



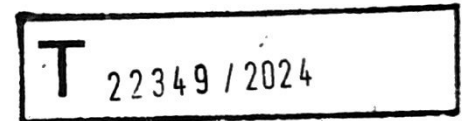
Schaefer Attorneys
182 Cape Road
Mill Park
Port Elizabeth
6057

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R.....	R.....
Mortgage Capital Amt.	R.....	R.....
ALL OTHER REGISTRATIONS		R 495.00
Reason For Exemption	Category Exemption.....	Exempt I.t.o Sect/Reg Act/Proc.....

Prepared by me

CONVEYANCER

TANIA SCHAEFER (78508)



CERTIFICATE OF CONSOLIDATED TITLE

(ISSUED UNDER THE PROVISIONS OF SECTION 40 of the Deeds
Registries Act, 1937 (No. 47/1937))

WHEREAS

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

has applied for the issue of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act, 1937

2025-01-22

Singer

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

S.m

AND WHEREAS the said

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

is the registered owner of-

1. REMAINDER ERF 3279 HUMANSDORP

Held by Deed of Transfer Number T22502/2023

2. REMAINDER ERF 3280 HUMANSDORP

Held by Deed Deed of Transfer Number T22503/2023

which properties have been consolidated into the land hereinafter described.

NOW THEREFORE in pursuance of the provisions of the said Act, I the REGISTRAR OF DEEDS at KING WILLIAM'S TOWN do hereby certify that the said-

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

Its successors-in-title or assigns, is the registered owner of

ERF 4171 HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

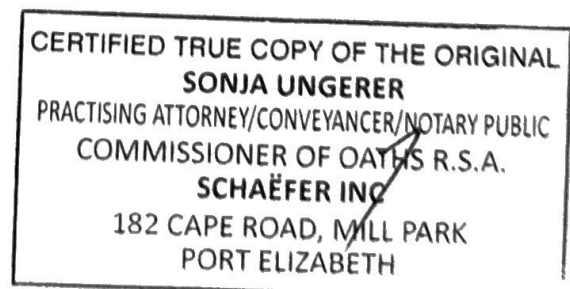
IN EXTENT: 8931 (EIGHT THOUSAND NINE HUNDRED AND THIRTY ONE)
SQUARE METERS

As will more fully appear from annexed Diagram S.G. No. 669/2024 approved by the
Surveyor General on 25 October 2024.

8.m

2025-01-22

Singer



1. As to figure ABKL on Diagram SG No 669/2024:

- A. SUBJECT to the conditions referred to in Title Deed Number T8183/1917CTN dated 13 October 1917, save insofar as these may have since lapsed or been cancelled.

2. As to the figure CDEFGHJ on Diagram SG No 669/2024:

- A. SUBJECT to the conditions referred to in Title Deed Number T8183/1917CTN dated 13 October 1917, save insofar as these may have since lapsed or been cancelled.
- B. SUBJECT TO a servitude right of way 4.5 metres wide the eastern boundary is indicated by the line B C D on Diagram SG number 2019/2005 in favour of the Erf 3281 Humansdorp in extent 1,8113 hectares held by Deed of Transfer number T79856/2005CTN, as contained in Deed of Transfer Number T22503/2023.

AND THAT by virtue of these presents, the said –

WAMABLA PROPRIETARY LIMITED

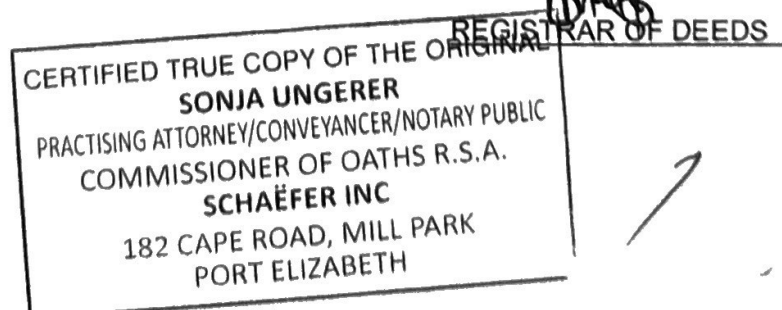
Registration Number 2018/540442/07

Its successors-in-title or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF I, the said REGISTRAR, 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

WILLIAM'S TOWN on the day of **2024 -12- 19**



SCHAEFER
ATTORNEYS

163

41 37 3 0186

DE

EF

FG

GH

HJ

JK

KL

LA

SIDES
MetresANGLES OF
DIRECTIONCO-ORDINATES
Y System WG 25 X

S.G. No. 669/2024

Approved

M. N.

for Surveyor-General
2024-10-25

CERTIFIED COPY FOR REGISTRATION

FOR SURVEYOR-GENERAL

DATE: 31/10/2024

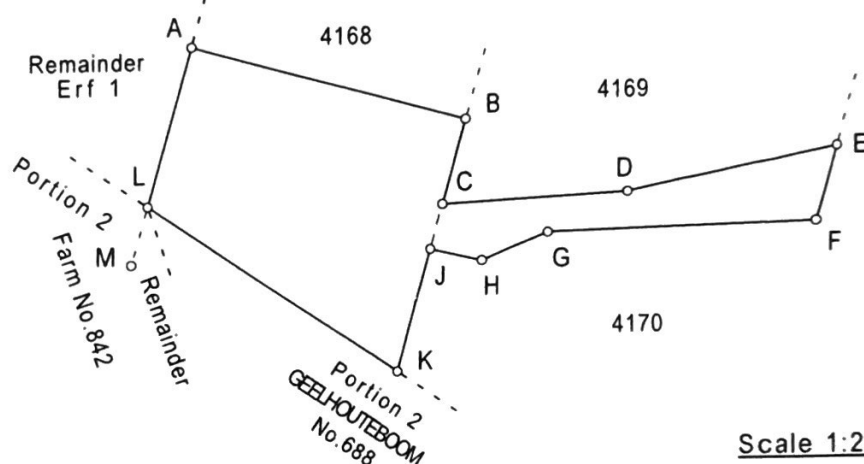
indicatory data:

LM	20,31	15 28 30	M	+21864,72	+67706,54
		37 BB1	⊕	+21809,58	+67482,11
		38 BB1	⊕	+21586,13	+67543,91

BEACONS:

12mm iron peg: A, B, C, D, E, F, G, H, J, K

No beacon: L



Scale 1:2500

COMPONENTS

- (1) The figure ABKL represents Remainder Erf 3279 Humansdorp vide diagram No.2018/2005 annexed to D/T No.T79857/2005
- (2) The figure CDEFGHJ represents Remainder Erf 3280 Humansdorp vide diagram No.2019/2005 annexed to D/T No.T79857/2005

The figure A B C D E F G H J K L
represents 8931 square metres of land, being
ERF 4171 HUMANSDORP

and comprises 1 to 2 above
situate in the Kouga Municipality.
Administrative District of Humansdorp.
Province of Eastern Cape

Surveyed in April 2005 to
September 2024 by us.

