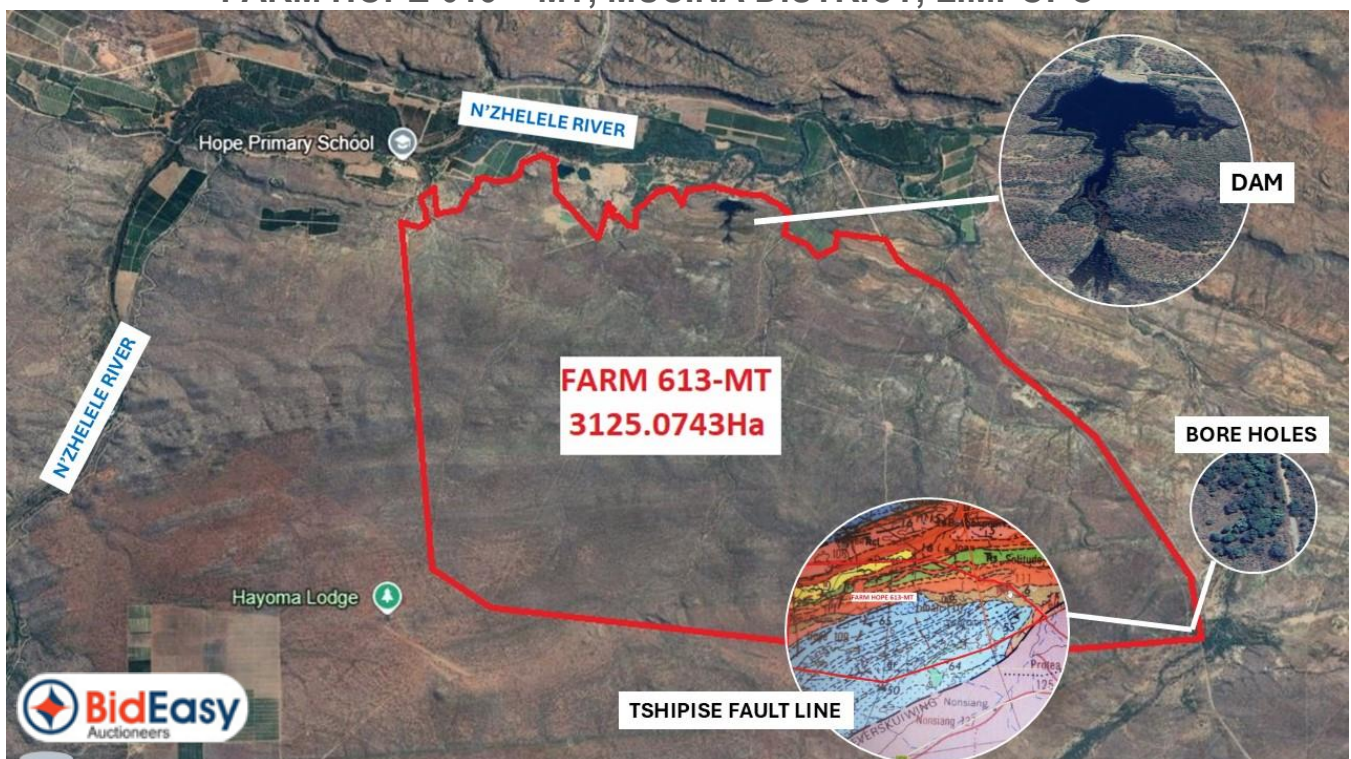


3125HA FARM WITH WATER RIGHTS 500Ha IRRIGATION FARM OPPORTUNITY

ADDRESS:
FARM HOPE 613 – MT, MUSINA DISTRICT, LIMPOPO



ONLINE AUCTION

BIDS OPEN:

WEDNESDAY, 9 JULY 2025 AT 08H00

BIDS CLOSE:

THURSDAY, 10 JULY 2025 FROM 11H00

REGISTER TO BID:

biddersonline.co.za / 0861 444 242

CONTACT:

PIETER NEL – 0848800165 , pieter@bideasy.co.za

VIEWING:

BY APPOINTMENT

CONTENT

1. DISCLAIMER
2. PROPERTY SUMMARY
3. RULES OF AUCTION
4. PROPERTY DESCRIPTION
5. PROPERTY IMAGES
6. AERIAL PHOTO
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TERMS AND CONDITIONS:

- **R250 000.00 REFUNDABLE DEPOSIT AND FICA DOCUMENTS TO REGISTER.**
- **5% DEPOSIT PAYABLE ON THE FALL OF THE HAMMER.**
- **10% BUYERS COMMISSION PLUS VAT PAYABLE ON THE FALL OF THE HAMMER.**

BANKING DETAILS FOR REGISTRATION DEPOSIT:

BIDDERS CHOICE (PTY) LTD

BANK: NEDBANK

ACCOUNT: 1030 1200 64

BRANCH CODE: 194 842

REF: USE YOUR SURNAME/COMPANY NAME

EMAIL PROOF OF PAYMENT TO: helen@bidderschoice.co.za

BIDDERS CHOICE OFFICE: 0861 444 242

REGISTER TO BID: biddersonline.co.za / 0861 444 242

1. DISCLAIMER

Whilst all reasonable care has been taken to obtain accurate information, neither BidEasy Auctions, nor any of its subsidiaries or associated companies, nor the Seller/s guarantee the correctness of the information herein and none of the aforementioned will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of BidEasy Auctions nor any of its subsidiaries or associated companies or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the FICA registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.

