digitally signed by Knysna Municipality
Signee: Brandon Gelant
Sign date: 27/11/2020 01:21:00.906 PM
Expiration date: 24/01/2021 01:08:42 PM

MUNICIPAL MANAGER
Knysna Local Municipality

Date issued: 27/11/2020

Authorised Officer: Brandon Gelant

Certificate By Conveyancer: I Francois Scholtz (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 Knysna Local Municipality.

Conveyancer: [Signature]

Date: 2020-11-30

21 Digit Code (or Municipal Reference Number): BRANDON

Page 1 of 1

Certificate number: 11717556

a *H. 6*
I certify transferor's correct registration number should be T489(K) on transfer duty.

I certify transferee's correct name should be ATOLA TRADING ENTERPRISE
PROPRIETARY LIMITED on transfer duty.

Please pass! Thank you!

JANINE FOUCHE
JANINE FOUCHE
CONVEYANCER
LPCM60411



REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: T489(K)

Hiermee word gesertifiseer dat /
This is to certify that

CHARLOTTE FRANCIS LOUW (Id. No. 470331 0027 08 6);
JOHANNES PETRUS JACOBUS LOUW (Id. No. 681123 5107 08 7);
WIIDA PELSTER (Id. No. 670831 0143 08 8);
LEONARD LOUW (Id. No. 740128 5152 08 1) and / en
RONÉ ERASMUS (Id. No. 820325 0032 08 5)

gemagtig word om op te tree as trustee(s) van die /
is/are hereby authorized to act as trustee(s) of the/

JOHAN LOUW TRUST

GEGEE onder my hand te
GIVEN under my hand at

KIMBERLEY

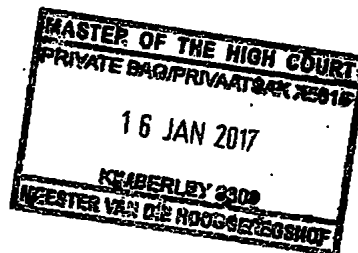
op hede die
this

16^{de} dag van JANUARIE jaar 2017
day of JANUARY year 2017

Signature

ASSISTENT MEESTER
ASSISTANT MASTER

DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT



CERTIFIED A TRUE COPY OF THE ORIGINAL

JANINE FOUCHE

GROUND FLOOR VINEYARDS SQUARE SOUTH
THE VINEYARDS OFFICE ESTATE 99 JIP DE JAGER DRIVE
TIGER VALLEY BELLVILLE, 7530
COMMISSIONER OF OATHS
PRACTISING ATTORNEY WEA

TRACK NUMBER : 88887474881

BLACK-BOOKING ENQUIRY ON NAME - JOHAN LOUW-TRUST
ID NUMBER - 489
BIRTH DATE - 8
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - TRUST

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



TRACK NUMBER : 80887474881

PROPERTY DETAILS PRINT FOR PORTION 0

ERF NO 7856
TOWNSHIP KNYSNA
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 4962-GP9984/1991
DIAGRAM DEED NO T62892/1995
EXTENT 1017, 501
CLEARANCE KNYSNA MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
JOHAN LOUW TRUST

PURCH DATE 20020520 AMOUNT/REASON R535000.00
O/P/A IDENTITY 489

TITLE DEED T77486/2002

PROD 0913

MICROFILM REF 2003 0005 0182

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

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*** END OF REPORT ***

IK E: /XARRA /IK E