2025-01-22

Ungerer

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

APPROVED IN TERMS OF SECTION(S) 108
OF THE SPLUMA BY-LAW:
Kouga MUNICIPALITY 2016
REF: JL2021-00025 DATE 30 June 2021

D.E. Lategan (PLS 1168)
Professional Land Surveyor.

J.D.T Bester (PLS 1056)
Professional Land Surveyor.

This diagram is annexed to

No. 1 22349/2024

dated 2024-12-19

i.f.o.

Registrar of Deeds

The original diagrams are
as listed above.

File No. S/6399/16

S.R. No. 320/2024

Comp AN-2BA/X14 (760)

LPI C0340005



Schaefer Attorneys
182 Cape Road
Mill Park
Port Elizabeth
6057

2

Prepared by me

CONVEYANCER
TANIA SCHAEFER (78508)

APPLICATION FOR THE ISSUE OF A CERTIFICATE OF CONSOLIDATED TITLE
in terms of the provisions of Section 40(3) of the Deeds Registries Act No. 47 of 1937

I, the undersigned

2025-01-22

TANIA SCHAEFER
duly authorised thereto by a resolution by the Directors of
WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

Do hereby apply, in terms of Section 40(3) of the Deeds Registries Act 47 of 1937, to the
Registrar of Deeds at KING WILLIAM'S TOWN for the issue in favour of WAMABLA
PROPRIETARY LIMITED, Registration Number 2018/540442/07 a Certificate of Consolidated
Title in respect of -

1. REMAINDER ERF 3279 HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

Held by Deed of Transfer Number T22502/2023

2. REMAINDER ERF 3280 HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

Held by Deed of Transfer Number T22503/2023

which said properties are to be consolidated and are to be known as

ERF 4171 HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

2025-01-22

Ungerer

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

IN EXTENT: 8931 (EIGHT THOUSAND NINE HUNDRED AND THIRTY ONE)
SQUARE METERS

As will appear from diagram S.G. No. 669/2024

SIGNED at PORT ELIZABETH on this 14 day of November 2024.

AS WITNESSES:

1. *Shares*

2. *[Signature]*

[Signature]
TANIA SCHAEFER

DEEDS REGISTRATION SYSTEM - KING WILLIAMS TOWN

DATE : 20241210 TIME : 11:53:01.4 PAGE : 1

PREPARED BY : DRS07000 - ASISIPHO SOTENU

TRACK NUMBER : 70000733741

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
ERF NUMBER
TOWN NAME

- 0004171
- HUMANSDORP

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES NOT EXIST

*** END OF REPORT ***



Schaefer Attorneys
182 CAPE ROAD
MILL PARK
PORT ELIZABETH
6057

Prepared by me

CONVEYANCER
TANIA SCHAEFER (78508)

Fee Endorsement		Office Fee
	Amount	
Purchase Price/Value	R	R
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R 44500
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg Act/Proc

22345/2024
T

CERTIFICATE OF REGISTERED TITLE

(Issued under the provisions of Section 43 of the Deeds Registries Act 47 of 1937)

WHEREAS

TANIA SCHAEFER
duly authorised thereto by a resolution of the Directors of
WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

S.m

2025-01-22

Singer

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name under Deed of Transfer Number T22502/2023

Now, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at **KING WILLIAM'S TOWN** do hereby certify that the said

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

Its Successors in Title or assigns

is the registered owner of:-

ERF 4168 (PORTION OF ERF 3279) HUMANSDORP
 IN THE KOUGA LOCAL MUNICIPALITY
 DIVISION OF HUMANSDORP
 PROVINCE OF THE EASTERN CAPE

IN EXTENT: 1, 4039 (ONE COMMA FOUR ZERO THREE NINE) Hectares

As will appear from Diagram S.G. No. 666/2024

A SUBJECT TO the conditions referred to in Title Deed Number T8183/1917CTN dated 13 October 1917 save insofar as these may have since lapsed or been cancelled.

AND THAT by virtue of these Presents, the said

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

Its Successors in Title or assigns

now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

2025-01-22

Singer

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
 PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
 COMMISSIONER OF OATHS S.A.
SCHAEFER INC
 182 CAPE ROAD, MILL PARK
 PORT ELIZABETH

8.m

IN WITNESS WHEREOF I, the said Registrar 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
WILIAM'S TOWN on 2024 -12- 19

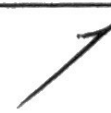


REGISTRAR OF DEEDS

2025 -01- 22



CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH



S.M

SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES	
			Y System WG 25	X
163	Constant		+0,00	+3700000,00
AB 93,23	285 28 30	A	+21805,30	+67491,90
BC 141,31	15 20 30	B	+21713,53	+67517,31
CD 044,373 0186,57	105 39 20	C	+21752,50	+67659,38
DA 147,01	195 28 30	D	+21844,53	+67633,58
	37 BB1	⊕	+21809,58	+67482,11
	38 BB1	⊕	+21586,13	+67543,91

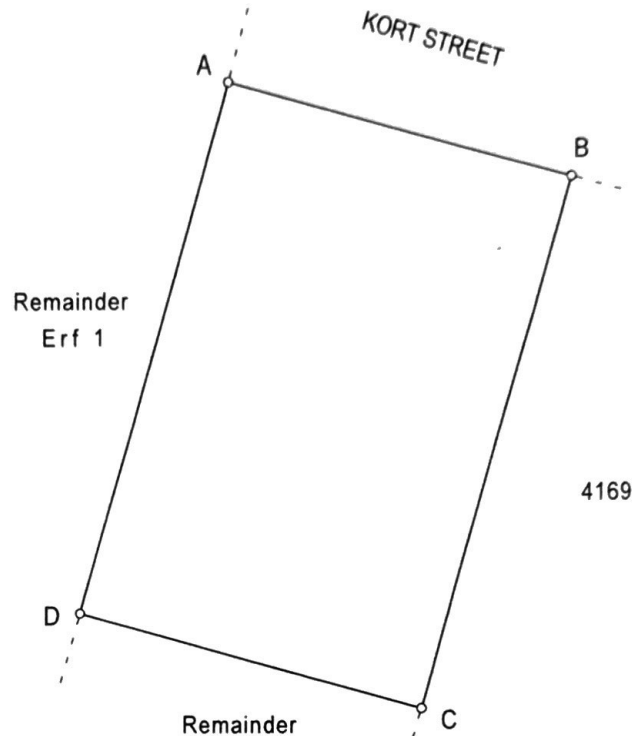
S.G. No.666/2024

Approved

*Man*for Surveyor-General
2024-10-25

BEACONS:

12mm iron peg: A, B, C, D



Scale 1:2000

The figure A B C D
represents 1,4039 hectares of land, being
ERF 4168 (PORTION OF ERF 3279) HUMANSDORP
situate in the Kouga Municipality.
Administrative District of Humansdorp.
Province of Eastern Cape

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

Surveyed in April 2005 to
September 2024 by us.

