

DE BRUIN OBERHOLZER ING. / INC.
27 JOUBERT STREET
POLOKWANE
0699
DOCEX 2 POLOKWANE

Prepared by me,

CONVEYANCER
MICHEL VAN NIEKERK DE BRUIN

SEELREG
STAMP DUTY R.....
FOOI
FEES R 3 505,00

T 000007837 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT MICHEL VAN NIEKERK DE BRUIN

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

FARM DU PLOOY CC
Registration Number 1994/041086/23

dated 31 AUGUST 2017 and signed at POLOKWANE

DE BRUIN OBERHOLZER ING. / INC.

LegalSuite (Version 4.4384)
DeedOfTransferConventional.doc

VIR VERDERE ENDOSSEMENTSIE SIE
FOR FURTHER ENDORSEMENTS SEE 6

AND the said Appearer declared that his/her principal had on **3 October 2016** 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:

FUMARIA PROPERTY HOLDINGS PROPRIETARY LIMITED
Registration Number 2008/025676/07

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

THE FARM DARU 889
REGISTRATION DIVISION M.S.,
LIMPOPO PROVINCE

IN EXTENT: 794,3048 (SEVEN HUNDRED AND NINETY FOUR COMMA THREE ZERO FOUR EIGHT) HECTARES

FIRST REGISTERED AND STILL HELD BY CERTIFICATE OF CONSOLIDATED TITLE T (4) 000007836 / 2017 WITH CONSOLIDATION DIAGRAM S.G. NO. 1042/2016 ANNEXED THERETO

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That portion of the property held hereunder, indicated by figure EFGHJKh middle of the Matamba river jg middle of the Matamba river f on the annexed Consolidation diagram SG No 1042/2016 being a portion of the former Portion 3 of the farm BEKAF 650, Registration Division MS, Limpopo Province, is subject to the following conditions:-

A. ONDERWORPE aan die afstand gedoen deur die eienaar in terme van Artikel 4(2) van Wet Nr. 55 van 1926.

B. Die eiendom hiermee getransporteer is onderhewig aan 'n Serwituut ten gunste van die ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit daaroor te voer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr. 1179/1972-S geregistreer op 11 September 1972 die middelyn van welke Serwituut aangedui is deur die figuur a b soos aangetoon op aangehegte Kaart SG 5094/2004;

C. AND FURTHER SUBJECT TO THE FOLLOWING CONDITION IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED (SANRAL):

With the exception of existing structures, no structure or any other thing whatsoever shall be erected laid or established within a distance of 60 metres, measured from the national road reserve boundary, without the written approval of SANRAL.



- D. AND FURTHER subject to the provisions of the Conservation of Agricultural Resources Act 1983 (Act 43 of 1983) as imposed by the Department of Agricultural.
2. That portion of the property held hereunder, indicated by figure HJKh middle of the Matamba river j on the annexed Consolidation diagram SG No 1042/2016 being a portion of the former Portion 2 of the farm Juliana 647, Registration Division MS, Limpopo Province, is subject to the following conditions:-
- A. ONDERWORPE aan die afstand gedoen deur die eienaar in terme van Artikel 4(2) van Wet Nr. 55 van 1926.
- B. Die eiendom hiermee getranspoteer aan 'n Serwituut ten gunste van die ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit daaroor te voer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr. 1179/1972-S geregistreer op 11 September 1972.
- C. AND FURTHER SUBJECT TO THE FOLLOWING CONDITION IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED (SANRAL):
- With the exception of existing structures, no structure or any other thing whatsoever shall be erected laid or established within a distance of 60 metres, measured from the national road reserve boundary, without the written approval of SANRAL.
- D. AND FURTHER subject to the provisions of the Conservation of Agricultural Resources Act 1983 (Act 43 of 1983) as imposed by the Department of Agricultural.
3. That portion of the property held hereunder, indicated by figure f middle of the Matamba river gj middle of the Matamba river hLMNdcb on the annexed Consolidation diagram SG No 1042/2016, being a portion of the former farm Daru 651, Registration Division MS, Limpopo Province, is subject to the following conditions:-
- A. Die eienaar van die vorige Resterende Gedeelte van die plaas WINDHOEK 649, Registrasie Afdeling M.S., Limpopo Provinsie, groot 629,6494 Hektaar (aangedui deur die figuur A a Middel van Mzamarivier b d E F G H A op Kaart L.G. No. A.11945/1998 geheg aan Sertifikaat van Verenigde Titel T77722/199) is geregtig tot 'n halwe (1/2) aandeel van enige water waarop Gedeelte A genoem "Kondonama" van die gesegde plaas WINDHOEK soos deur Nicolaas Johannes Grobler gehou onder Verdelings Sertifikaat Nr. 9756/1933 geregtig is en die plaas eienaar van die gesegde vorige Resterende Gedeelte van die plaas WINDHOEK 649, Registrasie Afdeling M.S., Limpopo Provinsie (aangedui deur die figuur A a Middel van Mzambarivier b d E F G H A op kaart L.G. No. A.11945/1998 geheg aan Sertifikaat van Verenigde Titel T77722/1999) is geregtig om gemelde water te lei deur middel van 'n watervoor of gesegde Gedeelte A.
4. That portion of the property held hereunder indicated by the figure ABCDEF middle of the Matamba river eVWX on the Consolidation diagram SG no 1042/2016 annexed hereto being a portion of the former Portion 2 of the farm BEKAF 650,



