

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE

Notas/Notes:

[Empty space for notes]

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

Interdikte nagesien deur Interdicts checked by	(1) Dooi goedkeuring (seproklamer) Township approved (proclaimed)	Opmerkings Remarks	Paraaf Initials
.....	(2) Begiftigingserwe Endowment erven		
Datum Date	(3) Begiftiging Endowment		
Interdikte nagesien deur Interdicts checked by	(4) Voorwaardes Conditions		
.....	(5) Mikro Micro		
Datum Date	(6) Algemene plan General Plan		
Interdikte nagesien deur Interdicts checked by	(7) Titellakte Title deed		
.....	(8) Verbands teen dorpsdiedel Bonds against township title		
Datum Date	(9) Datum nagesien Date checked		

Kantor instruksies/Office instructions:
Seksie/Section:

LYDIA KLOPPERS ATT
84
082 825 2864

UITVOERING - EXECUTION

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

(a) Datum van indiening Date of lodgement	(b) Simuls nie ingedien Simuls not lodged	(c) Regstellings Rectifications
	2019-08-27	
<p>LOGGED LIMPOPO DEEDS LOGGED</p> <p>2019-07-22</p>		
1	2	2
2		
3		

2019-08-20

2019-09-02

B. (a) VIR AKTEBESORGER SE GEBRUIK FOR CONVEYANCER'S USE

Verwysing No./Reference No.
LK 40

Danielle 359

Skakeling/Linking
2 2

MUST BE REGISTERED BY
T000007887/2019

GELYKTYDIGES/SIMULS

Knde Code	Name van Partye Names of Parties	Firma Firm No.	No. in Stel/batch	Titellaktes ens. binne Titles etc. within
1	BC Sec 68 (1)	84	1	
2	T Negester Majestic Silver	84	2	
3				
4				
5				
6				
7				
8				
9				
10				

FINAL BLACKBOOK

DATA

2019-08-27

DEEDS LIMPOPO

ITUMEL ENG MEDUPE

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE/DEELTITELS: SIMULS WITH OTHER REGISTRIES/SECTIONAL TITLES:

Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

Registrasie Versoek deur/Registration requested by:

Datum/Date: 28 AUG 2019

120000090674

(Brief description of property (only para. 1 in Deed)
(Kort beskrywing van eiendom (slegs para. 1 in Akte))

Ged. 359 (GVG) Klein-Kariba 849

84

Lydia Kloppers Attorney
4A Landdros Street
RUSTENBURG
0299

SEELREG
SWAP DUTY R.....
F001
FEES R..... 37.00

Prepared by me

Lydia Kloppers

CONVEYANCER
LYDIA KLOPPERS

T000007883 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

WILNA ENSLIN

appeared before me, REGISTRAR OF DEEDS LIMPOPO, at POLOKWANE, he/she the said Appearer being duly authorised thereto by a Power of Attorney signed at BELA-BELA on 11 JUNE 2019 and granted to him/her by

**NEGESTER KLEIN-KARIBA AFTREELANDGOED
HUISEIENAARSVERENIGING MSW
Registration Number: 2013/091301/08**

WHEREAS Portion 359 (a Portion of Portion 1) of the farm Klein-Kariba 849 was transferred to Negester Klein-Kariba Aftreelandgoed Huiseienaarsvereniging ("HOA) along with various private open space, private roads, and even earmarked for community facilities for the benefit of all the Home Owners of Negester Klein-Kariba Retirement Estate ("Negester").

AND WHEREAS many Home owners have caravans but are not allowed to park them at home. The planning was initially to build carports for these caravans on Portion 359 (a Portion of Portion 1) of the farm Klein-Kariba 849. The problem was that the stand was too small and caravan owners have to travel through part of the residential area to use the facility which in turn causes traffic problems.

AND WHEREAS Portion 359 (a Portion of Portion 1) of the farm Klein-Kariba 849 was subsequently then rezoned to "Residential 2" with the permission of the HOA to build sectional title units on the stand. Buyers however prefer bigger full title residential stands. The sectional title option was only considered because of condition 2(d) of the Title Deed, stipulating that the stand cannot be subdivided. Attached is the rezoning application that was approved by Bela-Bela Local Municipality on 28 June 2017.

AND WHEREAS a full title residential development with seven (7) single house with easy direct access to each stand is the preferred option as this kind of housing will fit in with the surrounding area. It will also be a huge attribute for the residential estate compared to the initial uses envisaged on Portion 359 as explained above.