[Signature]
D.E. Lategan (PLS 1168)
Professional Land Surveyor.

[Signature]
J.D.T Bester (PLS 1056)
Professional Land Surveyor.

This diagram is annexed to

No. 722346/2024
dated 2024-12-19
i.f.o.

Registrar of Deeds

The original diagram is

No. 2018/2005 annexed to
Transfer/Grant
No. T79857/2005

File No. S/6399/16

S.R. No. 320/2024

Comp AN-2BA/X14 (760)

LPI C0340005

CERTIFIED COPY FOR REGISTRATION

FOR SURVEYOR-GENERAL:

DATE: 31/10/2024

APPROVED IN TERMS OF SECTION(S) 108

OF THE SPLUMA BY-LAW:

Kouga MUNICIPALITY 2016

REF: JL2021-00025 DATE 30 June 2021

EXEMPT FROM PROVISIONS OF
ACT No. 70 OF 1970SECTION 1(a)

Ref No: JM/JL2021-00025

30 June 2021

Urban Dynamics Town & Regional Planners
P.O. Box 27757
Greenacres
PORT ELIZABETH
6057

ATTENTION: Mr J. van der Westhuizen

E-Mail: info@udec.co.za

Sir

APPLICATION FOR REZONING, SUBDIVISION AND CONSOLIDATION: ERF 3279 & 3280, HUMANSDORP

I refer to your application dated 13 July 2020

At a Municipal Planning Tribunal on 03 June 2021, the following resolution was made:

Resolved: 03 June 2021

- i) That the application for as per Plan No. 5 & 6 drafted by Urban Dynamics dated 7/2020 as follows :-
- Subdivision: Erf 3279 into 2 portions, Portion 1 & Remainder Subdivision: Erf 3289 into 3 portions, Portion 1, Portion 2 & Remainder
 - Rezoning of Portions 1 (Erf 3279) from Agriculture Zone 1 to Residential Zone 3 (town house)
 - Rezoning of Portion 1 & 2 (Erf 3280) from Agricultural Zone 1 to Residential Zone 3 (town house)
 - Consolidation: Remainder of Erf 3279 and Remainder Erf 3280
 - Rezoning: Consolidated Portion from "Agricultural Zone 1" to "Open Space Zone 1" in terms of the Spatial Planning and Land Use Management By-Law of Kouga Local Municipality, 2016, **be approved** in terms of Section 108 of the Spatial Planning & Land Use Management Bylaw: Kouga Municipality, 2016;

That the approval, as contemplated in paragraph (i) above be subject to the following conditions imposed in terms of Section 54 of the said by-law:

Conditions of Approval:

- a) That proposed development parameters be in accordance with the Kouga Town Planning Scheme, 2021.
- b) That the Kouga Town Planning Scheme maps be amended accordingly.

- c) That a detailed Site Development Plan (SDP) indicating all structures, entrances, parking and services (electricity, water, sewerage, storm water and roads) be submitted for approval of the subject properties.
- d) That building plans be formally submitted for approval after the SDP has been approved by the Municipality.
- e) That no deviation from the approved Site Development Plan be allowed or reflected within the building plans submitted for approval.
- f) That the owner/developer enters into a Service Level Agreement with the Council regarding all internal and bulk services before commencement of any construction. All conditions for engineering services as requested by the Technical department must be adhered to.
- g) That the developer be responsible for the installation of electrical services according to the standard guidelines for electrification of townships as approved by the Council.
- h) That the developer be responsible for all cost (that may escalate) in respect of services, services connections and augmentation/services contribution fees as determined by the Council.
- i) That the various rates and levies to be paid by the developer in future, be determined by the Council in terms of relevant legislation and policies.
- j) That no rates clearance be issued, and no transfer of erven be allowed before all services are installed, roads be constructed to the satisfaction of the Council and the service agreement is concluded and complied with by the Developer.
- k) That a Homeowners Association or a Body Corporate be established for Residential Zone 3 erven in terms of the By-law.
- l) That, if the Surveyor General has approved the diagrams as contemplated in Section 61 of the Spatial Planning and Land Use Management By-law: Kouga Municipality, 2016, the owner/developer concerned shall, within a period of five (5) years after approval has been granted under Section 108 of the said by-law, furnish the Registrar of Deeds with such documents and information as required and provide services in accordance with the conditions imposed under Section 59 of the said by-law in respect of the subdivision and obtain the registration of at least one (1) land unit.
- m) That the development complies with the requirements and conditions as stipulated by DEDEAT.



KOUGA

local municipality

Good Governance through Service Excellence

Cape St Francis
Hankey
Humansdorp
Jeffreys Bay
Leribe
Oyster Bay
Patensie
St Francis Bay
Thomhill

Postal: PO Box 21, Jeffreys Bay, 6330
Tel: 042 200 2200 / 042 200 8300
Fax: 042 200 8606
Email: registry@kouga.gov.za
Website: www.kouga.gov.za

- n) That the developer adheres to all formal legal procedures, requirements and conditions as stipulated in any National, Provincial or local legislation and / or by-law.
- o) That, where the owner/developer has failed to comply with the provisions of Section 63 of the Spatial Planning and Land Use Management By-law: Kouga Municipality, 2016, in relation to the subdivision or part thereof, the approval granted under Section 108 of the said by-law shall lapse.
- p) That the rezoning or subdivision shall lapse if the land concerned is not, within a period of five (5) years from the date on which the approval was granted, utilized as permitted in terms of the said approval.

Yours faithfully

MR J. MARAIS

MANAGER: PLANNING AND DEVELOPMENT

Refer: Binadene Meyer (042) 2002200



Schaefer Attorneys
182 Cape Road
Mill Park
Port Elizabeth
6057



1-6-7
(10/12/17)

Prepared by me

CONVEYANCER
TANIA SCHAEFER (78508)

APPLICATION FOR ISSUE OF CERTIFICATE OF REGISTERED TITLE
in terms of the provisions of Section 43 of the Deeds Registries Act No. 47 of 1937

I, the undersigned,

TANIA SCHAEFER

duly authorised thereto by a resolution of the Directors of
WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

1 of 1

do hereby apply to the registrar of Deeds at King William's Town for the issuing to
WAMABLA PROPRIETARY LIMITED of a Certificate of Registered Title in terms of
section 43 of Act 47 of 1937 in respect of the following, namely

ERF 4168 (PORTION OF ERF 3279) HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

IN EXTENT: 1, 4039 (ONE COMMA FOUR ZERO THREE NINE) Hectares

As will appear from Diagram S.G. No. 666/2024

SUBJECT to the conditions imposed in terms of section 54
of the By-Laws of Kouga Local Municipality.