Registration Division M.S., Limpopo Province, is subject to the following conditions:

- A. ONDERWORPE aan die afstand gedoen deur die eienaar in terme van Artikel 4(2) van Wet Nr. 55 van 1926.
- B. Die eiendom hiermee getranspoteer is onderhewig aan 'n Serwituut ten gunste van die ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit daarvoor te voer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr. 1179/1972-S geregistreer op 11 September 1972 die middellyn van welke Serwituut aangedui is deur die figuur a b en c soos aangetoon op aangehegte Kaart SG 5094/2004;
- C. AND FUTHER SUBJECT TO THE FOLLOWING CONDITION IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED (SANRAL):

With the exception of existing structures, no structure or any other thing whatsoever shall be erected laid or established within a distance of 60 metres, measured from the national road reserve boundary, without the written approval of SANRAL.

- D. AND FURTHER subject to the provisions of the Conservation of Agricultural Resources Act 1983 (Act 43 of 1983) as imposed by the Department of Agriculture.

5. That portion of the property held hereunder indicated by figure e, middle of the Matamba river, fabcdPQRSTU on CONSOLIDATION diagram S.G. No 1042/2016 annexed hereto, being a portion of the former Portion 1 of the farm Windhoek 649, Registration Division MS, Limpopo Province, is subject to the following conditions: -

- (a) Onderworpe aan die reg ten gunste van die eienaar van die Resterende Gedeelte van die gesegde plaas WINDHOEK 1099, Registrasie Afdeling M.S., LIMPOPO PROVINSIE, groot as sulks 629,6494 Hektaar soos oorspronklik gehou deur DOUW GERBRAND GROBLER kragtens Verdelings Sertifikaat No. 9757/1933 tot 'n halwe (1/2) aandeel van enige water waarop hierdie gedeelte "A" genoem Kondanama geregtig is en die eienaar van gemelde resterende gedeelte is geregtig om gemelde water te lei deur middel van 'n watervoor oor hierdie gedeelte "A".
- (b) Kragtens Notariële Akte Nr. K3134/1977-S geregistreer op 12 Oktober 1977 is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, die middellyn van welke Serwituut aangedui is deur die figuur b e f g h en d j k m soos aangetoon op aangehegte Kaart SG 5093/2004;

6. That portion of the property held hereunder, indicated by figure ABCDabcdePQRSTUWXYZ, being Portion 1 of the former Portion 1 of the farm Windhoek 847, Registration Division MS, Limpopo Province, is subject to the following conditions imposed by the South African National Roads Agency (SANRAL):

- A. With the exception of existing structures, no structure or any other thing whatsoever shall be erected laid or established within a distance of 60

metres, measured from the national road reserve boundary, without the written approval of SANRAL.

B. AND FURTHER subject to the provisions of the Conservation of Agricultural Resources Act 1983 (Act 43 of 1983) as imposed by the Department of Agricultural.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid deed;

WHEREFORE the Appearer, renouncing all the right, title and interest which the said **FARM DU PLOOY CC** 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 **FUMARIA PROPERTY HOLDINGS PROPRIETARY LIMITED**, 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 **R17 305 200.00 (SEVENTEEN MILLION THREE HUNDRED AND FIVE THOUSAND TWO HUNDRED RANDS)**.

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 LIMPOPO at Polokwane on 2017 -11- 23

In my presence

Registrar of Deeds

q.q. Signature of Appearer

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Annexure to T 7837/2017

BY VIRTUE OF NOTARIAL DEED DATED 18 OCTOBER 2017

K.331.247...S

THE WITHIN MENTIONED PROPERTY IS **SUBJECT** TO A SERVITUDE FOR PURPOSES OF MINING SAND IN RESPECT OF AN AREA ON THE PROPERTY, IN EXTENT 96,2493 HECTARES WHICH AREA IS INDICATED BY FIGURES ABCDEFGHJKL ON SERVITUDE DIAGRAM S.G 1043/2016

AS WILL MORE FULLY APPEAR FROM THE SAID NOTARIAL DEED

2017 -11- 23

DEEDS OFFICE
LIMPOPO



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REGISTRAR