

*Engelbrecht*  
**COMMISSIONER OF OATHS**  
**JACQUES ENGELBRECHT**  
 Professional Accountant (S.A.)  
 P.O. Box 12347, Die Boord, 7613  
 021 851 0700

337

ELSJE SWANEPOOL ATTORNEYS  
 Tel : 021 976 8381

UITVOERING/EXECUTION

Datum van indiening/Date of lodgement						<b>LODGED</b> 2008-08-21 <b>INGEDIEN</b>
Ref No./Verw. Nr. C00032						
A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE						
01						
	Onssoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Reject/ Verwerp	Passeer/Pass	
1.	M. FABRIK 1354		6 1			
2.	G. LALLA 1174					
3.						
B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE.						
Aard van Akte/Nature of Deed: TRANSFER						
CHEG TRADING 67 (PTY) LTD						
t.g.v./i.f.o.						
FINISHING TOUCH TRADING 412						
(PTY) LTD						
Skakeling/Linking			Titelaktes, ens. binne/Title deeds, etc. within			
6 1			Tos 965/2002			
GELYKTYDIGES/SIMULS						
No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Naam van Firma/Name of Firm		Firma/ Firm No.	
1	T	CHEG TRADING / FINISH TOUCH	ELSJE SWANEPOOL		337	
2	BC	CHEG TRADING / NEOBANK	HOFMEYER		35	
3	BC	"	"		35	
4	BC	"	"		35	
5	BC	"	"		35	
6	B	FINISHING TOUCH / ABSA	CAPT SWANEPOOL		337	
7						
8						
9						
10						

(Kort beskrywing van eiendom (legs para 1 in Akte) Brief description of property (merely para 1 in Deed)

REMAINDER OF PORTION 47 FARM HAASENDAL

Ref. W736  
 Weltons Stationery Co.

REGISTRASIE VERSOEK DEUR:  
 REGISTRATION REQUESTED BY:  
 DATUM:



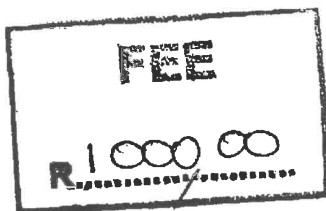
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021 851 0700

**337**

ELSJE SWANEPOEL  
P O BOX 1893, DURBANVILLE 7551

Prepared by me,

*Swanepoel*  
Conveyancer  
SWANEPOEL E S



<b>VERBIND</b>		<b>MORTGAGED</b>	
VR FOR R 4 400 000 00			
<b>B</b>	055163/08	6	7
3 SEP 2008		REGISTRAR/REGISTRAR	

**DEED OF TRANSFER NO T.**

**T** 05517/08

KNOW ALL MEN WHOM IT MAY CONCERN :

THAT ELSJE SOPHIA SWANEPOEL

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

CHEG TRADING 67 (PTY) LTD  
2002/001094/07

dated the 15 of July 2008  
and signed at Durbanville



and the said Appearer declared that the transferor/s had on the 5 June 2008 truly and legally sold to, and that he/she, in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

  
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**FINISHING TOUCH TRADING 412 (PTY) LTD**  
**2007/022260/07**

or its Assigns

in full and free property

**REMAINDER OF PORTION 47 (PORTION OF PORTION 12 ) OF THE FARM**  
**HAASENDAL NO 222**  
situate in the City of Cape Town  
Division Stellenbosch, Western Cape Province

**IN EXTENT : 1,7197 (One Comma Seven One Nine Seven) Hectares**

**FIRST TRANSFERRED by Deed of Transfer No T3306/1951 with Diagram No**  
**9041/1949 relating thereto and held by Deed of Transfer No T65965/2002.**

**SUBJECT**

- (a) to the conditions referred to in the said Deed of Transfer No 3306 dated 5<sup>th</sup> March, 1951.
- (b) to the following conditions imposed by Johannes Daniel Rossouw in favour of himself as owner of the remainder of Portion 19 of the Farm Haasendal, in the Division of Stellenbosch, Measuring as twelve decimal seven naught naught eight (12.7008) Morgen and held by him under Deed of Transfer No T21577/1948, which conditions are contained in Deed of Transfer No T3306/1951:-

1. That the said property may be used for agricultural and residential purposes only, and that no commercial purposes only, and that no brickmaking or brick fields will be allowed on any part thereof;

2.....

- © **FURTHER** to the conditions referred to in Deed of Transfer No T2857/1969 as Endorsement in terms of Section 31(6) of Act No 47 of 1937 as follows:  
(as amended)

" A portion of the herein-mentioned property, measuring 1.61 hectare has been expropriated by the Department of Transport in terms of Section

8(1)(a) of Act 54/1971 vide Notice of Expropriation No  
N10/3/1/115/104 d.d. 12 December 1975 filed as exprop.caveat  
EX7706/1975 plans in duplicate filed herewith."