AND WHEREAS the HOA is also in favour of the full title single residential development and the reason why it was agreed that the land be transferred back to the developer (MST) as per agreement. Portion 359 will be rezoned as "Residential 1" and also be subdivided in terms of the relevant legislation; provided condition 2(d) can be removed with the transfer of the property to MST.

AND WHEREAS adequate services are available and the seven (7) single new portions can be fully serviced by MST once approvals are in place.

AND WHEREAS similar erven such as Portion 207 and 208 also located in Negester, but not earmarked for transfer to the HOA in terms of Title Deed T69199/2015, do not have any restrictions prohibiting subdivision of the land. As was indicated in paragraph 1 above, condition 2(d) was only included in the title deed to restrict subdivision of the land by the HOA.

AND WHEREAS Negester was established in terms of the former Development Facilitation Act and was excluded from Act 70 of 1970 as part of the land development formalisation/proclamation process.

NOW THEREFORE by virtue of a decision taken on 15 January 2019 by the Home Owners Association of the NEGESTER KLEIN-KARIBA RETIREMENT ESTATE and by these presents, cede and transfer to and on behalf

MAJESTIC SILVER TRADING 279 PROPRIETARY LIMITED
Registration Number: 2007/007499/07

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

PORTION 359 (A PORTION OF PORTION 1) OF FARM KLEIN-KARIBA
849

Registration Division K.R., Limpopo Province

MEASURING 5 770 (FIVE THOUSAND SEVEN HUNDRED AND SEVENTY) square metres as will more fully appear on Diagram S.G. Number 179/2013

FIRST REGISTERED by Certificate of Registered Title T21795/2014 with General Plan SG 179/2013 relating thereto and held by Deed of Transfer T69199/2015

SUBJECT TO THE FOLLOWING CONDITIONS:

1. "ONDERHEWIG aan 'n serwituut van reg van weg van 2,1973 hektaar oor die plaas Klein-Kariba 849, Registrasie Afdeling K.R., Limpopo Provinsie, waarvan hierdie eiendom 'n gedeelte vorm, soos meer volledig sal blyk uit Akte van Serwituut K534/1960S met serwituut diagram SG No A2582/1959 en aangedui op konsolidasie diagram SG No 176/2013 saamgelees met serwituut diagram SG No 178/2013 beide aangeheg by Sertifikaat van Verenigde Titel T21796/2014.
2. ONDERHEWIG aan die volgende voorwaardes opgele ten gunste van die Negester Klein-Kariba Aftreelandgoed Huseienaarsvereniging MSW, 2013/091301/08:
 - (a) Die erf is onderhewig aan 'n serwituut, 2 m breed, ten gunste van Negester Klein-Kariba Aftreelandgoed Huseienaarsvereniging MSW, vir riolering en ander interne dienste, langs enige twee grense uitgesonder 'n straatgrens indien en wanneer die Negester Klein-Kariba Aftreelandgoed Huseienaarsvereniging MSW dit nodig kry.
 - (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgereig word nie en geen bome met groot wortels mag binne die gebied van sodanige serwituut of binen 2 m daarvan geplant word nie.
 - (c) Die Negester Klein-Kariba Aftreelandgoed Huseienaarsvereniging MSW is daarop geregtig om enige materiaal wat hy uitgrawe in die loop van die konstruksie, instandhouding of verwydering van sodanige werke was wat hy na sy goeddunke nodig af, tydelik te stort op die grond aangrensend aan die voornoemde serwituutgebied en is voorts geregtig op redelike toegang tot genoemde grond vir voornoemde doel, beoudens die herstel van enige skade wat gedurende die proses van die konstruksie, instandhouding of verwydering van sodanige werke deur die Negester Klein-Kariba Aftreelandgoed Huseienaarsvereniging MSW aangerig word, of die rehabilitasie van sodanige grond.
 - (d) Die ontwikkeling, gebruik en genieting van die erf deur die Koper is onderhewig aan die Grondwet van die Negester Klein-Kariba Aftreelandgoed Huseienaarsvereniging MSW, en die Koper:

