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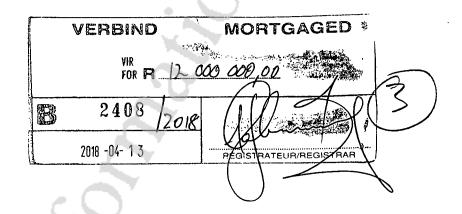
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Registration requested by: DATUM:
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MM JORDAAN Attorn 4 Pearce Street Berea East London 5214

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T 5368 /2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT ALLEN GRAHAM CLARKE

appeared before me, REGISTRAR OF DEEDS at KING WILLIAMS TOWN, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her

MARIA MAGDALENA JORDAAN duly authorised thereto by Special Power of Attorney dated at EAST LONDON on 26 April 2017 and granted to him/her by THE EXECUTRIX IN ESTATE LATE LANCE HILBERT KNICKELBEIN Number 1311/2017

MM JORDAAN Attorneys

dated 12 December 2017 and signed at EAST LONDON

AND the said Appearer declared that his/her principal had on 8 December 2017 truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

SALIMATE (PTY) LTD Registration Number 2015/072940/07

its successors in title or assigns in full and free property:

ERF 38549 (PORTION OF ERF 38546) EAST LONDON BUFFALO CITY METROPOLITAN MUNICIPALITY DIVISION OF EAST LONDON EASTERN CAPE PROVINCE

IN EXTENT: 1,4079 (ONE COMMA FOUR ZERO SEVEN NINE) HECTARES

FIRST TRANSFERRED BY DEED OF TRANSFER T2527/1995 WITH DIAGRAM SG NUMBER 9509/1992 RELATING THERETO AND HELD BY DEED OF TRANSFER T1541/2016.

A. As to the portion lettered d b C D E F G on Diagram S.G. 9509/1992:

Subject to the conditions referred to in Certificate of Consolidated title No.1652/1972 save in so far as these may have since lapsed or been cancelled.

- B. As to the portion lettered G f e c b C D E F on Diagram S.G 9509/1992:
 - Subject to the following conditions created in Deed of Grant No ELF 20/24 Reading:

Subject, however, all such duties and regulations as are either already or shall in future be established with regard to such lands.

- 2. Subject to the following conditions imposed by the Administrator in terms of Section 9 of the Township Ordinance No. 33/1934, as amended and created in the said Deed of Transfer No. 1650/1972:
 - (a) The owner of this portion shall, without compensation, be obliged to allow electricity cables and /or wires and main and/or other water pipes and the sewerage and drainage, including stormwater of any other erf or even inside this township to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonable required. This shall include the right access to the portion at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.



- (b) The owner of this portion shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow the use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and portion unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
- Subject to the following condition in favour of the Municipality of the City of East London and created in Deed of Transfer No. 1650/1972:

Not more than 75% (Seventy-five) percent of the area of the ERF shall be built upon.

C. As to the portion lettered d c e f on Diagram No.1650/1972

Subject to the following condition created in said Deed of Grant No. ELF 20/24 reading.

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands".

- D. As to the portion lettered c C D b on Diagram S.G 9509/1992;
 - Subject to condition referred to the Deed of Transfer No. 1650/1972 save in so far as these may have since lapsed or been cancelled.
 - 2. Subject to the following condition created in Deed of Grant No. ELF 20/24 reading:

"Subject however, to all such duties and regulations as are either already or shall in the future be established with regard to such lands."

- Subject to the following condition imposed by and favour of the Municipality
 of East London and binding upon the transferee a owner for the time being
 of the said erf and upon it successors in title, and created in said Deed of
 Transfer No.1650/1972 reading:
 - (a) The owner of this portion shall, within compensation, be obliged to allow electricity cables and/or other water pipes and the sewerage and drained, including stormwater of any other erf or even inside or outside the township to be conveyed across this erf if deemed necessary by the local 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 portion at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with above.

- (b) The owner of this portion shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow the use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and portion, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
- Subject to the following condition in favour of the Municipality of the City of East London and created in the said Deed of Transfer No. 1650/1972: Not more 75% (seventy-Five) percent of the area of the erf shall be built upon.
- E. As to the portion lettered d A B C c h Diagram S.G. 9509/1992:
 - Subject to the condition referred to the certificate of Consolidated Title No. 1234/1966 save in so far as these may have since lapsed or been cancelled.
 - Subject to the following condition created in Deed of Grant No. ELF20/24 reading:
 - "Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."
 - Subject to the following conditions imposed by the Administrator in terms of Township Ordinance No. 33of 1934 (Cape) created in Deed of Transfer No. 1233/1966 reading:

Any words and expressions used in the following condition shall have the same meaning as may been assigned to them by Regulations published under Provincial Administration Notice No. 383 dated 13th June 1958.