- (d) **FURTHER** to the conditions referred to in Deed of Transfer No T2857/1969  
as Endorsement in terms of Section 31(6) of Act No 47 of 1937 as follows:  
(as amended)

" A Portion of the herein-mentioned property, measuring 976 squire metres  
has been expropriated by the Department of Transport in terms of Section  
8(1)(a) of Act 54/1071 vide Notice of Expropriation No N10/3/115/104 d.d 24  
September 1976 filed as exprop.caveat EX 1411/1976 plans in duplicate  
filed herewith."

  
**COMMISSIONER OF OATHS**  
**JACQUES ENGELBRECHT**  
Professional Accountant (S.A.)  
P.O. Box 12347, Die Boord, 7613  
021 851 0700



WHEREFORE the Appearer, renouncing all the rights and title  
**CHEG TRADING 67 (PTY) LTD**

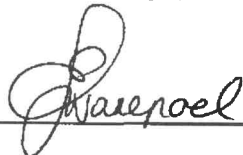
heretofore had to the premises, did, in consequence, also acknowledge the transferor/s to be entirely dispossessed of, and disentitled to the same; and that by virtue of these presents the said

**FINISHING TOUCH TRADING 412( PTY) LTD**

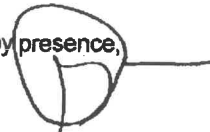
or its Assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights; and finally acknowledging the whole of the purchase price amounting to R5 500 000.00 (Five Million Five Hundred Thousand Rand ) to have been duly paid or secured.

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

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds, at Cape Town on 3 September 2008

  
 \_\_\_\_\_  
 q.q.

In my presence,



REGISTRAR OF DEEDS

  
**COMMISSIONER OF OATHS**  
**JACQUES ENGELBRECHT**  
 Professional Accountant (S.A.)  
 P.O. Box 12347, Die Boord, 7613  
 021 851 0700

*Jacques Engelbrecht*  
**COMMISSIONER OF OATHS**  
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337

ELSJE SWANEPOEL  
P O BOX 1893, DURBANVILLE 7551

1-5  
①

PREPARED BY ME,

*Swanepoel*  
CONVEYANCER  
SWANEPOEL E S

**POWER OF ATTORNEY TO PASS TRANSFER**

I, the undersigned,  
**RONALD TREVIS ARTHUR TARR**  
duly authorised hereto by a resolution of the directors of  
**CHEG TRADING 67 (PTY) LTD**  
2002/001094/07

do hereby nominate, constitute and appoint

**ELSJE SOPHIA SWANEPOEL**

with power of substitution to be my lawful attorney and agent, in my name, place and  
stead, to appear at the Office of the Registrar of Deeds of this Province in Cape Town and  
there as my act and deed to pass transfer to

**FINISHING TOUCH TRADING 412 (PTY) LTD**  
2007/022260/07

of the following property :

REMAINDER OF PORTION 47 (PORTION OF PORTION 12) OF THE FARM  
HAASENDAL NO 222  
situate in the City of Cape Town  
Stellenbosch Division, Western Cape Province

IN EXTENT : 1,7197 (One Comma Seven One Nine Seven) Hectares

HELD BY Deed of Transfer No T65965/2002

the said property having been sold by the transferor to the said transferee for the sum of



**R5 500 000.00 (Five Million Five Hundred Thousand Rand)**  
on the 5 June 2008


*R.T.*

the said attorney and agent being hereby further authorised to acknowledge that the purchase price has been duly paid or secured; to cede if necessary any Insurance Policy in respect of the said property; to make an application to the Registrar of Deeds or any Public Officer that may be deemed necessary; to enter into any agreement in regard to the apportionment of valuation for any rating or taxing purpose and generally for effecting the purposes aforesaid, to do or cause to be done, whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein; hereby ratifying, allowing, confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said attorney and agent shall lawfully do or cause to be done by virtue of these presents.