2. PROPERTY SUMMARY

| | |
|-----------------------------|--|
| Registered Owner | KUMBELO TRADING 102 CC (REG 2006/221275/23) |
| Physical Address | FARM HOPE 613 - MT |
| Zoning | AGRICULTURAL |
| Title Deed | T10234/2019 |
| Local Authority | LIMPOPO |
| Extent | ± 3125.0743Ha |
| Rates, Taxes | Annual |
| Deposit to be paid | 5% (Five Percent) On the fall of the hammer |
| Buyers Commission | 10% (Ten Percent) plus VAT on the fall of the hammer |
| Confirmation Period | 7 Days |
| COC | SELLER to provide |
| Occupation | On Registration of Transfer |
| VAT Registered | Seller Registered for VAT |
| Refundable Registration Fee | R250,000.00 |

3. RULES OF AUCTION

Version 1
2025/06/03

RULES OF AUCTION

AND

CONDITIONS OF SALE

PLACE OF AUCTION: ONLINE AUCTION
BID OPENS FROM: WEDNESDAY 9 JULY 2025 @ 08H00
TIME OF AUCTION: THURSDAY 10 JULY 2025 FROM 11H00

BIDEASY AUCTIONS (PTY) LTD
Reg: 2013/085568/07
105 Dely Road, Ashlea Gardens, Pretoria, 0081
Duly represented by: PIETER NEL
(The "AGENT")

Duly instructed by

KUMBRLO TRADING 102 CC (2006/221275/23)
("the SELLER")

and

("the PURCHASER")

The SELLER hereby sells to the PURCHASER who purchases the following immovable PROPERTY:

TITLE DEED INFORMATION: PORTION 0 OF FARM HOPE 613-MT

TITLE DEED NUMBER: T10234/2019

IN EXTENT: 3125.0743Ha

together with all existing lease agreements pertaining thereto and all improvements thereon ("the PROPERTY") on the following terms and conditions:

1. AUCTION RULES AND PROCEDURE

- 1.1. The property will be sold subject to confirmation.
- 1.2. The seller and the auctioneer have a right to bid on the property, but shall not make a bid equal to or exceeding the reserve price.
- 1.3. The rules of auction comply with section 45 of the Consumer Protection Act, Act 68 of 2008 ("the Act") and with the Consumer Protection Act Regulations ("the Regulations") that have been published in terms thereof in Government Gazette No. 34180 on 1 April 2011 (Volume 550) and any amendments thereto from time to time.
- 1.4. Section 45 subsection (2) of the Act provides that: "When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction."
- 1.5. The auction will commence at the published time and will not be delayed to allow any specific person or more persons to take part in the auction.
- 1.6. Registration to bid at the auction:

- 1.6.1. Anyone that intends to bid at the auction must register his or her identity on the bidder's record **prior to the commencement of the auction** and such registration must meet the requirements of FICA (Financial Intelligence Centre Act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.
- 1.6.2. A person who attends the auction to **bid on behalf of another person (i.e. on behalf of a company)** must produce a letter of authority that expressly authorises him or her to bid on behalf of that person and that person and the person bidding on his or her behalf must meet the requirements set out in clause 1.6.1 above. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
- 1.7. The bidder's record and the vendor roll will be made available for inspection at the offices of the AGENT / AUCTIONEER during normal business hours without the charge of a fee. The bidders' record will also be available for inspection at the auction.
- 1.8. The AGENT / AUCTIONEER has a trust account. All money due to the seller in terms of the Rules of Auction will be paid into this trust account for the benefit of the seller, minus any commission payable to the AGENT / AUCTIONEER.
- 1.9. The auctioneer will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of property by the seller.
- 1.10. The total cost of advertising and conducting the auction of the property is **R35 000.00** which costs are broken down as follows:
 - 1.10.1. Advertising costs;
 - 1.10.2. Brochure and marketing material;
 - 1.10.3. Photography.
 - 1.10.4. Boards
- 1.11. The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.
- 1.12. The sale shall be by the rise and the property shall be sold to the highest bidder, subject to the the Rules of Auction.
- 1.13. Every prospective bidder must read the Rules of Auction and must not bid unless he or she has done so.
- 1.14. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained herein, which the seller or the auctioneer may accept or reject in their absolute discretion.
- 1.15. In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.
- 1.16. Any error by the auctioneer shall be entitled to be corrected by him.
- 1.17. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the Rules of Auction, during which time the offer shall be open for acceptance by the seller or his AGENT / AUCTIONEER and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
- 1.18. The highest bidder ("the purchaser") shall on the fall of the hammer be deemed to have offered to purchase to property for the amount of his or her bid on the terms and conditions contained herein and shall sign the Rules of Auction immediately after the fall of the hammer.

2. PURCHASE PRICE

And the purchase price shall be paid as follows:

- 2.1. A deposit of 5% (FIVE PERCENT) of the purchase price to the AGENT / AUCTIONEER by the PURCHASER immediately on signature of this agreement, which amount the PURCHASER hereby authorises the AGENT / AUCTIONEER to pay over to the SELLERS attorneys.
- 2.2. The PURCHASER's signature hereto shall constitute the PURCHASER's written consent to authorise the SELLER'S ATTORNEY to invest all amounts paid on account of the Purchase Price in an interest bearing account with a bank of the SELLER'S ATTORNEY, or the SELLER'S attorney to pay the deposit to the SELLER.