(a) The owner of this portion shall, without compensation, be obliged to allow electricity cables and/or wires and main and/or other water pipes and sewerage and drainage, including stormwater of any other erf or even to be conveyed across this erf, if deemed necessary by the local 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 portion at any reasonable time for the purpose of constructing, altering, removing with the above.

- (b) The owner of this portion shall be obliged, without compensation to receive such material or permit such excavation on the portion as may be required to allow the use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the portion, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
- (c) The portion shall be used for only such purpose as are permitted by the Town Planning Scheme of the Local Authority and subject to the conditions and restrictions by the said scheme.

F. AS TO THE WHOLE OF THE PROPERTY:

- The erf shall be subject to the condition as contained in Regulation 3.5 of the Scheme Regulations (PN 1047/88) in terms of Section 7(2) of Ordinance No. 15/1985 as created in Deed of Transfer T2527/1995.
- Subject to the following condition imposed by the Municipality of the City of East London in terms of Ordinance 15 of 1985 as created in Deed of Transfer No. T2527/1995 and reading:

The erf shall only be used for purpose permitted in terms of East London Zoning Scheme.



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WHEREFORE the Appearer, renouncing all the right, title and interest which the said the Executor in the ESTATE LATE LANCE HILBERT KNICKELBEIN 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 SALIMATE (PTY) LTD, 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 of the property hereby transferred to be the sum of R11 500 000,00 (ELEVEN MILLION FIVE HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 KING WILLIAMS TOWN on 2018 -04-13

n pav presence:

Registral of Deeds

n



q.q. Signature of Appearer



MM JORDAAN Attorneys 4 Pearce Street Berea ¡East London `5214 1-4 ---- S.G

Prepared by me,

CONVEYANCER MARIA MAGDALENA JORDAAN

POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

MARIA MAGDALENA JORDAAN duly authorised thereto by Special Power of Attorney dated at EAST LONDON on 26 April 2017 and granted to me by CYNTHIA DE SWARDT

in her capacity as Executrix in ESTATE LATE LANCE HILBERT KNICKELBEIN acting under Letter of Executorship Number 1311/2017 issued by the Master of the High Court Grahamstown on 25 April 2017

do hereby nominate, constitute and appoint:

ALLEN GRAHAM CLARKE

with power of substitution, to be my lawful attorney and agent, in my name, place and stead to appear at the office of the Registrar of Deeds at KING WILLIAMS TOWN, and then and there as to act as my attorney and agent and to pass transfer to:

SALIMATE (PTY) LTD Registration Number 2015/072940/07

of the following property, namely:

ERF 38549 EAST LONDON
BUFFALO CITY METROPOLITATN MUNICIPALITY
DIVISION OF EAST LONDON
EASTERN CAPE PROVINCE

IN EXTENT: 1,4079 (ONE COMMA FOUR ZERO SEVEN NINE) HECTARES

R11 500 000,00 (ELEVEN MILLION FIVE HUNDRED THOUSAND RAND)

which has been duly secured; and generally for effecting the purposes aforesaid, to do whatsoever shall be requisite as fully and effectually, to all intents and purposes as I might or could do, if personally present and acting therein; hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and

LegalSuite (Version 4.4552)
Power Of Attorney Conventional doc

A.

MM JORDAAN Attorneys

NO SPE

Whatsoever my said Attorney and Agent or substitute, shall in my name lawfully do or cause to be done, by virtue of these presents.

Signed at EAST LONDON on 12 December 2017 undersigned witnesses.

in the presence of the

As Witnesses

1.

Maria Magdalena Jordaan for CYNTHIA DE SWARDT (for ESTATE LATE LANCE HILBERT KNICKELBEIN)

2. **Munif**o

MASTER OF THE EASTERN CAPE HIGH COURT GRAHAMSTOWN 2018 -01- 3 0 GRAHAMSTOWN
MASTER OF THE EASTERN CAPE
HIGH COURT

SERTIFIKAAT

CERTIFICATE

Ek bevestig hiermee, in terrije van adikel 42 (2). Wet 66 van 1965, dat daar geen beswaar is teen transport soos hiedn vermeld.