- (i) Word by registrasie van eienskap van die eiendom op sy/haar naam outomaties 'n lid van die Negester Klein-kariba Aftreelandgoed Huisseienaarsvereniging MSW, en
 - (ii) Is vanaf die datum van oordrag aanspreeklik om die bedrae te betaal wat deur die Negester Klein-Kariba Aftreelandgoed Huisseienaarsvereniging MSW gehef word.
3. Die eiendom hierkragtens getranspoteer is by ooreenkoms geregtig op die volgende serwitute oor die Resterende Gedeelte van die plaas Klein-Kariba 849, Registrasie Afdeling K.R., Limpopo Provinsie soos meer volledig omskryf in Noatriele Akte van Serwituut K04356/2015.
 - (a) 'n Algemene reg van we gen toegangsbeheer, die lei en instandhouding van ingeniërsdienste, en vullisverwydering, na en vanaf alle onderverdelings van Gedeelte 1 van die plaas Klein-Kariba 849, Registrasie Afdeling K.R., Limpopo Provinsie ("die Negester Klein-Kariba Eiendomme"), langs die bestaande paaie, en na die bestaande stortingssterrein op die Resterende Gedeelte van die plaas Klein-Kariba 849 Registrasie Afdeling K.R., Limpopo Provinsie, en onderhewig aan die terme vandie interne dienste-ooreenkoms tussen die Afrikaanse Taal-en Kultuurvereniging MSw, Registrasie Nummer : 1962/005157/08, Majestic silver Trading 279 (Edms) Bpk, Registrasie Nummer : 2007/007499/07 en Negester Klein-Kariba Aftreelandgoed Huisseienaarsvereniging MSW, Registrasie Nummer : 2013/091301/08.
 - (b) 'n Algemene reg van toegang deur die bestaande beheerde toegangshekke, en 'n reg van weg oor die bestaande paaie op die Resterende Gedeelte van die plaas Klein-Kariba 849 Reeregistrasie Afdeling K.R, Limpopo Provinsie, teng unste van noodvoertuie bestem vir eiensars van die Negester Klein-Kariba Eiendomme.
4. Die vorige gedeelte 1 van die plaas Klein-kariba 849, Registrasie Afdeling K.R, Limpopo Provinsie waarvan die eiendom hierkragtens getranspoteer 'n deel vorm is onderhewig aan 'n serwituut van reg van weg opgele in terme van klousule 1.3.2.3 van die stigtingsvoorwaardes van die Negester Klein-kariba Aftreelandgoed ten gunste van Gedeeltes 5, 6 en 7 van die plaas Valencia 449, Registrasie Afdeling K.R., Limpopo Provinsie.
5. GEREGITG op 'n ewigdurende reg van we gen toegang serwituut oor Gedeelte 435 ('n gedeelte van gedeelte 1) van die plaas Klein-Kariba 849, Registrasie Afdeling K.R, Limpopo Provinsie, soos aangedui op Algemene Plan SG 179/2013.
6. GEREGITG op 'n ewigdurende reg van weg serwituut oor Gedeelte 436 ('n gedeelte van gedeelte 1) van die plaas Klein-Kariba 849, Registrasie Afdeling K.R, Limpopo Provinsie, soos aangedui op Algemene Plan SG 179/2013."

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

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

NEGESTER KLEIN-KARIBA AFTREELANDGOED
HUISEIENAARSVERENIGING MSW
Registration Number: 2013/091301/08

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

MAJESTIC SILVER TRADING 279 PROPRIETARY LIMITED
Registration Number: 2007/007499/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging a fair value of the property to be R10 000.00 (TEN THOUSAND RAND).

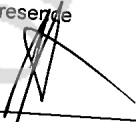
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS LIMPOPO, at POLOKWANE on 2019-08-28



q.q.

In my presence



REGISTRAR OF DEEDS LIMPOPO

LX

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Lydia Kloppers Attorney
4A Landdros Street
RUSTENBURG
0299

1-7-5
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Prepared by me

Kloppers

CONVEYANCER
LYDIA KLOPPERS

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

FREDERICK HERSELMAN LLOYD duly authorized thereto by a decision taken on 15 January 2019 by the Home Owners Association of the Negester Klein Kariba Retirement Estate and acting on behalf of:
**NEGESTER KLEIN-KARIBA AFTREELANDGOED
HUISEIENAARSVERENIGING MSW
REGISTRATION NUMBER: 2013/091301/08**

do hereby nominate, constitute and appoint WILNA ENSLIN

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the REGISTRAR OF DEEDS LIMPOPO, at POLOKWANE and there to declare that:

WHEREAS Portion 359 (a Portion of Portion 1) of the farm Klein-Kariba 849 was transferred to Negester Klein-Kariba Aftreelandgoed Huseienaarsvereniging ("HOA) along with various private open space, private roads, and erven earmarked for community facilities for the benefit of all the Home Owners of Negester Klein-Kariba Retirement Estate ("Negester").

