

Boqwana - Loon & Connellan
4 Cape Road
Central
Port Elizabeth
6000

Prepared by me

FEE
R. 650 00

CONVEYANCER
BOWES PG

T000072926 / 2007

FER

earer
ttorney

WARY HOLDINGS / SWEET EQUITY INV 50
CCT: SWEET EQUITY INV 50
SECTION 49 (51/54) - SWEET EQUITY INV 50
SWEET EQUITY INV 50/INVESTEC
APPLIC: SWEET EQUITY INV 50
CONSENT: OPEN REGISTER
SWEET EQUITY INV 50/SHURUMA FLOORING SYSTEMS
RELEASE: SWEET EQUITY INV 50/INVESTEC
SHURUMA FLOORING SYSTEMS/INVESTEC
APPLIC: WARY HOLDINGS (PTY) LTD
WARY HOLDINGS / BLOWFISH INV 106
PRIVATE ASSET MANAGEMENT/INVESTEC
WARY HOLDINGS / SOUTH BAKELS (PTY) LTD

WARY HOLDINGS
No. 1969/003556/v

A / VERIFIED

22 OCT 2007

VAN WYK Z

And the appearer declared that his said principal had, on 29 May 2007, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SOUTH BAKELS (PROPRIETARY) LIMITED
No. 1948/032124/07

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

PORTION 111 (PORTION OF REMAINDER PORTION 48) (~~PORTION OF~~ ~~PORTION 9~~) OF THE FARM KUYGA NO 8 in the NELSON MANDELA METROPOLITAN MUNICIPALITY, DIVISION of PORT ELIZABETH, PROVINCE of the EASTERN CAPE; *km*

IN EXTENT 7294 (SEVEN THOUSAND TWO HUNDRED AND NINETY FOUR) SQUARE METRES

AS WILL APPEAR from General Plan SG No. 336/2007 and held by Deed of Transfer No. T89041/2005

- A. SUBJECT to the conditions referred to in Deed of Transfer No T9909/1922
- B. SUBJECT to the following conditions newly imposed by the Nelson Mandela Metropolitan Municipality in its favour in terms of Section 42 of Ordinance 15 of 1985 when approving the subdivision of Portion 48 (a portion of portion 9) of the farm Kuyga No 8 in the Nelson Mandela Metropolitan Municipality, Division of Port Elizabeth, Eastern Cape Province, namely:
- The Subdivision has been approved subject to a building of a 1983 Municipal Valuation of not less than R40000.00 (FORTY THOUSAND RAND) being erected on each undeveloped land unit within a period of 5 (FIVE) years from the date of registration in the Deeds Office, of each land unit.
- C. SUBJECT further to the following condition imposed by the Transferor Wary Holdings (Proprietary) Limited and binding upon the Transferee and his her or its successors in title namely:-
- a. The property may not be transferred by the owner without the written consent of the Greenbushes Industrial Park Home Owners Association.
 - b. Upon transfer of the property and until he ceases to be an owner of the property an owner shall:-
 - i. Be obliged to be a member of the Greenbushes Industrial Park Home Owners Association;

- ii. Adhere to the constitution made by the Greenbushes Industrial Park Home Owners Association;
- iii. Only transfer the property hereby transferred should the prospective Transferee agree;
- iv. to become a member of the Greenbushes Industrial Park Home Owners Association;
- v. to adhere to the constitution made by the Greenbushes Industrial Park Home Owners Association;
- vi. To pay or make provision for the owner to pay to the satisfaction of Greenbushes Industrial Park Home Owners Association

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

WARY HOLDINGS (PROPRIETARY) LIMITED
No. 1969/003556/07

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

SOUTH BAKELS (PROPRIETARY) LIMITED
No. 1948/032124/07

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 R2 193 850,00 (TWO MILLION ONE HUNDRED AND NINETY THREE THOUSAND EIGHT HUNDRED AND FIFTY 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 11th September, 2007

In my presence

REGISTRAR OF DEEDS

CERTIFIED A TRUE COPY OF THE ORIGINAL FILED OF RECORD IN THIS
GESERTIFISEER IN WARE AFSKRIE VAN DIE OORSPRONKLIKE WAT IN
OFFICE ISSUED IN TERMS OF REGULATION 66, ACT 47/1937
HIERDIE KANTOORBEREIKS UITGEEFEN IN REGTENSREGULASIE 66,
WET 47/1937

DEEDS OFFICE
AKTEKANTOOR
KING WILLIAM'S TOWN
2020-11-03

REGISTRAR OF DEEDS
REGISTRATEUR VAN AKTES