

Appendix L: S24G application – Title Deeds

Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte

Mossel Bay District Municipality

24G Reference: 14/1/1/E3/9/2/3/L1270/22

 CACHET PARK NO.30, 1ST FLOOR, C/O STEVE BIKO & MEYER STREET
THE BULT, POTCHEFSTROOM.

 P.O. BOX 19787, NOORDBRUG, 2522

 transporte@willemcoetzee.co.za (Chanté Lategan)

 018 297 7313
082 569 2258 (WhatsApp)

 Willem Coetzee Prokureurs



Willem Coetzee
prokureurs - attorneys

Reg No: 2000/021480/21 • VAT No: 422 019 2555 • Since 1992.

Ons Verw: 124243/DK/Chanté
U Verw: Liezl Hamman / Leola de Klerk
Datum: 19 Januarie 2024

SAPPHIRE OCEAN INVESTMENTS (RF) (EDMS.) BPK
POTCHEFSTROOM

PER HAND

Mevrou

TRANSPORT: **IDEAL TRADING 301 BK // SAPPHIRE OCEAN INVESTMENTS (RF) (EDMS.)**
BPK

EIENDOM: **R/G PLAAS ZANDHOOGTE MOSSELBAAI**

1. ** Ons verwys na bovermelde aangeleentheid en heg hierby aan die Oorspronklike Titelakte met nommer T49513/2023 vir u aandag en verdere hantering.
2. Ons vertrou u vind dit so in orde.

Vriendelike groete
Chanté Lategan
NMS. WILLEM COETZEE INGELYF

Handtekening:	
Datum:	
Ontvang deur:	


Willem Coetzee
prokureurs - attorneys


Willem Andreas Louis Coetzee
Direkteur/ Director
B.JURIS LL.B

Bygestaan deur/Assisted by
Duane Kirsten
LL.B


29/08/2024
Oorspronklike
na heda
- Kluis



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prokureurs - attorneys

Willem Andreas Louis Coetzee
Direkteur/ Director
B.JURIS LL.B

Bygestaan deur/Assisted by
Duane Kirsten
LL.B





LE ROUX VAN DER MERWE ING.
INC.

PROKUREURS, AKTEVERVAARDIGERS EN BOEDELBEREDDERAARS
ATTORNEYS, CONVEYANCERS AND ADMINISTRATORS OF ESTATES

(Reg. No. 1999/018249/21)

SAPPHIRE OCEAN INVESTMENTS
(PTY) LTD

REMAINDER OF THE FARM ZANDHOOGTE 139,
MOSEL BAY

TITELAKTE / TITLE DEED

T49513/2023

Posbus/P.O. Box 1893
MOSELBAAI/BAY
6500

Montagu Gebou / Building
Springstraat / Street
MOSELBAAI/BAY
6500

Tel: 044-691 2460
Faks/Fax: 044-691 2461E-
Pos/E-Mail: ronel@llplaw.co.za
E-mail: ronel@llplaw.co.za

LE ROUX VAN DER MERWE
P.O BOX 1893
MOSSEL BAY
6500

Prepared by me



CONVEYANCER
FUAD DE VRIES (87288)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 9.660.000.00	R. 3601.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T000049513 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

FUAD DE VRIES

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

IDEAL TRADING 301 CC
Registration Number 2010/122651/23

23-11-2023
DATA CAPTURE
23-11-2023
ELIZABETH VAN TONDER

which said Power of Attorney was signed at MOSSEL BAY on
2 NOVEMBER 2022

And the appearer declared that his/her said principal had, on 29 August 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:

SAPPHIRE OCEAN INVESTMENTS PROPRIETARY LIMITED
Registration Number 2005/013637/07

or its Successors in Title or assigns,

REMAINDER OF THE FARM ZANDHOOGTE 139
IN THE MUNICIPALITY AND DIVISION OF MOSSEL BAY

PROVINCE OF THE WESTERN CAPE

IN EXTENT 18,3414 (EIGHTEEN COMMA THREE FOUR ONE FOUR)
Hectares

FIRST TRANSFERRED by Deed of Transfer T13407/1926 with Diagram
1632/1924 relating thereto and held by Deed of Transfer T17938/2019

- A. SUBJECT** to the conditions which are referred to in Deed of Transfer dated 7 February 1951, Nr 1633.
- B. SUBJECT FURTHER** to the conditions which are referred to in the endorsement dated 18 July 1919, recorded against Deed of Transfer Number 2600 dated 5 April 1898, which refers as follows:

- 1 That the said Transferee shall have a right of way (via) from the main road leading from Mossel Bay to George where it passes over the rise known as Zandhoogte over the remaining extent of Lot B of the Quitrent farm Wolvedans, situate as above, and registered in the name of the said late Johannes Frederick Janse van Rensburg, by the Deed of Transfer No. 2600, dated 5th April 1898, in a direct line to the North-western beacon of Lot E of Lot No. 1 adjoining Wolvedans, and the thence along the boundary between the said Lot E and the remaining extent of the said Lot No. 1 adjoining Wolvedans to the Railway line.
- 2 That the said Estate of the said late Johannes Frederick Janse van Rensburg shall have a right of way which shall be a continuation of the abovementioned right of way over the property hereby transferred to the Southern Lands Limited to the sea.
- 3 That these conditions shall be binding on the said Southern Lands Limited and the Estate of the said late Johannes Frederick Janse van Rensburg, their heirs, executors, administrator, assigns and successors in title.