AND WHEREAS many Home owners have caravans but are not allowed to park them at home. The planning was initially to build carports for these caravans on Portion 359 (a Portion of Portion 1) of the farm Klein-Kariba 849. The problem was that the stand was too small and caravan owners have to travel through part of the residential area to use the facility which in turn causes traffic problems.

AND WHEREAS Portion 359 (a Portion of Portion 1) of the farm Klein-Kariba 849 was subsequently then rezoned to "Residential 2" with the permission of the HOA to build sectional title units on the stand. Buyers however prefer bigger full title residential stands. The sectional title option was only considered because of condition 2(d) of the Title Deed, stipulating that the stand cannot be subdivided. Attached is the rezoning application that was approved by Bela-Bela Local Municipality on 28 June 2017.

AND WHEREAS a full title residential development with seven (7) single house with easy direct access to each stand is the preferred option as this kind of housing will fit in with the surrounding area. It will also be a huge attribute for the residential estate compared to the initial uses envisaged on Portion 359 as explained above.

AND WHEREAS the HOA is also in favour of the full title single residential development and the reason why it was agreed that the land be transferred back to the developer (MST) as per agreement. Portion 359 will be rezoned as "Residential 1" and also be subdivided in terms of the relevant legislation; provided condition 2(d) can be removed with the transfer of the property to MST.

AND WHEREAS adequate services are available and the seven (7) single new portions can be fully serviced by MST once approvals are in place.

AND WHEREAS similar erven such as Portion 207 and 208 also located in Negester, but not earmarked for transfer to the HOA in terms of Title Deed T69199/2015, do not have any restrictions prohibiting subdivision of the land. As was indicated in paragraph 1 above, condition 2(d) was only included in the title deed to restrict subdivision of the land by the HOA.

AND WHEREAS Negester was established in terms of the former Development Facilitation Act and was excluded from Act 70 of 1970 as part of the land development formalisation/proclamation process.

NOW THEREFORE by virtue of a decision taken on 15 January 2019 by the Home Owners Association of the NEGESTER KLEIN-KARIBA RETIREMENT ESTATE and acting on behalf of

**NEGESTER KLEIN-KARIBA AFTREELANDGOED
HUISEIENAARSVREINIGING MSW
REGISTRATION NUMBER: 2013/091301/08**

The below mentioned property, namely –

**PORTION 359 (A PORTION OF PORTION 1) OF FARM KLEIN-KARIBA
849**

Registration Division K.R., Limpopo Province

**MEASURING 5770 (FIVE THOUSAND SEVEN HUNDRED AND
SEVENTY) Square metres**

HELD BY Deed of Transfer T69199/2015

Is transferred to

**MAJESTIC SILVER TRADING 279 PROPRIETARY LIMITED
Registration Number: 2007/007499/07**

And it is decided that the fair value of the property is R10 000.00 (TEN THOUSAND RAND).

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at *BELA BELLA* on *11 JUNE 2019*
in the presence of the undersigned witnesses.

AS WITNESSES :

1. *Judith* *[Signature]*
NEGESTER KLEIN-KARIBA
AFTREELANDGOED
HUISEIENAARSVERENIGN MSW
2. *[Signature]*

For Informant

[Handwritten mark]

Reference Details
 Transfer Duty Reference Number: TDE032BD20

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name NEGESTER KLEIN-KARIBA AFTRELANDGOED HU	Full Name NEGESTER KLEIN-KARIBA AFTRELANDGOED HUISEINAA
Company / CC / Trust Reg No. 201309130108	Marital Status
Details of Purchaser / Transferee	
Full Name NOA	Surname / Registered Name MAJESTIC SILVER TRADING 279 PROPRIETARY
Passport Country NOA	Passport Number NOT APPLICABLE
Company / CC / Trust Reg No. 200700749907	Marital Notes if applicable
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD) 2019-01-15	
Total Fair Value R 10000.00	Total Consideration R 10000.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person R 10000.00	
Property Description	
1 PORTION 359 (A PORTION OF PORTION 1) OF THE FARM KLEIN-KARIBA 849, REGISTRATION DIVISION K.R., LIMPOPO PROVINCE, MEASURING 5770 (FIVE THOUSAND SEVEN HUNDRED AND SEVENTY) SQUARE METRES	