DATED at PORT ELIZABETH on this 14 day of November 2024

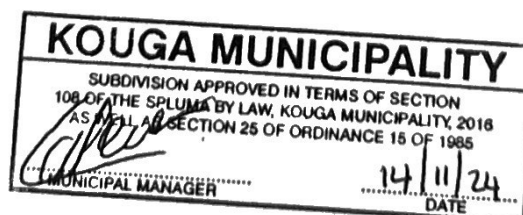
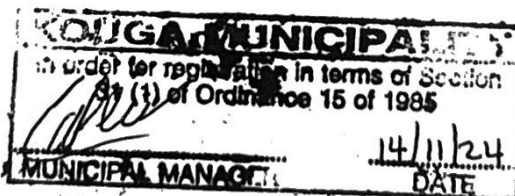
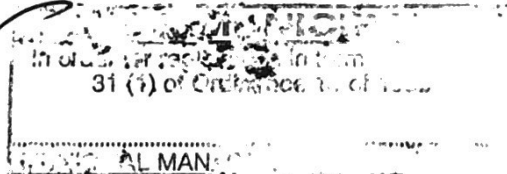
AS WITNESSES:

1. Shares

TANIA SCHAEFER

2. [Signature]

[Signature]



DEEDS REGISTRATION SYSTEM / YONG WILLIAMS TOWN
ED BY : DRS07080 - ASISIPHO SOTENO

DATE : 20241210 TIME : 11:51:59.4 PAGE : 1

TRACK NUMBER : 70000733740

BLACK-BOOKING ENQUIRY ON NAME - WAMABLA PTY LTD
ID NUMBER - 201854044207
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

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 : 70000733740

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 3279
TOWNSHIP HUMANSORP
REG DIV NOT AVAILABLE

PROVINCE
PREV DESCRIPTION
DIAGRAM DEED NO
EXTENT
CLEARANCE

EASTERN CAPE

T79857/2005
2.0873 H
HUMANSORP DC

ORIGIN REASON
SUBDIVISION FROM

ORIGIN PROPERTY
HUMANSORP , 2957 , 0 (R/E)

NO INTERDICTS

DOCUMENTS
CONVERTED FROM CTN

HOLDER

AMOUNT

O/P/A

SCAN/MICRO REF

MDD
0309

OWNER DETAILS

FULL NAME & SHARE
WAMABLA PTY LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED
20230421 R1100000.00 201854044207 T22502/2023

MDD MICROFILM REF
0731 20230808104953

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

** 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 ***

50

NEEDS REGISTRATION SYSTEM - KING WILLIAMS TOWN

DATE : 20241210 TIME : 11:52:12.6 PAGE : 1

DRS07080 - ASISIPHO SOTENU

TRACK NUMBER : 70000733740

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
ERF NUMBER
TOWN NAME

- 0004168
- HUMANSDORP

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES NOT EXIST

*** END OF REPORT ***

TRACK NUMBER : 70000733740

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 2957
TOWNSHIP HUMANSDORP
REG DIV NOT AVAILABLE

PROVINCE EASTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T79855/2005
EXTENT 2.8665 H
CLEARANCE HUMANSDORP DC

ORIGIN REASON ORIGIN PROPERTY
CONSOLIDATE FROM HUMANSDORP , 378 , 0 (R/E)
CONSOLIDATE FROM HUMANSDORP , 379 , 0

SUBDIVISION TO TOWN HUMANSDORP , ERF 3281 , PRTN 0
SUBDIVISION TO TOWN HUMANSDORP , ERF 3279 , PRTN 0
SUBDIVISION TO TOWN HUMANSDORP , ERF 3280 , PRTN 0
SUBDIVISION TO TOWN HUMANSDORP , ERF 3282 , PRTN 0

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
B14625/2006CTN	NORTIER NARETHA	R500000.00			0215
CONVERTED FROM CTN					0309

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
POTGIETER CHRISTIAAN RUDOLPH				2706255012000	T79855/2005CTN	1004	
		CCT					
POTGIETER SHIRLEY ANNE				3201080008000	T79855/2005CTN	1004	
		CCT					

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

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



Schaefer Attorneys
182 CAPE ROAD
MILL PARK
PORT ELIZABETH
6057

Prepared by me

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R	R
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R <i>445.00</i>
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg Act/Proc

T 22347 L2024

CERTIFICATE OF REGISTERED TITLE

(Issued under the provisions of Section 43 of the Deeds Registries Act 47 of 1937)

WHEREAS

TANIA SCHAEFER
duly authorised thereto by a resolution of the Directors of
WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

S.M

2025-01-22

Singer

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name under Deed of Transfer Number T22503/2023

Now, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at **KING WILLIAM'S TOWN** do hereby certify that the said

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

Its Successors in Title or assigns

is the registered owner of:-

ERF 4169 (PORTION OF ERF 3280) HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

IN EXTENT: 1, 8466 (ONE COMMA EIGHT FOUR SIX SIX) Hectares

As will appear from Diagram S.G. No. 667/2024

- A** SUBJECT TO the conditions referred to in Title Deed Number T8183/1917CTN dated 13 October 1917 save insofar as these may have since lapsed or been cancelled.
- B** SUBJECT TO a servitude right of way 4.5 metres wide eastern boundary as indicated by the line B C D on Diagram SG number 2019/2005 in favour of Erf 3281 Humansdorp in extent 1.8113 hectares held by Deed of Transfer number T79856/2005CTN, as contained in Deed of Transfer number T22503/2023.

AND THAT by virtue of these Presents, the said

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

Its Successors in Title or assigns

now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

2025-01-22

8-m

Singor

1

IN WITNESS WHEREOF I, the said Registrar 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
WILIAM'S TOWN on 2024-12-19