- 2.3. The balance of the Purchase Price shall be paid in cash and secured, to the satisfaction of the **SELLER's** Attorneys, by a written guarantee from a registered financial institution, payable free of exchange, against registration of transfer of the **PROPERTY** into the **PURCHASER's** name. The **PURCHASER** may elect to secure the balance of the Purchase Price by payment in cash to the **SELLER's** Attorneys, who shall hold same in trust, pending registration of transfer into the name of the **PURCHASER**. The aforesaid guarantee shall be presented and/or cash shall be payable by the **PURCHASER** to the **SELLER's** Attorneys within 45 (forty five) calendar days from date of acceptance hereof by the **SELLER, failing which, the PURCHASER shall be in breach of this agreement.**
- 2.4. If guarantees are not provided as per 2.3 above, then the **PURCHASER** shall become liable for the payment of interest on the balance of the purchase price (being the total purchase price minus the amount of the deposit that has been paid in terms hereof) at the rate of 2% (two per centum) above the Prime Rate, per month, calculated from the due date of the guarantees to the actual date when the guarantees are being provided (both days inclusive). Any such interest shall be payable by the **PURCHASER** to the **SELLER** against registration of transfer, but this provision shall not detract in any manner whatsoever from the **SELLER's** rights to act in terms of the breach of contract provisions contained herein below.
- 2.5. Any payment made by the **PURCHASER** in terms of this Agreement shall be allocated first to the payment of **AGENT / AUCTIONEER's** Commission when due then interest and thereafter to the payment of any other monies due in terms hereof.

3. ACCEPTANCE AND CONFIRMATION

- 3.1. By signing this Deed of Sale at the end thereof, the **PURCHASER** offers to purchase the **PROPERTY** on the terms and conditions contained herein and the **PURCHASER's** offer shall remain open for acceptance by **THE SELLER** or by the **AGENT / AUCTIONEER** on behalf of the **SELLER**, until 16H00 on the **17TH day of JULY 2025** (" 7 DAY confirmation period"). The **PURCHASER** and the **AGENT / AUCTIONEER** acknowledge and agree that this provision are inserted and intended for the benefit of the **SELLER**.
- 3.2. The **PURCHASER's** offer shall be deemed to have been accepted only when the **SELLER** or the **AGENT / AUCTIONEER**, whichever may be applicable, has signed this Deed of Sale on behalf of the **SELLER** in the space provided at the end thereof and the **SELLER** shall not be required to notify the **PURCHASER** of the acceptance of its offer prior to expiry of the confirmation period.
- 3.3. Should the **SELLER** reject the **PURCHASER's** offer, the **AGENT / AUCTIONEER** will repay to the **PURCHASER** any deposit and commission paid to it in terms of this agreement.
- 3.4. The **SELLER** shall notify the **PURCHASER** in writing of either its acceptance or its rejection of the **PURCHASER's** offer immediately upon receipt of written request therefore from the **PURCHASER**, which request shall not be made before the last day of the Confirmation Period.
- 3.5. In the event of the sale requiring the consent of any statutory authority or any court of law, then this sale is subject to the granting of such consent.

4. VALUE-ADDED TAX

- 4.1 The Purchase Price is exclusive of VAT.
- 4.2 It is recorded that:
 - 4.2.1 The **PROPERTY** constitutes an enterprise as defined in the Act and is sold as a going concern that will on the date of transfer be an income earning activity capable of separate operation, and the supply of the **PROPERTY** shall be 'zero rated' in terms of Section 11 (1) (e) of the Act;
 - 4.2.2 The assets and all other aspects of the business that are necessary for carrying on the enterprise, including all existing lease agreements pertaining to the property and any deposits of tenants, are being disposed of to the **PURCHASER** in terms of this Agreement.
- 4.3 The **SELLER** and **PURCHASER** respectively warrant, if applicable, to the other that they will, with effect from the date of conclusion of this Agreement, be registered as vendors in terms of the Act. The **PURCHASER** undertakes to provide the **SELLER's** attorneys with a copy of its VAT Registration Certificate (form VAT 103) at least 21 (twenty one) days before the anticipated Transfer Date and the **PURCHASER** warrants that it has applied for VAT registration before the date of conclusion of this Agreement.
- 4.4 In the event of VAT being payable on the Purchase price as a result of the sale, such VAT shall be paid by the **PURCHASER** to the **SELLER's** Attorneys immediately on demand therefore.

- 4.5 In the event of the rate of which VAT is chargeable being amended after the date of signature hereof by the PURCHASER and in circumstances in which the amended rate will apply to this transaction, then the Purchase Price shall be adjusted accordingly, the intention being that the SELLER shall receive and retain the same amount after payment regardless of the rate at which VAT is payable.

5. **AGENT / AUCTIONEER'S COMMISSION – PURCHASER**

- 5.1 The PURCHASER shall be liable for and pay, in addition to the amounts payable in terms hereof, AGENT / AUCTIONEER's commission of 10% (TEN PERCENT) plus VAT of the Purchase Price, which commission is payable on the fall of the hammer and is due on acceptance of the offer by the SELLER.
- 5.2 The PURCHASER shall pay the full amount of AGENT / AUCTIONEER's commission into the trust account of the AGENT / AUCTIONEER immediately upon the signing hereof by the PURCHASER, but this amount shall remain the property of the PURCHASER and shall be retained in trust by the AGENT / AUCTIONEER until acceptance of the offer by the SELLER.
- 5.3 The PURCHASER shall be liable to pay to the AGENT / AUCTIONEER, upon demand, a fee equal to any bank charges that the AGENT / AUCTIONEER may become liable for upon payment of the AGENT / AUCTIONEER's commission into the AGENT / AUCTIONEER's chosen bank account.
- 5.4 The provisions of this clause 5 are inserted and intended for the benefit of the AGENT / AUCTIONEER who by his signature hereto, accepts such benefit.

6. **OCCUPATIONAL INTEREST**

Should the PURCHASER take occupation of the PROPERTY prior to registration of transfer, the PURCHASER shall pay occupational interest to the SELLER calculated at 1% (one percent) of the balance of the Purchase Price per month in advance on the first day of every month, from date of occupation until date of transfer, both days inclusive, payable directly to the SELLER's Attorney (reduced *pro rata* for any period less than a month). If this agreement is cancelled for any reason then the PURCHASER undertakes to immediately restore vacant occupation of the property to the SELLER, it being recorded that no tenancy shall be deemed to have been created hereby.

