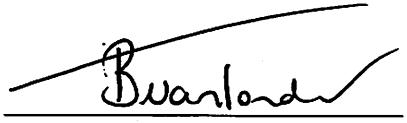
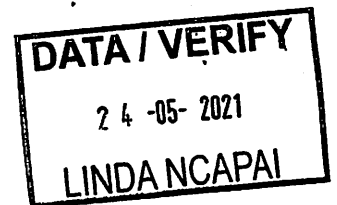


VAN TONDER INC
P.O. BOX 1536
GEORGE
6530
Tel: (044) 873-0707
(Our Ref: M00203/MAE)

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. 480 000,00	R. 707,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

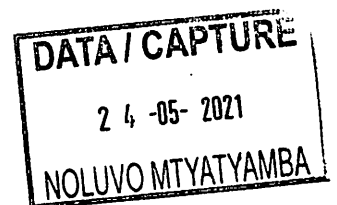


T 000024922 / 2021

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

CA

SANJEEV PAUL BUDHRAM

Identity Number: 820509 5093 08 1

and

SHASTRA AVENDRA BHOORA

Identity Number: 810912 0157 08 7

Married in community of property to each other

which said Power of Attorney was signed at SANDTON on 30 April 2021;

And the Appearer declared that his/her said principal had, on 6 APRIL 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:

MUKAY GROUP PROPRIETARY LIMITED

Registration Number: 2015/162087/07

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

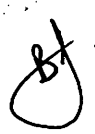
ERF 11275 KNYSNA,

**IN THE MUNICIPALITY AND DIVISION OF KNYSNA,
PROVINCE OF THE WESTERN CAPE;**

IN EXTENT: 965 (NINE HUNDRED AND SIXTY FIVE) Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T33055/2000 with General Plan No. 3845/1999 relating thereto, AND HELD by Deed of Transfer No. T11778/2016.

A. SUBJECT to the conditions referred to in Deeds of Transfer Nos. 29458 dated 30 December 1948 and 1336 dated 8 February 1954.



B. SUBJECT FURTHER to, and entitled to the benefit of the terms of the following omnibus endorsements, namely:-

Dated 11 April 1938 on Deed of Transfer dated 31 December 1908, No. 9492;

Dated 30 April 1948 on Deed of Transfer dated 28 August 1944, No. 12031;

Dated 30 December 1948 on Deed of Transfer dated 30 December 1948, No. 29458; and

Dated 11 April 1938 on Deed of Transfer dated 31 December 1908, No. 9493;

from which endorsements it appears that by the various Transfers by which portions of Erf 1399, Knysna, were conveyed –

“certain restrictions relating to the use of the land for residential purposes, value of buildings which shall be erected, drainage and sewerage and building line have been imposed against the land thereby conveyed for the benefit of the owners and their successors in title to the remainder of the land held hereunder as will more full appear on reference to the respective deeds of transfer.”

Various Deeds of Transfer aforesaid being the following:-

No. 3476 dated 11.4.1938, Nos. 5881 and 5882 dated 14.6.1938, 8582 dd 19.8.1938, 3256 dated 4.4.1939, 11762 dd. 27.10.1939, No. 3494 dd 17.4.1940, No. 3759 dd 24.4.1940, Nos. 13522/3/4/5/1943, No. 14035/1943, No. 9927/1944, No. 968/45, No. 5411/45, No. 5412/45, No. 5858/45, No. 12799 dd 21.9.1945, No. 1928/46, No. 2143/46, No. 3813/46, No. 16569/47, No. 16663/47, No. 17138/47, No. 17964/47, No. 18271/47, No. 19639/47, No. 24923/47, No. 2195/48, No. 29457/48, No. 29459/48, No. 29460/48, No. 29461/48, No. 29462/48, No. 29463/48, No. 13523/49.