REGISTRAR OF DEEDS

2025-01-22



CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

Sm



SCHAEPER
ATTORNEYSIDES
Metres
ANGLES OF
DIRECTIONCO-ORDINATES
Y System WG 25 X

S.G. No. 667/2024

163

SIDE	Metres
AB	19,67
BC	186,31
CD	68,45
DE	61,77
EA	176,80

Constant

285 28 20

15 18 50

78 25 10

87 12 10

195 20 30

37BB1

38BB1

A

B

C

D

E

⊕

⊕

+0,00

+21713,53

+21598,19

+21631,55

+21698,61

+21760,30

+21809,58

+21586,13

+3700000,00

+67517,31

+67549,24

+67671,06

+67684,81

+67687,82

+67482,11

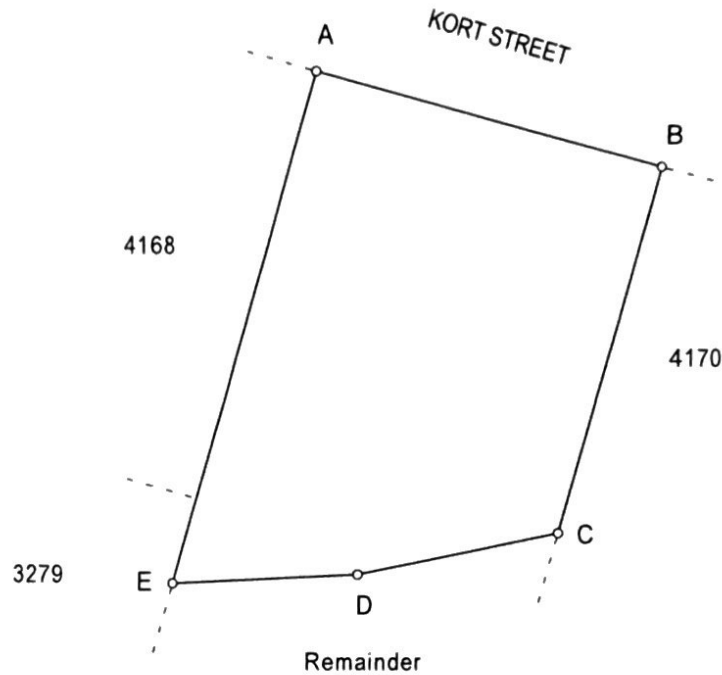
+67543,91

Approved

*Man*for Surveyor-General
2024-10-25

BEACONS:

12mm iron peg: A, B, C, D, E



Scale 1:2500

The figure A B C D E
represents 1,8466 hectares of land, being
ERF 4169 (PORTION OF ERF 3280) HUMANSDORP
situate in the Kouga Municipality.
Administrative District of Humansdorp.
Province of Eastern Cape

Ungerer
2025-01-22

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

Surveyed in April 2005 to
September 2024 by us.

*Ungerer**Bester*

D.E. Lategan (PLS 1168)
Professional Land Surveyor.

J.D.T Bester (PLS 1056)
Professional Land Surveyor.

This diagram is annexed to

No. 22347/2024
dated 2024-12-19
i.f.o.

Registrar of Deeds

The original diagram is

No. 2019/2005 annexed to
Transfer/Grant
No. T79857/2005

File No. S/6399/16

S.R. No. 320/2024

Comp AN-2BA/X14 (760)

LPI C0340005

Schaefer Attorneys
182 Cape Road
Mill Park
Port Elizabeth
6057



Handwritten signature/initials

Prepared by me

CONVEYANCER
TANIA SCHAEFER (78508)

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

2025-01-22

Handwritten signature: Ungerer

APPLICATION FOR ISSUE OF CERTIFICATE OF REGISTERED TITLE
in terms of the provisions of Section 43 of the Deeds Registries Act No. 47 of 1937

I, the undersigned,

TANIA SCHAEFER

duly authorised thereto by a resolution by the Directors of

WAMABLA PROPRIETARY LIMITED

Registration Number 2018/540442/07

Handwritten signature/initials

do hereby apply to the registrar of Deeds at King William's Town for the issuing to
WAMABLA PROPRIETARY LIMITED of a Certificate of Registered Title in terms of
section 43 of Act 47 of 1937 in respect of the following, namely

ERF 4169 (PORTION OF ERF 3280) HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

IN EXTENT: 1, 8466 (ONE COMMA EIGHT FOUR SIX SIX) Hectares

As will appear from Diagram S.G. No. 667/2024
SUBJECT to the conditions imposed in terms
of section 54 of the said By-Laws of Kouga local municipality.

DATED at PORT ELIZABETH on this 14 day of November 2024.

AS WITNESSES:

1. Shares

TANIA SCHAEFER

2. _____

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

2025-01-22

2025-01-22
KOUGA MUNICIPALITY
Order for registration in terms of Section
31 (1) of Ordinance 15 of 1985
14/11/24
MUNICIPAL MANAGER DATE

KOUGA MUNICIPALITY
SUBDIVISION APPROVED IN TERMS OF SECTION
108 OF THE SPLUMA BY LAW, KOUGA MUNICIPALITY, 2016
AS WELL AS SECTION 25 OF ORDINANCE 15 OF 1985
14/11/24
MUNICIPAL MANAGER DATE



KOUGA

local municipality

Good Governance through Service Excellence

Cape St Francis
Hantony
Humansdorp
Jeffrey's Bay
Leerdam
Oyster Bay
Patensie
St Francis Bay
Thornhill

**SCHAEFER
ATTORNEYS**

163

041 373 0186

Postal: PO Box 21, Jeffreys Bay, 6330
Tel: 042 200 2200 / 042 200 8300
Fax: 042 200 8606
Email: registry@kouga.gov.za
Website: www.kouga.gov.za

Ref No: JM/JL2021-00025

30 June 2021

Urban Dynamics Town & Regional Planners
P.O. Box 27757
Greenacres
PORT ELIZABETH
6057

ATTENTION: Mr J. van der Westhuizen

E-Mail: info@udec.co.za

Sir

APPLICATION FOR REZONING, SUBDIVISION AND CONSOLIDATION: ERF 3279 & 3280, HUMANSDORP

I refer to your application dated 13 July 2020

At a Municipal Planning Tribunal on 03 June 2021, the following resolution was made:

Resolved: 03 June 2021

- i) That the application for as per Plan No. 5 & 6 drafted by Urban Dynamics dated 7/2020 as follows :-
- Subdivision: Erf 3279 into 2 portions, Portion 1 & Remainder Subdivision: Erf 3289 into 3 portions, Portion 1, Portion 2 & Remainder
 - Rezoning of Portions 1(Erf 3279) from Agriculture Zone 1 to Residential Zone 3 (town house)
 - Rezoning of Portion 1 & 2 (Erf 3280) from Agricultural Zone 1 to Residential Zone 3 (town house)
 - Consolidation: Remainder of Erf 3279 and Remainder Erf 3280
 - Rezoning: Consolidated Portion from "Agricultural Zone 1" to "Open Space Zone 1" in terms of the Spatial Planning and Land Use Management By-Law of Kouga Local Municipality, 2016, **be approved** in terms of Section 108 of the Spatial Planning & Land Use Management Bylaw: Kouga Municipality, 2016;

That the approval, as contemplated in paragraph (i) above be subject to the following conditions imposed in terms of Section 54 of the said by-law:

Conditions of Approval:

- a) That proposed development parameters be in accordance with the Kouga Town Planning Scheme, 2021.
- b) That the Kouga Town Planning Scheme maps be amended accordingly.