7. **RATES AND TAXES**

- 7.1 The SELLER shall be liable for all rates and taxes and other Municipal charges levied on the PROPERTY for the period prior to occupation and the PURCHASER shall be liable for all rates and taxes and other Municipal charges levied thereafter.
- 7.2 The PURCHASER shall refund to the SELLER a pro rata share of all rates and taxes and services paid in advance by the SELLER for the period after registration of transfer, which refund shall be paid upon registration of transfer.

8. **SELLER RESIDENCY AND WITHHOLDING TAX**

It is recorded that the SELLER, AGENT / AUCTIONEER and PURCHASER are aware of an obligation on the part of the PURCHASER to withhold part of the Purchase Price from the SELLER, if he is a non-resident of the Republic of South Africa and pay such withheld portion to the South African Revenue Services (hereinafter referred to as "SARS") in terms of Section 35A of the Income Tax Act, (hereinafter referred to as the "Act") and in that regard:

- 8.1 The SELLER warrants that he is / is not a RESIDENT of the Republic of South Africa; (delete whichever is not applicable);
- 8.2 The SELLER hereby indemnifies and holds harmless both the AGENT / AUCTIONEER and the SELLER'S Attorneys attending to the transfer of the PROPERTY hereby sold, against any claim howsoever arising by virtue of them having acted in terms of the Act, on information supplied by the SELLER, or from any other source and the SELLER further waives any right of recourse he may have against the said SELLER's Attorneys and/or AGENT / AUCTIONEER, in respect of any action or omission by them in terms of the Act, on information supplied to them by the SELLER, or any other source.

9. **TRANSFER AND COSTS OF TRANSFER**

- 9.1. Transfer shall, subject to clause 3.6, not be passed to the PURCHASER, notwithstanding anything to the contrary herein contained, until such time as the total Purchase Price and all other amounts for which the PURCHASER may be liable in terms hereof have been paid and/or payment thereof has been secured as herein provided.

- 9.2. Transfer of the **PROPERTY** shall be passed, by the **SELLER's** Attorneys, as soon as reasonably possible after date of acceptance, providing the **PURCHASER** has complied with the provisions of the aforementioned sub-clause.
- 9.3. The **PURCHASER** hereby specifically authorises and agrees to the **SELLER's** Attorneys preparing and completing from information provided by the **PURCHASER** herein, a transfer duty form required by SARS for the clearance of the **PROPERTY** for transfer; and specifically authorises and agrees to the **SELLER's** Attorneys on behalf of the **PURCHASER** signing and submitting such form to SARS for which preparation, completion, signature and submission this Agreement shall be sufficient authority.
- 9.4. Transfer of the **PROPERTY** shall be effected by the **SELLER's** Attorneys and all expenses of and incidental to the preparation and registration of transfer, the conveyancing fees, transfer duty (if applicable), disbursements and VAT (if applicable), in respect of such transfer, shall be borne by the **PURCHASER** including all expenses and legal costs incidental to the preparation and registration of any mortgage bond to finance the Purchase Price herein, including any disbursement levied by the financial institution approving the finance.
- 9.5. In the event of the **PURCHASER** failing to comply within 7 (seven) days of being requested by the **SELLER's** Attorneys, to furnish them with signed documents or documentation of whatever nature necessary for effecting transfer, or in the event of the registration of transfer being delayed as a consequence of a default on part of the **PURCHASER** (and the widest possible interpretation shall be used in respect of the terms hereof), then *ipso facto* on the 8th (eighth) day after such request, the **PURCHASER** shall pay to the **SELLER** penalty interest, at the rate of 2% (two per centum) above prime, per month calculated on the balance of the purchase price from the said 8th (eighth) day until the date of transfer, (both days inclusive).
- 9.6. The **PURCHASER** acknowledges and accordingly undertakes to comply with all the FICA requirements as set out in **Annexure "1"** annexed hereto within 7 (seven) days from date of acceptance of this Agreement by the **SELLER** and to supply the **SELLER's** Attorneys all information and documentation required by the **SELLER's** Attorneys to enable the **SELLER's** Attorneys to fulfil their obligations in terms of FICA.
- 9.7. This agreement and the sale contemplated herein shall not be subject to the **PURCHASER** obtaining finance to fund the transaction. The **PURCHASER** warrants that he has the financial ability to proceed with this transaction whether or not a bond is going to be applied for or granted.
- 10. OCCUPATION AND RISK**
- 10.1. Possession of the **PROPERTY** shall be given by the **SELLER** and taken by the **PURCHASER** on registration of transfer and from this date all risks and benefits of ownership in respect of the **PROPERTY** shall pass to the **PURCHASER**.
- 10.2. Should the **PURCHASER** and the **SELLER** agree (in writing) to an earlier occupation date and therefore prior to transfer of the property into the name of the **PURCHASER**, the **PURCHASER** shall at its own expense insure the **PROPERTY** and improvements thereon for the full replacement value thereof from date of occupation, against risk of loss or damage by any cause with an insurer acceptable to the **SELLER**. The **SELLER's** interest in the **PROPERTY** shall be endorsed against such policy for such period.
- 10.3. Upon the **PURCHASER** taking occupation of the **PROPERTY** and pending transfer, the following further provisions shall apply –
- 10.3.1. the **PURCHASER** shall not sell, let or in any other manner dispose of or part with (whether temporarily or otherwise) the **PROPERTY** or his rights of occupation thereof, except with the written consent of the **SELLER**, which consent shall not be unreasonably withheld;
- 10.3.2. The **PURCHASER** shall be responsible for and pay all costs of electricity and water consumed in the **PROPERTY**.
- 11. EXISTING TENANCIES**
- 11.1 The **PURCHASER** shall be bound by the terms and conditions of all existing leases, of which he acknowledges he is fully apprised alternatively which he has elected to accept and abide by.
- 11.2 The highest bid obtained at the auction for the sale of the property subject to the lease, is insufficient to meet the amount owing under any Mortgage Bond registered over the **PROPERTY**, then the **PROPERTY** may be sold free of any lease which was entered into after registration of any mortgage bond over the **PROPERTY** or any lease entered into prior to the registration of any mortgage bond of which lease the holder of the mortgage bond had no knowledge.
- 11.3 The **PURCHASER** is aware of the provisions of:
- 11.3.1 The Restitution of Land Rights Act 22 of 1994;
- 11.3.2 The Land Reform (Labour Tenants) Act 3 Of 1996;
- 11.3.3 The Extension of Security of Tenure Act 62 of 1997,