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

LABORATORY OF ORGANIC CHEMISTRY

REPORT OF RESEARCH

BY

DR. J. H. HARRIS

AND

DR. R. H. HARRIS

CHICAGO, ILLINOIS

1955

CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

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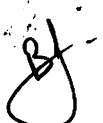
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- C. SUBJECT FURTHER AND ENTITLED** to the benefit of the servitude referred to in the endorsements dated 4 October 1961 on the said Deeds of Transfer Nos. 29458/1948 and 1336/1954, which endorsements read as follows:-

"Remainder = 897.8151 morgen – Registration of Servitude. By Deed of Transfer No. 13895 d.d this day Erf 2275 measuring 83679 sq.ft. thereby conveyed is subject to or entitled to benefits of the conditions 1 to 7 as more fully set out in Annexure "A" annexed hereto imposed for the benefit of the remaining extent of Erf 1399 measuring 897,8151 morgen held under Para 2 hereof. As will more fully appear from said Deed of Transfer."

The said Annexure "A" reads as follows:-

1. The Transferee and his successors in title to the property hereby sold shall not be entitled to call upon the transferor as owner of the remaining extent of Erf 1399 Knysna measuring 769,0073 hectares to contribute towards the cost of construction or maintenance of any boundary fences erected on the boundary of the property hereby sold.
2. The transferee and his successors in title shall be entitled to use the property, hereby transferred for residential purposes, general business purposes, including Tearoom, Hotel or block of flats. The transferee and his successors in title shall not, however, carry on on the property any dangerous or obnoxious trade or any process of manufacture of any article.
3. The Transferee and his successors in title shall not construct any hoarding or screen for advertising purposes or display any advertisement of any kind whatsoever, save and except in connection with any business lawfully being carried on on the property.
4. No buildings or improvements erected on the property hereby transferred other than fences or boundary walls shall be erected at a distance of less than 4,72 metres from the road boundary to the East of the property or within a distance of 4,72 metres of the Western boundary of the property hereby transferred.



5. The Transferee and his successors in title to the property hereby transferred shall be entitled to deposit any soil resulting from any excavation on the property hereby transferred on the remaining extent of Erf 1399 Knysna, measuring 769,0073 hectares owned by the transferor and his successors in title, at such point and in such reasonable manner as the transferor and his successors in title shall indicate.
6. The transferor and his successors in title to the remaining extent of Erf 1399 Knysna measuring 769,0073 hectares shall not be entitled to erect any building on any portion of the said remaining extent of Erf 1399 Knysna measuring 769,0073 hectares which shall have the effect of obscuring or interfering with the outlook from the property hereby transferred or from any improvements erected thereon."

D. SUBJECT FURTHER to the terms of the Notarial Deed of Servitude No. 580/1969 referred to in the endorsements dated 13 November 1969 and made on the said Deeds of Transfer Nos. 29458/1948 and 1336/1954, which endorsements read as follows:-

"Remainder – Para 2 = 897,8151 morgen –

Registration of Servitude. By Notarial Deed No. 580 dated 25/10/1968 registered this day, the remainder of Erf 1399 Knysna, measuring 897,8151 morg. held under para 2 hereof, is subject to a right in favour of the Municipality of Knysna, to construct, place and at all times use, inspect, maintain, cleanse, repair, replace, relay, conduct and manage a pipeline six (6) inches in width and a service reservoir of 100,000 gallons capacity in, through and upon the said remainder along a route and in a position still to be determined subject to the conditions and with ancillary rights more fully set out in said Notarial Deed."

E. SUBJECT FURTHER to the terms of the National Deed of Servitude No. 581/1969 referred to in the endorsements dated 13th November, 1969 made on said Deeds of Transfer Nos. 29458/1948 and 1336/1954, which endorsements read as follows:-



"Remainder Para 2 = 897,8151 morgen –

Registration of Servitude.

By Notarial Deed No. 581 dated 3rd June, 1969, registered this day, the remainder of Erf 1399 Knysna, measuring 897.8151 morg. held under para 2 hereof, is subject to a right in favour of the Municipality of Knysna, to construct, place and at all times use, inspect, maintain, cleanse, repair, replace, relay, conduct and manage a service reservoir of 20,000 gallons capacity and one or more pipelines ancillary thereto through, upon and over the said remainder in a position and along a route still to be determined, subject to conditions and with ancillary right fully set out in said Notarial Deed."