- C. **SUBJECT FURTHER** to the terms of an endorsement dated 27 October 1965 on Deed of Transfer dated 7 February 1951, Nr 1633, which reads as follows:

"ENDOSSEMENT KRAGTENS ARTIKEL 31 (6) VAN WET 47 VAN 1937 (SOOS GEWYSIG)

'n Gedeelte van die eiendom hierin vermeld, groot ± 0,6987 morges is onteien deur Artikel 130 van Ordonnansie 15/1952 (soos gewysig). Vide onteieningskennisgewing Nr 5(D) dd 5/4/1965 geliasseer as onteienings caveat 242/65, planne geliasseer hiermee."

- D. **SUBJECT FURTHER** to the terms of an endorsement dated 8 June 1976 on Deed of Transfer Nr T21913/1970, which reads as follows:

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)

A portion of the hereinmentioned property, measuring ± 0,4710 hectares has been expropriated by the Divisional Council of Mossel Bay in terms of Section 130 of Ordinance 15/1952 (as amended). Vide Notice of Expropriation Nr 5/D dated 30 August 1972 filed as expropriation caveat 767/72, plans in duplicate filed herewith."

- E. **SUBJECT FURTHER** to the following endorsement dated recorded against Deed of Transfer Nr T21913/1970, which reads as follows:

"ENDOSSEMENT KRAGTENS ARTIKEL 32(5) VAN WET 47 VAN 1937 (SOOS GEWYSIG)

Kragtens onteieningskennisgewing Nr. B14/2/214(19) is Notariële Akte van Sessie van Serwituut Nr. K82/1993S gesedeer aan die Republiek van Suid-Afrika, wat betref (1) 'n ewigdurende waterpylynserwituut oor 'n strook grond 10 meter wyd waarvan die suidelike grens aangetoon word deur die lyn DBE en (2) 'n ewigdurende waterpylynserwituutgebied wat aangetoon word deur die figuur DBEFGH; oor die Restant van die plaas Zandhoogte Nr. 139, Mosselbaai, soos aangedui op Kaart LG Nr. 9314/91, onderhewig aan voorwaardes."

- F. **SUBJECT FURTHER** to the terms of an endorsement dated on Deed of Transfer Nr T21913/1970, which reads as follows:

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)

A portion of the hereinmentioned property, measuring ± 0,7435 hectares has been expropriated by the Premier of the Provincial Administration: Western Cape in terms Section 27 of the Roads Ordinance, Nr 19 of 1976. Vide Notice of Expropriation Nr TPW 16/8/2/2-11/MR544/20 dated 15 December 2017, filed as expropriation caveat EX9/2018, plans in duplicate filed herewith."

- G. **SUBJECT FURTHER** to the terms of an endorsement dated on Deed of Transfer Nr T21913/1970, which reads as follows:

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)

A portion of the hereinmentioned property, measuring ± 2,4121 hectares has been expropriated by the Premier of the Provincial Administration: Western Cape in terms Section 27 of the Roads Ordinance, Nr 19 of 1976. Vide Notice of Expropriation Nr TPW 16/8/2/2-11/DR1578/18 dated 15 December 2017, filed as expropriation caveat EX16/2018, plans in duplicate filed herewith."

- H. **SUBJECT FURTHER** to the terms of an endorsement dated on Deed of Transfer Nr T21913/1970, which reads as follows:

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)

A portion of the hereinmentioned property, measuring ± 0, 7797 hectares has been expropriated by the Premier of the Provincial Administration: Western Cape in terms Section 27 of the Roads Ordinance, Nr 19 of 1976. Vide Notice of Expropriation Nr TPW 16/8/2/2-11/DR1583/1 dated 15 December 2017, filed as expropriation caveat EX26/2018, plans in duplicate filed herewith."

- I. SUBJECT as contained in Notarial Deed K ~~1021~~ ¹⁰²⁴ 00001037 / 2023 S to a Sewer Servitude 5 metres wide in favour of the Mossel Bay Municipality as will more fully appear from said Notarial Deed.
- J. SUBJECT as contained in Notarial Deed K ~~1021~~ ¹⁰²⁴ 0001040 / 2023 S to an Electric Transmission Servitude in favour of the Municipality of Mossel Bay as will more fully appear from the said Notarial Deed.
- K. SUBJECT as contained in Notarial Deed K ~~1021~~ ¹⁰²⁴ 00001038 / 2023 S to a Sewer Pipeline Servitude 6m wide except where restricted by the property boundary in favour of the Municipality of Mossel Bay as will more fully appear from the said Notarial Deed.
- L. SUBJECT as contained in Notarial Deed K ~~1021~~ ¹⁰²⁴ 0001039 / 2023 S to a water Pipeline Servitude, 4m wide, in favour of the Mossel Bay Municipality as will more fully appear from the said Notarial Deed .

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

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Registration Number 2010/122651/23

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

SAPPHIRE OCEAN INVESTMENTS PROPRIETARY LIMITED
Registration Number 2005/013637/07

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 R8 400 000,00 (EIGHT MILLION FOUR HUNDRED THOUSAND RAND) excluding VAT in the sum of R1 260 000,00 (ONE MILLION TWO HUNDRED AND SIXTY THOUSAND RAND), total consideration paid by the transferee to the transferor being the amount of R9 660 000,00 (NINE MILLION SIX HUNDRED AND SIXTY 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.

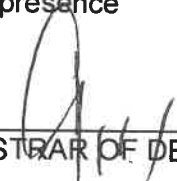
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

17 NOV 2023



q.q.

In my presence



REGISTRAR OF DEEDS