Which regulate and / or secure the rights of tenure and occupation on land of any third party. **Save as may be herein set out, the SELLER has not given any warrant or made any representations, whether express or implied, to the PURCHASER regarding the rights in law of any occupier or potential occupier or any third party in terms of the aforementioned Acts and more particularly, that such rights may not exist. The PURCHASER indemnifies the SELLER against any claim or action which any occupier may bring in terms of the PROPERTY.**

12. REPAIRS AND IMPROVEMENTS

- 12.1 Prior to registration of transfer, the **PURCHASER** shall not be entitled to effect any alterations to the **PROPERTY** without the prior written consent of the **SELLER**.
- 12.2 The **SELLER** shall not be obliged to compensate the **PURCHASER** for any authorised alteration effect the event of the sale being cancelled.
- 12.3 The **PURCHASER** shall be liable for any damages suffered by the **SELLER** as a result of any alterations effected by the **PURCHASER**, not authorised by the **SELLER**.

13. VOETSTOOTS, EXTENT AND REPRESENTATIONS

- 13.1 The **PROPERTY** is sold "voetstoets" and subject to the terms and conditions and servitudes mentioned or referred to in the current and/or prior Title Deeds and to the conditions of establishment of the Township in which it is situated and to the zoning applied to it under any Town Planning Scheme. The **SELLER** shall, subject to clause 3.7, not profit by any excess nor shall it be answerable for any deficiency in the extent thereof. Neither the **SELLER** nor the **AGENT / AUCTIONEER** shall be responsible for pointing out to the **PURCHASER** any surveyor's pegs or beacons in respect of the **PROPERTY**.
- 13.2 The **PURCHASER** acknowledges that he has not been induced into entering into this Agreement by any express or implied information, statement, advertisement or representation made or given any warranties in respect of the **PROPERTY** or anything relating thereto, by the **AGENT / AUCTIONEER** or any other person, or by or on behalf of the **SELLER** and that is not contained in this Agreement.
- 13.3 The **PURCHASER** acknowledges that he has fully acquainted himself with the **PROPERTY** that he has purchased alternatively that he/she has elected to purchase the **PROPERTY** without fully acquainting him/herself therewith.

14. BREACH

- 14.1 If one of the Parties commits a breach of this Agreement or fails to comply with any of the provisions hereof, then the Aggrieved Party shall be entitled to give the Defaulting Party 7 (seven) days notice in writing to remedy such breach or failure (unless such breach or failure occurs after the transfer documents have been lodged in the Deeds Office for registration, in which case the 7 (seven) day period may, at the election of the Aggrieved Party be reduced to 48 (forty eight) hours). If the defaulting party fails to comply with such notice then the innocent party shall forthwith be entitled, but not obliged, without prejudice to any other rights or remedies which it may have in law, including the right to claim damages:
 - 14.1.1 to cancel this Agreement and upon cancellation: -
 - 14.1.1.1 if the defaulting party is the **PURCHASER** the **SELLER** shall be entitled to retain all amounts paid by the **PURCHASER**, excluding **AGENT/AUCTIONEER**'s commission, as *rouwkoop* or as a genuine pre-estimate of damage suffered by the **SELLER**, and furthermore the **PURCHASER** shall not be entitled to compensation from the **SELLER** for any improvements of whatsoever nature it may have caused on the **PROPERTY**, whether with or without the **SELLER**'s consent; and
 - 14.1.1.2 the **PURCHASER** hereby instructs the **TRANSFERING ATTORNEY** to pay the deposit, as per clause 2.1, to the **SELLER** as *roukoop* on cancellation.
 - (OR)
 - 14.1.1.3 if the defaulting party is the **SELLER** the **PURCHASER** shall be entitled to a full refund of all money paid in terms hereof to the **SELLER**, and to claim any other damages from the **SELLER** that it may have suffered as a result of the **SELLER**'s default;

14.1.2 to claim immediate performance and/or payment of all the defaulting party's obligations in terms hereof.

14.2 Upon cancellation of this Agreement for whatever reason, the **PURCHASER** hereby undertakes to forthwith vacate the **PROPERTY** and to procure that the **PROPERTY** shall be vacated by any persons who occupy the **PROPERTY** through the **PURCHASER**'s title or by his permission. Occupation shall be re-delivered in the same good condition as at the date of occupation.

14.3 Occupation of the **PROPERTY** by the **PURCHASER** or persons on the authority of the **PURCHASER** shall not create a tenancy either in terms of any statutory provision or at common law.

15 LEGAL COSTS

The Defaulting Party shall be liable for all legal costs incurred by the Aggrieved Party, the **AGENT / AUCTIONEER** and his **AGENT / AUCTIONEER / Attorneys** in enforcing the terms of this agreement, on an Attorney and own client scale, including collection commission.

16 ADDRESS / DOMICILIUM

16.1 The **PURCHASER** and the **SELLER** hereby choose their respective addresses / *domicilium citandi et executandi* for all purposes in respect of this Deed of Sale, including all notices and Court process to be delivered in terms hereof, the address recorded below his signature hereunder. Any notice sent by pre-paid registered post shall be deemed to have been received on the fifth day after posting; any notice delivered by hand shall be deemed to have been received on the day of delivery; any notice sent by telefax or electronically transmitted by email, shall be deemed to have been received on the first business day after date of despatch thereof.

