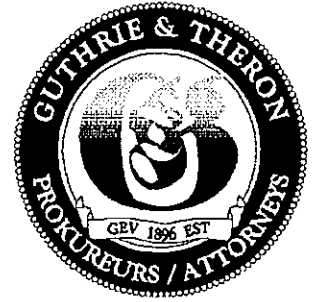


GUTHRIE & THERON

PROKUREURS / ATTORNEYS / AMAGQWETHA
AKTEBESORGERS / CONVEYANCERS / NOCANDA
NOTARISSE / NOTARIES / INOTARIES
BOEDELBEREDDERAARS / ADMINISTRATORS OF DECEASED ESTATES



**TERRA NUOVA
DEV CC**

monica@gtlaw.co.za

DX 5 HERMANUS

HOOFWEG 77 MAIN ROAD
POSBUS 37 / P O BOX 37
HERMANUS 7200

TEL: (028) 312 3626/7/8

FAKS: (028) 312 2732

BTW NO: 4430117236

**ANDER KANTORE/
OTHER OFFICES:**
CALEDON
GANSBAAI
RIVIERSONDEREND
KLEINMOND
GREYTON
VILLIERSDORP

U VERWYSING / YOUR
REFERENCE
DATUM / DATE: **11 January 2023**

ONS VERWYSING / OUR
REFERENCE: **MONICA/JA0265**

Geagte Menere

**TRANSPORT SHAUN PATRICK ALCOCK/TERRA NUOVA DEV CC
ERF:1735 SANDBAAI HERMANUS 7200**

Ter afhandeling van bostaande aangeleentheid erken u ontvangs van die volgende dokument.

1. Transportakte Nr T 049782/22

20 January 2023.

Yours faithfully

GUTHRIE & THERON

Monica Davids

GUTHRIE & THERON
P O BOX 37
HERMANUS
7200

Prepared by me


CONVEYANCER
JOHAN PIENAAR VAN ROOYEN (82431)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 13 500 000,00	R. 3819,00
Reason for exemption	Category Exemption	Exemption I t o. Sec/Reg..... Act/Proc.....

T 049782/22

DATA / CAPTURE
13 -10- 2022
YOLANDI OLIVIER

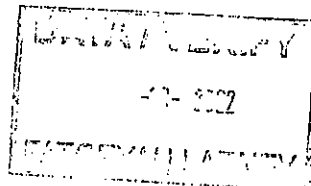
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
FLORIS ALBERTUS HANEKOM
LPCM No: 90928

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

SHAUN PATRICK ALCOCK
Identity Number 5601055142087
Unmarried

which said Power of Attorney was signed at HERMANUS on 31 AUGUST 2022



Handwritten mark

And the appearer declared that his/her said principal had, on **6 May 2022**, 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:

TERRA NUOVA DEVELOPMENTS CC
Registration Number 2001/060828/23

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

ERF 1735 SANDBAAI
IN THE OVERSTRAND MUNICIPALITY
DIVISION CALEDON
PROVINCE WESTERN CAPE

IN EXTENT 1,8000 (ONE COMMA EIGHT ZERO ZERO ZERO) HECTARES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T103674/1996
WITH DIAGRAM SG NUMBER 6905/1996 ANNEXED AND HELD BY DEED
OF TRANSFER NUMBER T36258/2017

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T11466/1929.
- B. **ENTITLED** to the benefit of the condition referred to in the servitude endorsement dated 12 March 1940 on Deed of Transfer Number T11466/1929, which endorsement reads as follows:

"REMAINDER
REGISTRATION OF SERVITUDE

By Transfers Nos. 2253, 2254, 2255, 2256, 2257 and 2258 all dated 12.3.1940; 4309 dd. 8.5.1940; 4310 dd. 8.5.1940; 8177 dd. 21/8/1940; 9521 dd. 26/9/1940; 10090 dd. 14/10/1940; 11915 dd. 4/12/1940; 11916 dd. 4/12/1940; 1540 dd. 27/2/1941; 2317 dd. 17/3/1941; 2927 dd. 2/4/1941; 3378 dd. 18/4/1941; 4104 dd. 6/5/1941; 4728 dd. 26/5/1941; 4729 dd. 26/5/1941; 6270 dd. 1/7/1941; 8956 dd. 4/9/1941; 11384 dd. 31/10/1941; 13096 dd. 10/12/1941; 13358 dd. 18/12/1941; 2799 dd. 17/3/1942; 9492/42 dd. 20/8/1942; 10634 dd. 11/9/1942 and 10635 dd 11/9/1942; 11767 dd. 08/10/1942; 14522/1942 and 14523/1942; 651/1943; 2152/1943; 2914-5-6-7/1943; 3961 dd. 8/4/1943; 5116 dd. 4/5/1943; 5462/1943; 6098/1943; 7070/1943; 7557/1943; 8611/1943; 10641/1943; 10627/1943; 10685/1943; 11468/1943; 12263/1943; 14717/1943; 15283/1943; 15445/1943; 609/1944; 1012/1944; 1984/1944; 2131/1944; 4177/1944; 7124/1944 and 9334/1944.

The owner of the remainder of the within property and the owners of erven transferred or to be transferred in the Sand Baai Township shall have the benefit of the following conditions relating to:

- (i) restriction re hotel and liquor licences;
- (ii) reservation of lots on sea front;
- (iii) restriction re buildings and approval of plans;
- (iv) right to carry electric or telephone wires"

C. **SUBJECT** to the following conditions contained in Deed of Transfer Number T14870/1944 imposed and enforceable by the Transferor Company thereunder [Sandbaai Seaside Estate Company (Proprietary) Limited, Number UC1743, and their successors in title) as owners of the land held in terms of Deed of Transfer Number T11466/1929 and Certificate of Registered Title Number 6641/1931 being the remainder of Lot Number 3 of the Farm Onrust River and the remainder of Sandbaai Township, namely:

"(a) Dat die gesegde koper nie die reg sal hê tot die gebruik van die waterregte uit die Onrust Rivier of die systrome daarvan as oewereienaar, aangesien die gemelde regte spesiaal uitgehou en gereserveer is ten voordele van die erf-houers van die Sandbaai Dorpsgebied aan wie dit oorgemaak is."

D. **SUBJECT FURTHER** to the terms of the endorsement dated 13 November 1975 on Deed of Transfer Number T19356/1967 which endorsement reads as follows:

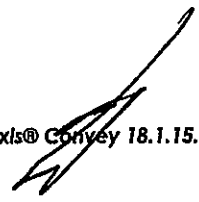
"Para 1
Registrasie van Serwituut

Die binnegemelde eiendom is onderhewig aan 'n serwituut met betrekking tot verdeling van water in terme van 'n bevel van die Waterhof (Waterhof Distrik Nommer W3/72) gedateer 5/12/1973, soos meer volledig sal blyk uit gemelde bevel, waarvan afskrif geregistreer is as Serwituut K836/1975S."

E. **SUBJECT FURTHER** to the following conditions contained in said Certificate of Registered Title Number T9215/1985 imposed by the Administrator of the Cape Province in terms of Section 9 of Ordinance Number 33/1934 when approving the subdivision of Erf 1445 Sandbaai, namely:

"(a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word, indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tyd met betrekking tot bogenoemde aan te lê, te verwyder of te inspekteer.

(b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal."



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

SHAUN PATRICK ALCOCK, Unmarried

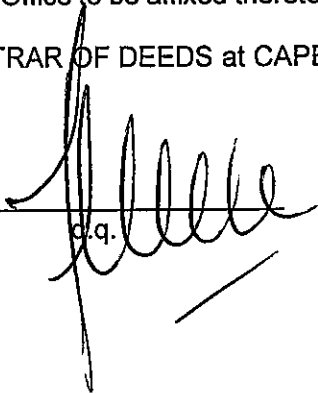
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**TERRA NUOVA DEVELOPMENTS CC
Registration Number 2001/060828/23**


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 **R13 500 000,00 (THIRTEEN MILLION FIVE 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 CAPE TOWN on 06 OCT 2022


d.g.

In my presence


REGISTRAR OF DEEDS