

CONVEYANCER'S CERTIFICATE

I, the undersigned

JACQUES MARAIS DE VILLIERS

Conveyancer of Logan Martin Incorporated, Shop Office 7 – 9A, Woodmill Lane Centre, Main Street, Knysna, hereby confirm that I have perused Deed of Transfer Number T2345/2023 and Diagram SG No. 688/2015, copies of which I attach hereto marked Annexures "A" and "B" and herewith certify as follows:

1. Except for the Servitude Right of Way referred to in condition C.(iii).A. on page 4 of the said Deed of Transfer No T2345/2023, held by Notarial Deed of Right of Way Servitude No K556/2019S, there are no other servitudes registered against the property or conditions that will impact the proposed development.

SIGNED AT KNYSNA ON THE 9TH DAY OF DECEMBER 2025.



CONVEYANCER
JACQUES MARAIS DE VILLIERS (10403)



"A")
A

Prepared by me

CONVEYANCER
Janine Fouche (LPCM60411)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 750 000,00	R. 1 900,00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

VERBIND		MORTGAGED	B 00004270 / 2024
VIR FOR R 2 300 000,00		GEKANSLEUR	CANCELLED
B 000001210 / 2023			02 FEB 2024
30 JAN 2023	REGISTRAR/REGISTRAR		

T 002345 / 23

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~Janine Fouche (LPCM60411)~~

RONELLE WILKINSON (97489)

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

JANINE FOUCHE duly authorised hereto by virtue of a Special Power of Attorney signed at Scharding on 30 November 2022, by

KARL PETER HELM
Identity Number 440112 5151 189
Married out of community of property

which said Power of Attorney was signed at Bellville on 17 January 2023

And the appearer declared that his/her said principal had, on 6 October 2022, 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:

TAYARI NAIDOO
Identity Number 821124 0163 084
Unmarried

her Heirs, Executors, Administrators or Assigns, in full and free property

PORTION 192 OF THE FARM UITZIGHT NO. 216
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 8,4739 (EIGHT COMMA FOUR SEVEN THREE NINE) Hectares

FIRST REGISTERED and still held by Certificate of Consolidated Title No.
T61443/2017 with Diagram SG No. 688/2015 relating thereto.

- i) As regards the figure ABCZYX on Diagram Number SG688/2015
 - A. SUBJECT to such conditions as are referred to in said Certificate of Registered Title No. T17263/1955
 - B. SUBJECT to and with the rights conferred by the special conditions (a) (b) and (c) mentioned in Certificate of Partition Title dated 14th August 1928, No. 8082, providing for certain rights of access, use of roads and right of way in favour of the proprietors for the time being of BELVIDERE held under Certificate of Partition Title No. 8083 dated 14th August 1928, and in favour of the proprietors for the time being of the property hereby conveyed, conditions (a), (b) and (c) above mentioned read as follows -:
 - (a) the Proprietors of Belvidere and their successors in title shall have access to the line or road marked on the diagram of the farm annexed to the Amended grant thereof dated 30th March 1914 (the commencement and termination of that road to the river at or near the picnic place by the existing path (the termination of the said path at the Picnic Place being marked Q & R respectively the said road and path being similarly marked and lettered on the diagram hereto annexed.)
 - (b) THAT if the Proprietors of BRENTON or any of their successors in title construct a road or use a road for traffic to any point on the Knysna River below the Picnic Place, the Proprietors of Belvidere and their successors in title shall be entitled to the use thereof and if it does not connect with any line of road mentioned in clause "a" aforesaid to a right of way from the line mentioned in clause "A" to the same.
 - (c) THAT the proprietors of BRENTON and their successors in title shall have a right of way by the line or road marked on the diagram annexed to the grant aforesaid to where it joins with the existing public road at or near Ashford (the commencement and termination of the said road over which the right of way operates being marked P and O irrespectively) or which any public road to be hereafter proclaimed in lieu of the said public road or of which the public have the use in lieu thereof provided that the proprietor for the time being (i.e. the proprietor for the time being of Belvidere) may require the proprietor of

BRENTON for the time being to exercise such right of way by a line deviating as may from time to time mutually be agreed upon along the whole or any part of such line not more than one thousand (1000) yards on either side thereof.

(The Grant dated 30th March 1914 and referred to in condition (a) above is KNYSNA FREEHOLDS VOLUME 3 NO 5).