16.2 Notwithstanding anything to the contrary herein contained, any written notice or communication actually received by a Party to this Agreement shall be deemed to be adequate written notice or communication to him notwithstanding that it was not sent or delivered at the chosen address / *domicilium citandi et executandi* or transmitted to such Party's telefax number and/or email address as stipulated herein.

16.3 The terms of "writing" shall include communications by email or facsimile.

17 JOINT AND SEVERAL LIABILITY

If this agreement is concluded with more than one **PURCHASER**, the liability of all such **PURCHASERS** to the **SELLER** and to the **AGENT / AUCTIONEER** shall be joint and several *in solidum*.

18 SECTION 112 AND 115 OF THE COMPANIES ACT

18.1 It is recorded that the **SELLER** and the **PURCHASER** are aware of the provisions of Sections 112 and 115 of the Companies Act 71 of 2008 (as amended) ("Section 112"), namely that if the **SELLER** is a company and if the **PROPERTY** constitutes either all or the greater part of the assets or the undertaking of the **SELLER**, then the directors of the **SELLER** shall not have the power, save by a special resolution of the shareholders of the **SELLER**, to dispose of the **PROPERTY**.

18.2 Accordingly, the **SELLER** warrants that the provisions of Section 112 are / are not (delete as appropriate) applicable to the sale of the **PROPERTY**.

18.3 If Section 112 is applicable to the sale of the **PROPERTY** and if the directors of the **SELLER** have not already been granted the necessary authority in terms of Section 112 to dispose of the **PROPERTY**, then within 45 (forty five) days of the acceptance date the **SELLER** shall procure that its shareholders pass a special resolution ratifying the sale of the **PROPERTY**.

19 INSOLVENCY ACT NO. 24 OF 1936

The Parties agree that notice of the sale of the property, pursuant to this Agreement, will not be published by the **SELLER** and the **SELLER** indemnifies the **PURCHASER** against any claims which may be made arising from the said sale not being advertised. The **SELLER** warrants the **PURCHASER** that if any proceedings of any kind referred to in SECTION 34 of the Insolvency Act No. 24 of 1936, are instituted prior to the date of transfer, it will immediately pay all amounts due by the entity that has instituted such proceedings. The **SELLER** furthermore indemnifies and holds the **PURCHASER** harmless against any losses or damages that the **PURCHASER** may suffer by reason of such proceedings being instituted.

20 **NOMINEE**

The **PURCHASER** shall be entitled, by notice in writing to the **SELLER**, to nominate a nominee in his place as **PURCHASER**, upon the following terms and conditions:

- 20.1 the aforesaid notice shall be handed to the **SELLER** by not later than 24h00 on the same day as the acceptance date by the **SELLER**
- 20.2 the notice shall set out the name and address of the nominee so nominated as **PURCHASER**;
- 20.3 the notice shall be accompanied by the nominee's written acknowledgement:
 - 20.3.1 that it is fully aware of all the terms and conditions of this Deed of Sale as if fully set out in such written acknowledgement; and
 - 20.3.2 that it is bound by the provisions of this Deed of Sale as the **PURCHASER**;
 - 20.3.3 should the **PURCHASER** nominate a nominee in terms of this clause, then:
- 20.4 all reference to the **PURCHASER** in this agreement shall be deemed to be a reference to its nominee; and
- 20.5 the **PURCHASER** by his signature hereto, hereby interposes and binds himself as surety and co-principal debtor *in solidum*, for and on behalf of all the obligations of the aforesaid nominee as **PURCHASER**, to and in favour of the **SELLER**, for all the **PURCHASER'S** obligations under this agreement, including damages, and renounces the benefits of division and *excussion*.

21. **COMPANY TO BE FORMED**

- 21.1 In the event of the **PURCHASER** signing this agreement in his capacity as AUCTIONEER for a company to be formed and the **PURCHASER** fails within 20 (twenty) days from date of acceptance and confirmation of this agreement to register such company having as one of its objects the ratification and adoption of this agreement, or such company fails to adopt or ratify this agreement within 15 (fifteen) days after date of its incorporation, then in such an event the **PURCHASER** shall be deemed as from the date thereof to have entered into this agreement in his personal capacity and to have acquired all the rights and obligations of the **PURCHASER** under this agreement.
- 21.2 In the event of such company being registered and duly adopting or ratifying this agreement, or the nomination effected, then the **PURCHASER** by his signature hereunder, shall be deemed to bind himself to the **SELLER** as surety and co-principal debtor *in solidum* with such company for the due performance by it as **PURCHASER** of the terms, conditions and obligations arising out of this agreement.

22. **COMPANIES, CLOSE CORPORATIONS, ASSOCIATIONS OR TRUSTS**

- 22.1 Should the **PURCHASER** be a company, close corporation, association or trust, the person signing this agreement on behalf of such **PURCHASER**, by his signature hereto interposes and binds himself as surety for and co-principal debtor with the **PURCHASER** for the due and proper discharge of all its obligations arising from this agreement.
- 22.2 If any individual purport to be representing another person including a company, close corporation, association or trust, and signs this Deed of Sale on that basis, that individual shall by signing this agreement on behalf of such other person be held personally liable for the due and proper discharge of all the **PURCHASER'S** obligations in terms of this Deed of Sale and that individual shall be deemed to be the **PURCHASER** where such other person does not exist at the time of signing this Deed of Sale by that individual. This provision does not apply to instances contemplated in clause 19.