- F. ENTITLED** to the benefit of the following condition created by the Transferor as owner of the following property, contained in Deed of Transfer No. 3391 dated 11th February 1970, namely:-

CERTAIN piece of extinguished quitrent land, being the remaining extent of Erf No. 1399 Knysna, situate in the Division of Knysna;

MEASURING as such Four Hundred and Sixty-Nine comma Two One Nine Six (469,2196) Hectares;

HELD by the said Transferor under the said Deeds of Transfer No. 29458/1948 and 1336/1954:

namely that the properties hereby transferred shall be entitled to the benefit of a pipeline over the said remaining extent of Erf No. 1399 Knysna from any Municipal reservoirs which may be established on the last mentioned property, onto the properties transferred by virtue hereof, so as to provide a water supply to the properties transferred by virtue hereof for the purposes of developing a Township or Townships thereon. The route of such pipeline shall be determined by mutual agreement between the Transferee Company or its successors-in-title to the properties transferred by virtue hereof, and the Transferor or its successors-in-title to the remaining extent of Erf 1399 Knysna aforesaid.

Which condition has been amended by the endorsement dated 7 February 1980 on Deed of Transfer No. T8549/1979 reading as follows:

"By Notarial Deed of Servitude No. K72/1980S dated 12.12.79 component No. I of Erf 4299 Knysna and is represented on diagram No. 1292/76 annexed to T5717/77 by the figure ABCDEFGabaWX is excluded from the operation of the servitude of pipeline referred to in condition G on page 6 herein as the servitude does not extend over the said component I.

As will more fully appear from the said Notarial Deed."

Which condition has been further amended by the endorsement dated 31 July 1987 on Deed of Transfer No. T8549/1979 reading as follows:

"By notarial deed of variation of servitude Nr. K532/87S dated 9/7/87 erf 4922 (portion of Erf 1399) Knysna meas 19,7905HA held by T15754/87 has been excluded from the operation of the servitude mentioned in condition G herein (all paras).

As more fully appear from said deed of servitude."

- G. By Notarial Deed of Servitude No. K185/1999S dated 10th February 1999 the withinmentioned property is further **SUBJECT** to the following conditions in favour of the Knysna Municipality, namely:

The Knysna Municipality and its successors-in-title, or assigns, shall have the right to, in general, convey over the withinmentioned property electricity, water and sewerage.

- H. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No. T33055/2000 and imposed by the Municipality of Knysna in terms of Section 42(1) of the Land Use Planning Ordinance 15 of 1985 when approving of the subdivision of ERF 11298 KNYSNA in terms of Section 25(1) of the said Ordinance, namely:



1. That the property hereby transferred may not be sold or transferred without the consent in writing of The Sparrebosch Home Owners Association of which Association the transferee and successors-in-title shall become member.
2. To a 5 meter garden servitude over **ERF 11275** in favour of The Sparrebosch Home Owners Association, which garden servitude is represented by the broken line **k L** on General Plan No. **3845/1999**.

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

SANJEEV PAUL BUDHRAM and SHASTRA AVENDRA BHOORA,
Married as aforesaid

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

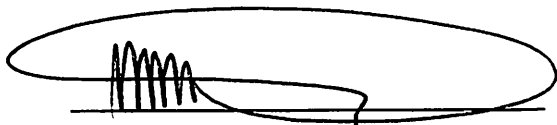
MUKAY GROUP PROPRIETARY LIMITED
Registration Number: 2015/162087/07

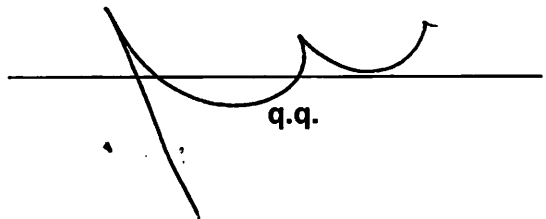
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R480 000,00 (FOUR HUNDRED AND EIGHTY THOUSAND RAND)**.

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 **21 MAY 2021** 2021.

In my presence


REGISTRAR OF DEEDS


q.q.