

**DEED OF TRANSFER
NO.**

T 4347 / 2022

**FIRST NATIONAL BANK OF NAMIBIA LIMITED / C T PROPERTY
RENTALS (PROPRIETARY) LIMITED**


ERF NO. 624 MONDESA (EXTENSION NO. 1)


**KOGP
PARTNERS**

CONVEYANCERS
☒ 3516, WINDHOEK
☎: 382800
REF: WCK/am/81016, MAT10289

2022-11-07
 MORTGAGED (No. B. 3042 2022)
 for N\$. 10 400 000.00 (with preference for
 an additional amount not exceeding N\$. 2 080 000.00)
 DEEDS OFFICE
 WINDHOEK
 REGISTRAR OF DEEDS

Prepared by me:


 CONVEYANCER
 KOTZE W C

I hereby certify that Stamp Duty in the amount of N\$156 000.00 has been paid.
 Receipt No. 02W099625
 Date: 29-06-2022

 NAMRA
 WINDHOEK

DEED OF TRANSFER

Be it hereby made known:

T 4347 / 2022

THAT **WILLEM CAREL KOTZE**

appeared before me, Registrar of Deeds at WINDHOEK he, the said Appearer, being duly authorised
 thereto by a Power of Attorney granted to him by

FIRST NATIONAL BANK OF NAMIBIA LIMITED

(Company Number: 2002/0180)

dated the 27th day of MAY 2022, and signed at WINDHOEK


 KOTZE

And the said Appearer declared that his Principal had truly and legally sold on the 23rd day of MAY 2022

and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

CT PROPERTY RENTALS (PROPRIETARY) LIMITED

(Company Number: 2020/0446)

It's Successors in Title or Assigns,

CERTAIN: ERF NO. 624 MONDESA (EXTENSION NO. 1)

SITUATE: IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION

MEASURING: 7 262 (SEVEN THOUSAND TWO HUNDRED AND SIXTY TWO) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T4918/1993 with General Plan S.G No. A59/86 relating thereto and held by Deed of Transfer No. T2876/2018

A. SUBJECT to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

2. The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least four times the prevailing valuation of the erf.

B. SUBJECT FURTHER to an encroachment servitude in favour of Erf No. 626 Mondesa, 5 890 square metres and held by Deed of Transfer No. T6917/2005 by Vivien Investments Two Hundred and Forty Four CC of 0,22 metres wide and parallel to the full length of the southern boundary, and created in Notarial Deed of Encroachment Servitude No. K78/2007S, subject to conditions with ancillary rights.

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WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, It's 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 N\$13 000 000.00.

Signed at WINDHOEK on

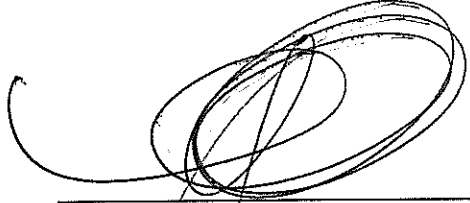
2022 -07- 07

together with the appearer, and confirmed with my seal of office.

In my presence,



Deputy Registrar of Deeds



Signature of Appearer

1. Transfer Duty Receipt No.
OR Exemption Certificate: 0400020059
Issued at WALVIS BAY
On 24 JUNE 2022
for N\$1 560 000.00

Checked: 1. _____

2. _____

2. I, the undersigned, WILLEM CAREL KOTZE hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) of the Act, have been paid up to and including the date of registration thereof. A building compliance certificate by the local authority has been issued.

CONVEYANCER