Receipt	
Receipt Details	
Transfer Duty Reference Number TDE032BD20	Receipt No.
Receipt Amount R 0	

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. WILNA ENSLIN	
Date (CCYYMMDD) 20190709	For enquiries go to: www.sars.gov.za or call 0800 00 SARS (7277)

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082 825 2864

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BELA BELA MUNICIPALITY

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 BELA-BELA LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Bela-bela local municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): 3005427
 Erven: 359
 Portion: PORTION 359 (A PORTION OF PORTION 1) ✓
 Extension: KLEIN-KARIBA
 Zoning:
 Registration division / Administrative District: K.R., LIMPOPO PROVINCE
 Suburb:
 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:
 Registered owner: NEGESTER KLEIN-KARIBA APTREBELANDGOED
 HUISEIENAARSVERENIGING MSW (2013/091301/08)
 Name and Identity/ Registration Number of all purchaser/s: MAJESTIC SILVER TRADING 279 PROPRIETARY LIMITED
 (200700749907)

This Certificate is valid until: 09/09/2019
 Given under my hand at BELA BELA on 11/07/2019

Digitally signed by Bela-Bela Local Municipality
 Signee: Petunia Thobela
 Sign date: 11/07/2019 08:40:41.552 AM
 Expiration date: 07/09/2019 08:42:01 AM

MUNICIPAL MANAGER
 Bela-bela local municipality

Date issued: 11/07/2019
 Authorised Officer: Petunia Gift Thobela

Certificate By Conveyancer:
 I Lydia Klappers (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Bela-bela local municipality.

Lydia Klappers
 Conveyancer

11/07/2019
 Date



Negester Klein-Kariba Leefstyl-landgoed
Negester Klein-Kariba Lifestyle Estate
 R101, Bela-Bela, 0480
 Privaat sak X1606, Bela-Bela, 0480
 (t) 083 405 0351
 (f) 086 416 4781
 www.negester.co.za
 adminKK@negester.co.za



PREPARED BY ME,

CONVEYANCER
WILNA ENSLIN

CONSENT TO TRANSFER BY
NEGESTER KLEIN KARIBA
LIFESTYLE ESTATE NPC

I, the undersigned

L.S GROBLER

In my capacity as MANAGING AGENT of

NEGESTER KLEIN KARIBA LIFESTYLE ESTATE NPC

REGISTRATION NUMBER 2013/091301/08

duly authorised hereto by resolution

(the "Home Owners Association")

certify hereby that:

PORTION 359 (A PORTION OF PORTION 1) OF THE FARM
KLEIN-KARIBA 849
REGISTRATION DIVISION K.R., LIMPOPO PROVINCE

MEASURING 5770 (FIVE THOUSAND SEVEN HUNDRED AND SEVENTY)
Square metres

(the "property")

into the name of:

MAJESTIC SILVER TRADING 279 (PROPRIETARY) LIMITED
Registration number: 2007/007499/07

Negester Klein-Kariba Leefstyl-landgoed
Negester Klein-Kariba Lifestyle Estate

R101, Bela-Bela, 0480
Privaatsak X1606, Bela-Bela, 0480
(T) 083 405 0351
(F) 086 416 4781
www.negester.co.za
adminKK@negester.co.za

Negester

KLEIN-KARIBA

(the "Purchaser")

- i) the abovementioned Purchaser shall become a member of the Home Owners Association, subject to its constitution until it ceases to be an owner as aforesaid;
- ii) the Purchaser has bound itself to the satisfaction of the Home Owners Association, to become a member of the Home Owners Association and the Memorandum of Incorporation of the Home Owners Association has been complied with;

We hereby consent to the transfer of the Property into the name of the Purchaser.

This certificate is valid until 30 September 2019.

Signed at Bela-Bela on 15 July 2019 in the presence of
the undersigned witnesses.

AS WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature]
I, **GROBLER** on behalf of Negester Klein Kariba
Lifestyle Estate NPC, Registration Number
2013/091301/08

①



②



③ kindly

IP RATSHIK.NOPHA

Clarify the causes in IPA + dead

I certify that after discussion with Mr. Phali the causa was found acceptable by the deads office.

WILMA ENSLIN