- c) That a detailed Site Development Plan (SDP) indicating all structures, entrances, parking and services (electricity, water, sewerage, storm water and roads) be submitted for approval of the subject properties.
- d) That building plans be formally submitted for approval after the SDP has been approved by the Municipality.
- e) That no deviation from the approved Site Development Plan be allowed or reflected within the building plans submitted for approval.
- f) That the owner/developer enters into a Service Level Agreement with the Council regarding all internal and bulk services before commencement of any construction. All conditions for engineering services as requested by the Technical department must be adhered to.
- g) That the developer be responsible for the installation of electrical services according to the standard guidelines for electrification of townships as approved by the Council.
- h) That the developer be responsible for all cost (that may escalate) in respect of services, services connections and augmentation/services contribution fees as determined by the Council.
- i) That the various rates and levies to be paid by the developer in future, be determined by the Council in terms of relevant legislation and policies.
- j) That no rates clearance be issued, and no transfer of erven be allowed before all services are installed, roads be constructed to the satisfaction of the Council and the service agreement is concluded and complied with by the Developer.
- k) That a Homeowners Association or a Body Corporate be established for Residential Zone 3 even in terms of the By-law.
- l) That, if the Surveyor General has approved the diagrams as contemplated in Section 61 of the Spatial Planning and Land Use Management By-law: Kouga Municipality, 2016, the owner/developer concerned shall, within a period of five (5) years after approval has been granted under Section 108 of the said by-law, furnish the Registrar of Deeds with such documents and information as required and provide services in accordance with the conditions imposed under Section 59 of the said by-law in respect of the subdivision and obtain the registration of at least one (1) land unit.
- m) That the development complies with the requirements and conditions as stipulated by DEDEAT.

- n) That the developer adheres to all formal legal procedures, requirements and conditions as stipulated in any National, Provincial or local legislation and / or by-law.
- o) That, where the owner/developer has failed to comply with the provisions of Section 63 of the Spatial Planning and Land Use Management By-law: Kouga Municipality, 2016, in relation to the subdivision or part thereof, the approval granted under Section 108 of the said by-law shall lapse.
- p) That the rezoning or subdivision shall lapse if the land concerned is not, within a period of five (5) years from the date on which the approval was granted, utilized as permitted in terms of the said approval.

Yours faithfully

MR J. MARAIS
MANAGER: PLANNING AND DEVELOPMENT

Refer: Binadene Meyer (042) 2002200



TRACK NUMBER : 70000733740

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 3280
TOWNSHIP HUMANSDORP
REG DIV NOT AVAILABLE

PROVINCE EASTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T79857/2005
EXTENT 3.2104 H
CLEARANCE HUMANSDORP DC

ORIGIN REASON
SUBDIVISION FROM
ORIGIN PROPERTY
HUMANSDORP , 2957 , 0 (R/E)

NO INTERDICTS

DOCUMENTS
CONVERTED FROM CTN

HOLDER

AMOUNT

O/P/A SCAN/MICRO REF MDD
0309

OWNER DETAILS

FULL NAME & SHARE
WANABLA PTY LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
20230421 R1100000.00 201854044207

TITLE DEED MDD MICROFILM REF
T22503/2023 0731 20230000105213

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

** 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 ***

PREPARED BY : DRS07080 - ASISIPIHO SOTENU

TRACK NUMBER : 70000733740

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
ERF NUMBER
TOWN NAME

-
- 0004169
- HUMANSDORP

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES NOT EXIST

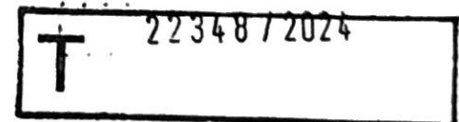
*** END OF REPORT ***



Schaefer Attorneys
182 CAPE ROAD
MILL PARK
PORT ELIZABETH
6057

Prepared by me

Fee Endorsement		
	Amount	Office Fees
Purchase Price/Value	R	R
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R 445.00
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg Act/Proc

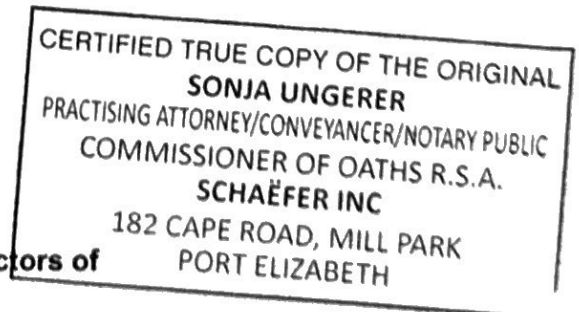


CERTIFICATE OF REGISTERED TITLE

(Issued under the provisions of Section 43 of the Deeds Registries Act 47 of 1937)

WHEREAS

2025-01-22
Singer
TANIA SCHAEFER
duly authorised thereto by a resolution of the Directors of
WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07



lim



has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name under Deed of Transfer Number T22503/2023

Now, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at **KING WILLIAM'S TOWN** do hereby certify that the said

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

Its Successors in Title or assigns

is the registered owner of:-

ERF 4170 (PORTION OF ERF 3280) HUMANSDORP
 IN THE KOUGA LOCAL MUNICIPALITY
 DIVISION OF HUMANSDORP
 PROVINCE OF THE EASTERN CAPE

IN EXTENT: 1, 1542 (ONE COMMA ONE FIVE FOUR TWO) Hectares

As will appear from Diagram S.G. No. 668/2024

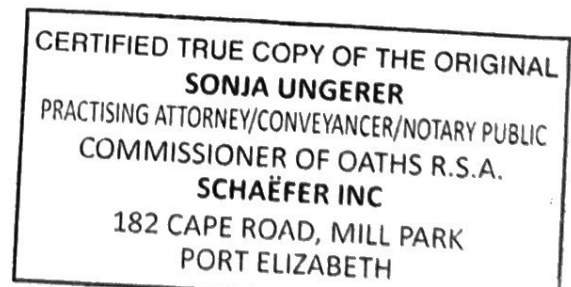
- A** SUBJECT TO the conditions referred to in Title Deed Number T8183/1917CTN dated 13 October 1917 save insofar as these may have since lapsed or been cancelled.
- B** SUBJECT TO a servitude right of way 4.5 metres wide eastern boundary is indicated by the line B C D on Diagram SG number 2019/2005 in favour of Erf 3281 Humansdorp in extent 1.8113 hectares held by Deed of Transfer number T79856/2005CTN, as contained in Deed of Transfer number T22503/2023.

AND THAT by virtue of these Presents, the said

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

Its Successors in Title or assigns

now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.