C. FURTHER ENTITLED to the rights referred to in Endorsement dated 27th January 1956 on Partition Transfer No.17264 dated 19th October 1955.

(ii) As regards the figure XYZDEF on Diagram Number SG688/2015

1. SUBJECT to such conditions as are referred to in said Certificate of Partition Title dated 14th August, 1928 (No. 8082) and FURTHER SUBJECT to and with RIGHTS conferred by the special conditions (a) (b) and (c) therein mentioned providing for certain rights of access use of roads and rights of way in favour of the proprietors for the time being of Belvidere held under Certificate of Partition Title No. 8083 dated 14th August, 1928 in favour of the proprietors for the time being of the property hereby conveyed. Conditions (a) (b) and (c) above mentioned, read as follows: -

(a) THE Proprietors of Belvidere and their successors in title shall have access to Brenton by and along the whole course of the line of road marked on the diagram of the farm annexed to the amended Grant thereof dated 30th March, 1914 (the commencement and termination of the said line of road being marked and respectively), and from the termination of that road to the river at or near the picnic place by the existing path (The termination of the said Road and the termination of the path at the Picnic Place mark O and R respectively and the said road and path being similarly marked and lettered on the diagram here to annexed).

(b) THAT if the Proprietors of Brenton or any of their successors in title construct a road or use a road for traffic to any point on the Knysna River below the Picnic Place, the Proprietors of Belvidere and their successors in title shall be entitled to the use thereof and if it does not connect with any line of road mentioned in clause "a" aforesaid to a right of way from the line mentioned in clause "a" to the same.

THAT the proprietors of Brenton and their successors in title shall have a right to way by the line or road marked on the diagram annexed to the grant aforesaid to where it joins with the existing public road at or near .Ashford (the commencement and termination of the said road over which the right of way operates being marked P and O respectively) or with any public road to be hereafter proclaimed in lieu of the said public road or of which the public have the use in lieu thereof, provided that the proprietor for the time being (i.e. the proprietor for the being of Belvidere) may require the proprietor of Brenton for the time being to exercise such right of way by a line deviating as may from time to time mutually be agreed upon along the whole or any part of such line not more than one thousand (1000) yards on either side thereof."

(iii) AS REGARDS to the whole of the property:

A. SUBJECT to the following endorsement dated 22 August 2019 on Certificate of Consolidated Title No. T61443/2017, namely:



By Notarial Deed of Right of Way Servitude K556/2019S dated 8 August 2019 the within property is subject to a servitude right of way 15 metres wide, which servitude runs parallel with the line A B C on Diagram SG No. 688/2015 attached to certificate of Consolidated Title No. T61443/2017 in favour of:

- 1) Rem. Portion 87 (ptn of ptn 53) of the Farm Uitzigt No. 216 Mun. Knysna held by T54126/1983
- 2) Portion 152 of the Farm Uitzigt No. 216 held by T25106/1991 with conditions.

As will more fully appear from said Notarial Deed.

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

KARL PETER HELM, Married as aforesaid

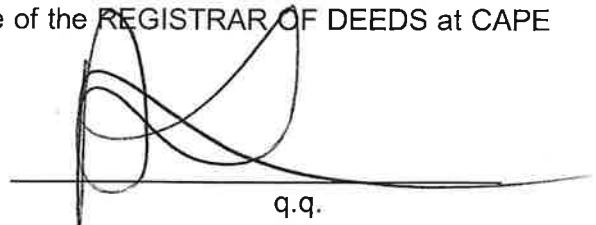
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

TAYARI NAIDOO, Unmarried

her Heirs, Executors, Administrators 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 750 000,00 (THREE MILLION SEVEN 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 30 JAN 2023



q.q.