Signed at Durbanville  
15 July 2008

Witnesses

1.   
2. 

  
on

on behalf of  
CHEG TRADING 67 PTY LTD

  
COMMISSIONER OF OATHS  
JACQUES ENGELBRECHT  
Professional Accountant (S.A.)  
P.O. Box 12347, Die Boord, 7613  
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TRANSFER DUTY  
VALUE-ADDED TAX

TD5

Receipt or exemption certificate

Part 2

Transfer Duty Act, 1949 and Value-Added Tax Act, 1991

Details of seller/transferor

Full name of seller/transferor (1) CHEG TRADING PTY LTD  
Identity/Trust/CC/Company Number 2062/00108407 VAT No.  
Telephone number during office hours 4640202117

Details of purchaser/transferee

Full name of purchaser/transferee (2) FINISHING TOUCH TRADING #12 PTY LTD  
Identity/Trust/CC/Company Number 2007/02222007 VAT No.  
Telephone number during office hours 4640248110

Details of sale transaction

Date of transaction 5 June 2008 Bought by Private Treaty  
Consideration R5 500 000.00 Bond granted ABSA Amount of bond R4 400 000.00  
Description of property (as per Deeds Registry) REMAINDER OF PORTION 47 OF THE FARM HAASENDAL NO 222 situated in the Stellenbosch Municipality City of CAPE TOWN  
Stellenbosch Division, Western Cape Province  
IN EXTENT : 1,7197 (One Comma Seven One Nine Seven) Hectares

Physical address

Property is: IMPROVED

Nature of property Primary Residence Development

Calculation of VAT payable

VAT rate Standard Zero  
1. Payment of the VAT is tendered herewith R0,00  
2. The output tax will be declared in the VAT201 return for the period R  
3. The supply is that of a going concern which qualifies for the zero rate R

Declaration by Conveyancer/Attorney

ELSJE SWANEPOEL  
SWANEPOEL E S

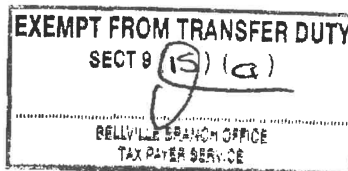
(Full name) hereby certify that this is a true copy of the transfer duty receipt

Exemption certificate, drawn from the SARS website

Signature

2008 07 23  
Date

RECEIPT/EXEMPTION



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ISIXEKO SASEKAPA  
CITY OF CAPE TOWN  
STAD KAAPSTAD

CLEARANCE CERTIFICATE FOR MUNICIPAL SERVICES, SURCHARGES ON FEES, PROPERTY RATES,  
OTHER MUNICIPAL TAXES, LEVIES, DUTIES ON TRANSFER OF PROPERTY

Authority is hereby granted in terms of section 118 of  
the Local Government Municipal Systems Act, 2000 (32 of 2000),  
for the registration of the transfer of the property/ies mentioned herein.

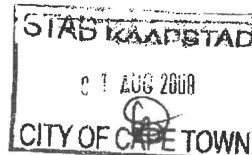
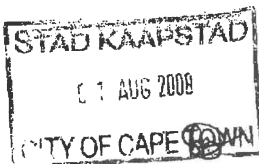
Issued by: IKKHUDDUKA

Certificate Nr.: 232989/2008

Date: 01-AUG-08

Valid Until: 01-DEC-08

Ref Nr: C0032



Transfer from: CHEG TRADING 67 PTY LTD

Id. Nr: 200200T09407

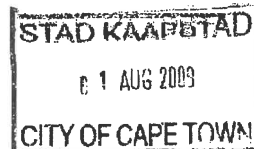
Transfer to: FINISHING TOUCH TRADING 412 PTY LTD

Id. Nr: 2007/022260/07

Erf/Farm portion: 47

Township /Farm: STELLENBOSCH FARM 222

Council: CAPE TOWN



for: Executive Director: Finance

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Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN  
Prepared By : DRS08085 - MICHELLE. HOPTON

DATE : 20080821 TIME : 11:11:59.1 PAGE : 1

TRACK NUMBER : 80002603392

BLACK-BOOKING ENQUIRY ON NAME - CHEQ TRADING 67 PTY LTD  
ID NUMBER - 200200109407  
BIRTH DATE - 0  
MARITAL STATUS -  
MAIDEN NAME -  
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTS

\*\* 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 \*\*\*

  
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Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN  
Prepared By : DR508085 - MICHELLE HOPTON

DATE : 20080821 TIME : 11:12:09.1 PAGE : 1

TRACK NUMBER : 80002603392

PROPERTY DETAILS PRINT FOR PORTION 47 (R/E)  
FARM NO 222  
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION PTN OF 19  
DIAGRAM DEED NO T3306/1951  
EXTENT 1.7197 H  
CLEARANCE STELLENBOSCH MUN  
FARM NAME HAASENDAL

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	MICROFILM REF	MMDD
B13802/2006	NEDBANK LTD	R500000.00		2006 0681 4304	0213
B52104/2005	NEDBANK LTD	R1000000.00		2005 1235 5327	0513
B67431/2004	NEDBANK LTD	R1400000.00		2004 0845 5209	0826
B98912/2006	NEDBANK LTD	R600000.00		2007 0255 0322	0921
FARM ST 222/47				1985 0071 0943	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
CHEG TRADING 87 PTY LTD	20020307	R870000.00		200200109407	T65965/2002	0807	2007 0255 0339

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

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