2025-01-22

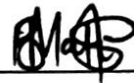
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S.m

7

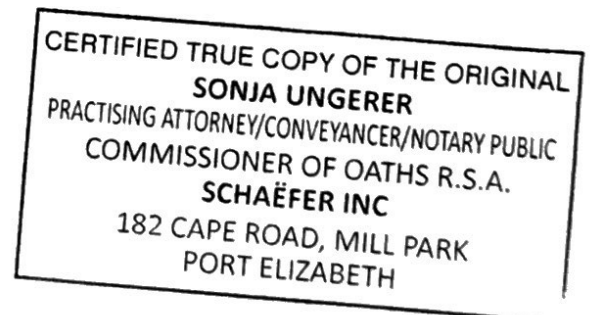
IN WITNESS WHEREOF I, the said Registrar have subscribed to these Presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at KING
WILIAM'S TOWN on 2024-12-19



REGISTRAR OF DEEDS

2025-01-22



S.m

7

SCHAEPER'S ATTORNEYS		SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 25 X		
163			Constant		+0,00	+3700000,00
AB	30,00	285 29 40	A	+21598,19		+67549,24
BC	21,37	15 19 00	B	+21588,55		+67551,91
CD	46,19	350 34 50	C	+21648,71		+67771,59
DE	31,47	122 10 20	D	+21645,21		+67792,67
EF	93,63	26 08 00	E	+21684,31		+67768,07
FG	42,43	124 09 50	F	+21698,17		+67796,33
GH	17,72	195 20 20	G	+21775,64		+67743,75
HJ	23,83	283 20 20	H	+21764,42		+67702,83
JK	86,81	247 45 50	J	+21747,18		+67706,92
KL	152,01	268 38 50	K	+21725,12		+67697,90
LA		195 18 50	L	+21638,34		+67695,85
		37 BB1	⊕	+21809,58		+67482,11
		38 BB1	⊕	+21586,13		+67543,91

S.G. No. 668/2024

Approved

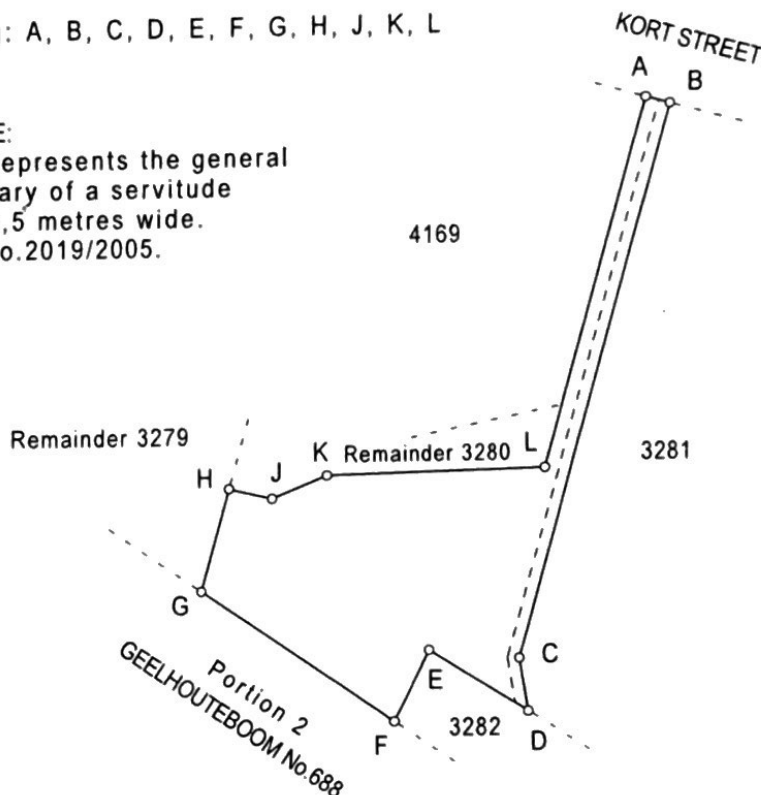
for Surveyor-General
2024-10-25

BEACONS:

12mm iron peg: A, B, C, D, E, F, G, H, J, K, L

SERVITUDE NOTE:

The line BCD represents the general
Eastern boundary of a servitude
Right of Way 4,5 metres wide.
vide Diagram No.2019/2005.



The figure A B C D E F G H J K L
represents 1,1542 hectares of land, being
ERF 4170 (PORTION OF ERF 3280) HUMANSDORP
situate in the Kouga Municipality.
Administrative District of Humansdorp.
Province of Eastern Cape

Surveyed in April 2005 to
September 2024 by us.

2025-01-22

Scale 1:3000

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

D.E. Lategan (PLS 1168)
Professional Land Surveyor.

J.D.T Bester (PLS 1056)
Professional Land Surveyor.

This diagram is annexed to

No. 22348/2024

No. 1
dated 2024-12-19
i.f.o.

Registrar of Deeds

The original diagram is

No. 2019/2005 annexed to
Transfer/Grant
No. T79857/2005

File No. S/6399/16

S.R. No. 320/2024

Comp AN-2BA/X14 (760)

LPI C0340005

CERTIFIED COPY FOR REGISTER

FOR SURVEYOR-GENERAL

DATE: 31/10/2024

APPROVED IN TERMS OF SECTION(S) 108

OF THE SPLUMA BY-LAW:

Kouga MUNICIPALITY 2016

REF: JL2021-00025 DATE 30 June 2021

EXEMPT FROM PROVISIONS OF
ACT No. 73 OF 1973

SECTION 1(a)

do hereby apply to the registrar of Deeds at King William's Town for the issuing to
WAMABLA PROPRIETARY LIMITED of a Certificate of Registered Title in terms of
section 43 of Act 47 of 1937 in respect of the following, namely

ERF 4170 (PORTION OF ERF 3280) HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF THE EASTERN CAPE

IN EXTENT: 1, 1542 (ONE COMMA ONE FIVE FOUR TWO) Hectares

As will appear from Diagram S.G. No. 668/2024
SUBJECT TO the conditions imposed in terms of section 54
of the By-Laws of Kouga Local Municipality.

DATED at PORT ELIZABETH on this 14 day of November 2024.