23. **ELECTRICAL INSTALLATION CERTIFICATE OF COMPLIANCE**

- 23.1 The **SELLER** hereby undertakes to furnish the **SELLER'S** Attorneys, prior to occupation or transfer by the **PURCHASER**, whichever is the earlier, with a Certificate of Compliance in respect of the **PROPERTY**, in terms of the Electrical Installation Regulations of 2009 under the Occupational Health and Safety Act (Act No. 85 of 1993, as amended), issued by an electrical contractor who is registered in terms of the Regulations. All costs incurred in obtaining such a certificate, including costs of any repairs or replacements required in order for the certificate to be issued, shall be borne by the **SELLER**.
- 23.2 Upon the **SELLER** furnishing the **SELLER'S** Attorneys with such certificate, the **PURCHASER** shall have no claim whatsoever against the **SELLER** in respect of electrical installations and no further liability in this regard shall rest upon the **SELLER**.

- 23.3 The **SELLER** warrants that, as at date of occupation or transfer, whichever is the earlier; there will have been no addition or alteration to the electrical installations existing on the **PROPERTY** subsequent to the issue of such certificate. In the event that there has been any addition and/or alteration, the **SELLER** shall be obliged to obtain a Certificate of Compliance for at least the addition or alteration.
- 23.4 An Electrical Certificate of Compliance issued not more 2 (two) years prior to the date of this Agreement of Sale shall be valid and effective for the purposes of this clause 21.
- 23.5 Upon the **SELLER** furnishing the **SELLER's** Attorneys with such certificate, the **PURCHASER** shall have no claim whatsoever against the **SELLER** in respect of electrical installations and no further liability in this regard shall rest upon the **PURCHASER**.

24. DISPUTE RESOLUTION: MEDIATION THEN ARBITRATION

- 24.1 Should any dispute, disagreement or claim arise between the parties, which includes the **AGENT / AUCTIONEER**, ("**the dispute**") concerning this agreement then the parties shall, notwithstanding anything to the contrary contained herein, have the right, but not be obliged, to:
- 24.1.1 submit the dispute to mediation to be administered by the Arbitration Foundation of Southern Africa ("**AFSA**"), upon such terms as agreed between the parties and the secretariat of AFSA; and
- 24.1.2 failing agreement as aforesaid within 7 (seven) days of the dispute being submitted to mediation, the parties shall refer the dispute to arbitration as provided below.
- 24.2 Failing agreement as referred to above, the dispute shall be submitted to arbitration for final resolution in accordance with the rules of the AFSA by an Arbitrator or Arbitrators appointed by the AFSA. Unless otherwise agreed in writing by all the parties, any such mediation or arbitration shall be held in Pretoria, South Africa.
- 24.3 The decision of the arbitrator shall be final and binding on the parties to the dispute and may be made an order of the court at the instance of any of the parties to the dispute. The parties hereby exclude all rights of appeal, which might otherwise be conferred upon them by law.
- 24.4 The parties agree to keep the arbitration (including the subject matter of the arbitration and the evidence heard during the arbitration) confidential and not to disclose it to anyone except for purposes of obtaining an order of court as contemplated herein.
- 24.5 The provisions herein constitute an irrevocable consent by each party to any proceedings in terms hereof and no party shall be entitled to withdraw therefrom or claim at any such proceedings that it is not bound by such provisions if invoked by the other. Such provisions are further severable from the rest of this Agreement and shall remain in effect despite the termination of or invalidity for any reason of this Agreement.

25. MAGISTRATES' COURT JURISDICTION

The Parties hereto consent to the jurisdiction of the Magistrates' Court in terms of Section 45 read with Section 28 of the Magistrates' Court Act of 1944 as amended. Notwithstanding the aforementioned, this shall not preclude either Party from approaching the High Court of South Africa for any relief sought. This Agreement shall further be governed in terms of the law of the Republic of South Africa.

26. GENERAL CLAUSES

- 26.1 This Deed of Sale constitute the whole agreement between the Parties as to the subject matter hereof and no agreement, representation or warranty between the Parties other than those set out herein are binding on the Parties.
- 26.2 No extension of time, waiver, indulgence or suspension of any of the provisions of this agreement, which any Party hereto may have given, shall be binding unless recorded in a written document signed by all Parties.
- 26.3 No variation or alteration or cancellation of this Deed of Sale or any of the terms hereof, shall be of any force or effect, unless in writing and signed by the Parties hereto.
- 26.4 Words importing the singular shall include the plural and vice versa, and words importing the masculine gender shall include the feminine and words importing persons shall include partnerships and bodies corporate, and *vice versa*.
- 26.5 The Parties signing this document confirm that they have read and understood all of the terms and conditions contained herein and agree that they are bound hereto.
- 26.6 The **SELLER** and the **PURCHASER** warrant that they are duly authorised to sign this Deed of Sale.

- 26.7 In the event that the property sold in terms hereof forms part of a sectional scheme or Homeowners Association, then the **PURCHASER** acknowledges that the owner and the property are subject to the rules and regulations of the Body Corporate or Homeowners Association, which have been promulgated. The **PURCHASER** warrants he has read and familiarised himself with the applicable rules and regulations and undertakes to sign all documents and do all things necessary in order for him to become and remain a member of the Body Corporate or the Homeowners Association for as long as he is the owner of the section purchased in terms of this agreement. Where relevant it is recorded that the developer has secured and reserved for himself a real right of extension in respect of the property and that the **PURCHASER** purchases this property accepting the developer's real right of extension.

27. **CONSUMER PROTECTION ACT**

- 27.1 In the event that this agreement is subject to the provisions of the Consumer Protection Act 68 of 2008, then in such event the **SELLER** and the **PURCHASER** hereby incorporate by agreement those provisions of the Act that are applicable to this transaction.
- 27.2 In particular and notwithstanding anything to the contrary hereinbefore contained:
- 27.2.1 The notice for any breach by the **PURCHASER** shall be 20 working days.
- 27.2.2 The cooling off provisions contained in section 16 of the Act shall apply only if this transaction arose as a result of direct marketing.