Prepared by me

CONVEYANCER
MARIA MAGDALENA JORDAAN

SPECIAL POWER OF ATTORNEY

We, the undersigned

CYNTHIA DE SWARDT Identity number 7408290024080

in the estate of the late LANCE HILBERT KNICKELBEIN Identity Number 520817501487

do hereby nominate, constitute and appoint

MARIA MAGDALENA JORDAAN

Identity Number 7004090028080

of MM Jordaan Attorneys Inc with power of substitution to be my lawful Agent in our names, place and stead, to represent us as executors and administrators aforesaid and to exercise all our powers as executors and administrators aforesaid as fully and effectually as I might or could do if personally present and acting in person without in any way detracting from the powers aforesaid, I hereby authorise the said Agent:

to collect monies, give and grant receipts, acquittances and discharges, and to compound any claims in the said Estate;

to prosecute, defend, abandon, compromise or take to appeal any legal proceedings brought by or against the said Estate;

to operate any banking accounts in the name of the Estate and to sign or endorse any negotiable instruments for and on behalf of the said Estate;

20.0

- 4. to invest and deal with any investments belonging to the said Estate and to consent to the cancellation or release of any securities;
- to sell movable and immovable property, shares, stocks and securities belonging to the said Estate and for such price and upon such terms as our said Agent may in his sole discretion deem fit and to give transfer thereof to any purchaser or purchasers;
- 6. to sign any Estate accounts and all documents that may be necessary or required in connection with or arising out of the administration of the said Estate;
- 7.

 to transfer from the Estate any movable or immovable property to any person or persons entitled thereto by reason or purchase, bequest, legacy or otherwise howsoever and to sign all or any documents required to give effect to such transfer,

and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done, by virtue of these presents.

SIGNED at East London on this 25 April 2017

1.

(Signatures of witnesses)

Cynthia De Swardt

TDREP

No. 98/21579/21 Declaration



Reference Details

Transfer Duty Reference Number: TDE029E2AF

Details Details of Seller / Transferor / Time Share Company Surname / Registered Name ESTATE LATE LANCE HILBERT KNICKELBEIN Full Name ESTATE LATE LANCE HILBERT KNICKELBEIN Date of Birth (CCYYMMDD) 5208175014087 1952-08-17 Company / CC / Trust Reg No. 13112017 **Marital Status** NOT MARRIED Details of Purchaser / Transferee SALIMATE (PTY) LTD Surname / Registered Name Company / CC / Trust Reg No. Marital Notes if applicable 201507294007 **Details of the Properly** Date of Transaction/Acquisition (CCYYMMDD) 2017-12-08 Total Fair Value 11500000.00 **Total Consideration** 11500000.00 Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R	0.00
on Matural Person		

Property Description

ENT 00040 CAST LONDON BUFFALO GITY METHOPOLITAN MUNICIPALITY DIVICION OF EAST LONDON EASTERN CAPE PROVINCE IA GITERN 1,4070 (ONE COMMA FOUR JERO SEVEN NINE) HECTARES

Receipt **Receipt Details** Receipt No. Transfer Duty Reference Number TDE029E2AF Receipt Amount R C

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.

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

MANA MAGORLENA JCRDAAN

(CCYYMMDD)

For enquiries go to ww.sars.gov.za or cal 0800 00 SARS (7277)



Squire, Smith Laurie Inc. No. 98/21579/21



BUFFALO CITY METROPOLITAN MUNICIPALITY

Tel: 043 642 3430

CERTIFICATE IN TERMS OF SECTION 118 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 BUFFALO CITY METROPOLITAN MUNICIPALITY					
hereby certified that all amounts that became due to					
	10395832				
21 Digit Code (or Municipal Reference Number):	10373632				
Erven:	38549				
Portion:	0				
Extension:	EAST LONDON				
Zoning:					
Registration division / Administrative District:					
Suburb:	.0				
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:	e et a company de la company d				
Registered owner:	LANCE HILBERT KNICKELBEIN (5208175014087)				
Name and Identity/ Registration Number of all purchase	Ger/s: SALIMATE (PTY) LTD (2015/072940/07)				

This Certificate is valid until:	12/05/2018
Given under my hand at EAST LONDON .	on 13/03/2018
MUNICIPAL MANAGER Buffalo City Metropolitan Municipality	Date issued: 13/03/2018 Authorised Officer: Barry Brown
Certificate By Convayance talena India out of a data message by respect of the original City Metropolitan Municipality.	$\mathfrak{O}(\mathfrak{g})$ (full name and surname) hereby certify that this is a print- 1 clearance certificate electronically issued by the Buffalo
Conveyancer 21 Digit Gode (or Municipal Reference Number):	13 3 2018 Date Page 1 of

Certificate number: 11050938