AS WITNESSES:

1. Shares

TANIA SCHAEFER

[Signature]

2025-01-22

Ungerer

[Signature]

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

KOUGA MUNICIPALITY
Order for registration in terms of Section
54 (1) of Ordinance 15 of 1985
14/11/24
MUNICIPAL MANAGER DATE

KOUGA MUNICIPALITY
SUBDIVISION APPROVED IN TERMS OF SECTION
108 OF THE SPLUMA BY LAW, KOUGA MUNICIPALITY, 2016
AS WELL AS SECTION 25 OF ORDINANCE 15 OF 1985
14/11/24
MUNICIPAL MANAGER DATE

km

Schaefer Attorneys
182 Cape Road
Mill Park
Port Elizabeth
6057



Prepared by me

CONVEYANCER
TANIA SCHAEFER (78598)

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

2025-01-22

APPLICATION FOR ISSUE OF CERTIFICATE OF REGISTERED TITLE
in terms of the provisions of Section 43 of the Deeds Registries Act No. 47 of 1937

I, the undersigned,

TANIA SCHAEFER

duly authorised thereto by a resolution of the Directors of
WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

8m

20

DEEDS REGISTRATION SYSTEM - KING WILLIAMS TOWN

DATE : 20241210 TIME : 11:52:50.0 PAGE : 1

PREPARED BY : DRS07080 - ASISIPH0 S0TBWJ

TRACK NUMBER : 70000733741

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
ERF NUMBER
TOWN NAME

- 0004170
- HUMANSDORP

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES NOT EXIST

*** END OF REPORT ***



albert
saunders

SCHAEFER
ATTORNEYS
163
04 373 0786

attorneys & conveyancers

Deed of Transfer

No. T22503/2023

WAMABLA (PTY) LTD

ERF 3280
HUMANSDORP

150 St Francis Drive
PO Box 34
St Francis Bay, 6312
Tel: 042 294 0315
albert@stfrancislegal.co.za

40
TBB ATTORNEYS
043 721 1234

SCHAEFER
ATTORNEYS
163
041 373 0186

Endorsement		
	Amount	Office Fee
Purchase Price	R 100 000 00	R 145300
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R
Reason For Exemption	Category Exemption	Exempt to Sec/Reg Act/Sec

Albert Saunders Attorneys
P.O. Box 34
St Francis Bay
6312

Prepared by me

[Signature]

CONVEYANCER

ALBERT MICHAEL SAUNDERS (84973)

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF **RAF 4169 (PORTION OF RAF 3280)**

HUMANSDORP = 1,8466 HA RESTANT
REMAINDER **1,3638 HA**

T

2024 -12- 19

REGISTRATEUR/REGISTRAR

T 22503 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ESETHU VUYISIWE ZIBI

LPCM Number 102415

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

FALCON TRADING 12 PROPRIETARY LIMITED
Registration number 2017/199951/07

2025 -01- 22

[Signature]

which said Power of Attorney was signed at ST. FRANCIS BAY on the 13th June 2023

VIR ENDOSSEMENT KYK BLADSY
FOR ENDORSEMENTS SEE PAGE **4**

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

And the appearer declared that his/her said principal had, on 21 April 2023, 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:

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

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

ERF 3280 (PORTION OF ERF 2957) HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF EASTERN CAPE

IN EXTENT 3,2104 (THREE COMMA TWO ONE ZERO FOUR)
Hectares

FIRST TRANSFERRED by Deed of Transfer number T79857/2005CTN
with General Plan SG number 2019/2005 relating thereto and held by
Deed of Transfer number T17033/2020.

- A. SUBJECT TO the conditions referred to in Title Deed number T8183/1917CTN dated 13 October 1917, save in so far these may have since lapsed or been cancelled.
- B. SUBJECT TO a servitude right of way 4.5 metres wide the eastern boundary is indicated by the line B C Don Diagram SG number 2019/2005 in favour of the Erf 3281 Humansdorp in extent 1.8113 hectares held by Deed of Transfer number T79856/2005CTN.

2025-01-22

Ungerer

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

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

FALCON TRADING 12 PROPRIETARY LIMITED

Registration number 2017/199951/07

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

WAMABLA PROPRIETARY LIMITED

Registration Number 2018/540442/07

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 100 000,00 (ONE MILLION ONE HUNDRED 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 KING WILLIAM'S TOWN on

2023-07-31



q.q.

In my presence



2025-01-22



REGISTRAR OF DEEDS

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH



140

STBB ATTORNEYS
043 721 1234

Albert Saunders
P.O. Box 34
St Francis Bay
6312

SCHAEFER	
STBB ATTORNEYS	
Purchase Price	Amount
103/00 000/00	Office Fee
Mortgage Capital Amt. 373 0186	R. 145300
ALL OTHER REGISTRATIONS	
Reason For Exemption	Category Exemption
Examat f.t.o Sect/Reg Act/Proc	

Prepared by me

CONVEYANCER

ALBERT MICHAEL SAUNDERS (84973)

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREID
CERTIFICATE OF REGISTERED TITLE ISSUED
TEN OPSIGTE VAN
IN RESPECT OF

ERF 4168 (PORTION OF ERF 3279) HUMANSDORP = 1,4039 HA
RESTANT REMAINDER 1,4691 HA

62346/2084

2024-12-19

REGISTRATEUR/REGISTRAR

6234 m²

CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAËFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH

2025-01-22

Ungerer

T 22502

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
ESETHU VUYISIWE ZIBI
LPCM Number 102415

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the
said appearer being duly authorised thereto by a Power of Attorney granted to
him/her by

LYONS PROJECT AND CONSTRUCTION MANAGEMENT CC

Registration number 2004/116953/23

which said Power of Attorney was signed at ST. FRANCIS BAY on the 13th day
of June 2023

VIR ENDOSSEMENT KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 4

And the appearer declared that his/her said principal had, on 21 April 2023, 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:

WAMABLA PROPRIETARY LIMITED
Registration Number 2018/540442/07

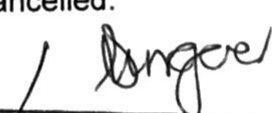
or its Successors in Title or assigns, in full and free property

ERF 3279 (PORTION OF ERF 2957) HUMANSDORP
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION OF HUMANSDORP
PROVINCE OF EASTERN CAPE

IN EXTENT 2,0873 (TWO COMMA ZERO EIGHT SEVEN THREE)
Hectares

FIRST TRANSFERRED by Deed of Transfer number T79857/2005CTN
with Diagram SG number 2018/2005 relating thereto and held by Deed of
Transfer number T17034/2020.

SUBJECT TO the conditions referred to in Title Deed number
T8183/1917CTN dated 13 October 1917, save in so far as these may
have since lapsed or been cancelled.

 2025-01-22
CERTIFIED TRUE COPY OF THE ORIGINAL
SONJA UNGERER
PRACTISING ATTORNEY/CONVEYANCER/NOTARY PUBLIC
COMMISSIONER OF OATHS R.S.A.
SCHAEFER INC
182 CAPE ROAD, MILL PARK
PORT ELIZABETH



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

LYONS PROJECT AND CONSTRUCTION MANAGEMENT CC

Registration number 2004/116953/23

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

WAMABLA PROPRIETARY LIMITED

Registration Number 2018/540442/07

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 100 000,00 (ONE MILLION ONE HUNDRED 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 KING WILLIAM'S TOWN on **2023-07-31**

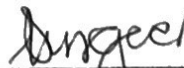


q.q.

In my presence



REGISTRAR OF DEEDS



2025-01-22

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