In my presence



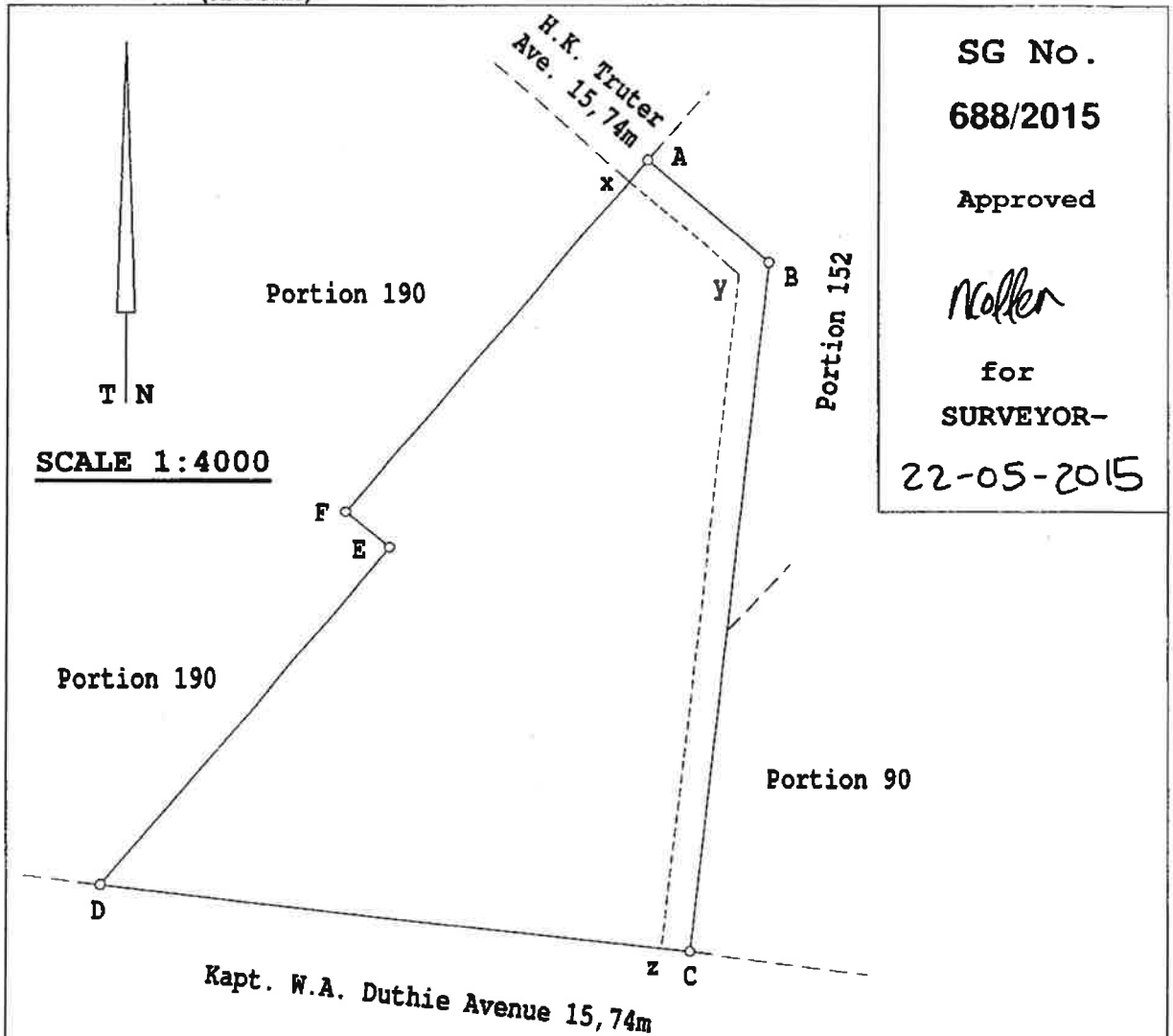
REGISTRAR OF DEEDS



"B"

OFFICE COPY

VPM SURVEYS (KNYSNA)



SG No.

688/2015

Approved

Noller

for
SURVEYOR-

22-05-2015

COMPONENTS:

1. The figure ABCzyx representing Portion 191 of the farm UITZIGT No. 216
Vide Diagram No. 687/2015; Deed of Transfer No: 161442/2017
2. The figure xyzDEF representing the remainder of Portion 89 of the farm UITZIGT No. 216
Vide Diagram No. 2395/1949; Deed of Transfer No. 1955. .17263

The figure A B C D E F
represents 8,4739 hectares of land being
PORTION 192 of the farm UITZIGT No. 216

(and comprises the properties specified above)

Situate in the Municipality and Administrative District of Knysna
Province of the Western Cape
Compiled in March 2015

by me Professional Land Surveyor (R.J.KOHLER - PLS0840)

This diagram is annexed to
No: *cc1.61443/2017*
d.d.
i.f.o.
Registrar of deeds

The original diagrams
are as shown above
Transfer-

File Knys 216 Vol. 5
S.R. No. Compiled
G.P.
Comp. AM-1AAC (6414)
AM-1AA/Z12 (6414)
LPI C0390000

PTN. 192 OF UITZIGT 216