THE PROPERTY WAS PUT UP FOR SALE BY PUBLIC AUCTION ON THE

_____ DAY OF _____

And sold by the rise for the amount of R _____

(Words) _____

(PLUS VALUE ADDED TAX IF APPLICABLE)

COMPANY/ CLOSE CORPORATION/ TRUST/ OTHER _____

(hereinafter referred to as the "PURCHASER")

ENTITY REGISTRATION NO.: _____

ENTITY ADDRESS: _____

TELEPHONE DETAILS: (landline) _____

(Fax) _____

(Email) _____

(Cell) _____

TO: MR/MRS/MS _____

(hereinafter referred to as the "PURCHASER")

IDENTITY NO.: _____

ADDRESS: _____

TELEPHONE DETAILS: (home) _____

(Work) _____

(Fax) _____

(Email) _____

(Cell) _____

MARITAL STATUS _____ (In/Out of Community of PROPERTY)

SPOUSE'S NAME _____

SPOUSE'S ID NO _____

I, THE PURCHASER, HEREBY CONFIRM THAT THE FULL EXTENT OF MY OBLIGATIONS AND RIGHTS HEREIN HAVE BEEN EXPLAINED TO ME AND THAT I HAVE BEEN GIVEN AN OPPORTUNITY TO MAKE THE NECESSARY ENQUIRIES IN RESPECT OF THE PROPERTY AND ALL MATERIAL ASPECTS RELATED TO THIS PROPERTY AND SALE AND THAT I UNDERSTAND THE EFFECT OF THIS AGREEMENT.

SIGNED BY THE PURCHASER AT _____ ON THE ____ DAY OF _____

AS WITNESS:

1. _____

PURCHASER (and where applicable, the signatory binding himself as surety and co-principal debtor *in solidium*)

AS WITNESS:

1. _____

BIDEASY AUCTIONS (PTY) LTD duly authorised
(BIDEASY AUCTIONS hereby accepts all the rights conferred upon it in terms of this Agreement)

ACCEPTANCE AND CONFIRMATION

SIGNED BY THE SELLER AT _____ ON THE ____ DAY OF _____

AS WITNESS:

1. _____

SELLER (and where applicable the SELLER is duly authorised)
SELLER'S ADDRESS:

I hereby certify that the Rules of auction to the best of my knowledge meet the requirements of Regulation 21 of the Consumer Protection Act

AUCTIONEER FULL NAME(S) Pieter Johannes Lodewikus Nel SIGNATURE: _____

ADDRESS: 832 Jan Shoba Street, Brooklyn, Pretoria

CONTACT NUMBER: 084 8800 165

DEED OF SURETYSHIP

I / We the undersigned, _____

ID NUMBER: _____

do hereby interpose and bind myself / ourselves as surety and co-principal debtor/s in solidum for and on behalf of the **PURCHASER** to and in favour of the **SELLER** and the **AGENT / AUCTIONEER** for all the obligations of the **PURCHASER** under this agreement and in particular for all amounts of money that may be due, including damages, from whatsoever cause arising under renunciation of the benefits of division and excussion. I/We do accept *domicilium et executandi* at the address hereinafter set out.

THUS DONE AND SIGNED at _____ this _____ day of _____

AS WITNESSES:

1. _____

SURETY

2. _____

SELLER

BIDEASY AUCTIONS (PTY) LTD duly authorised

SURETY ADDRESS: _____

Tel No: _____

ANNEXURE 1
BIDEASY AUCTIONS (PTY) LTD
FINANCIAL INTELLIGENCE CENTRE ACT (FICA), 2001

PURCHASER PROFILE

FICA REQUIREMENTS: Natural Persons

1. South African identity document / Foreigner passport;
2. Utility bill addressed to your residential address less than 3 months (accounts for mobile phones are not acceptable);
3. South African Income Tax reference number.
4. Confirmation marital status, i.e. ANC or COP

If Married

5. Marriage certificate –
Community of property – Copy of spouses ID
Ante nuptial Contract – Copy of contract
6. Page 1 (and page 2 if necessary) reflecting the registered number and names of both parties, if your marriage is governed by the Laws of another country/state
8. Name of the country/state governing your marriage, i.e. the country where the Buyer was living at the time of the marriage with the intention of staying there permanently.

FICA REQUIREMENTS: Entities

- Person acting on behalf of the Entity must comply with paragraphs 1 to 4 above.
- All directors / members / trustees must also comply with paragraphs 1 to 4 above

with the following attached:

Companies:

1. CM1.
2. CM22.

Close Corporations:

1. CK1;
2. and, if applicable, CK2.

Trusts:

1. Letters of Authority / Master's Certificate;
2. Trust Deed and all amendments thereto.
3. Resolution to approve the purchase (and loan application, if applicable) taken before the Agreement of Sale was signed. (The only exception is where it is a cash transaction and all the Trustees have signed the Agreement of Sale.)

Detailed FICA requirements for Entities or other, if applicable, will be supplied to such Purchasers, in due course.

4. PROPERTY DESCRIPTION

This is a large **uncultivated Farm of 3125Ha** in the Musina District, Limpopo, on the **Tshipise Fault Line** with **Water Rights of 3 840 000m³ p.a.** **Irrigation Farming Opportunity of 500Ha** in a well-established large scale farming node on the Tshipise / N'Zhelele Fault Line. There is also a **Storage/Irrigation Dam** with registered/ surveyed capacity of **269 251m³ per annum** on the farm. The dam has a sluice that carries water from the N'Zhelele river (N'Zhelele dam) canal system. The farm is also located in the **Soutpansberg Karoo Trough** that feeds the **N'Zhelele River** with rain and run off.

Farming along this fault line and in this basin has resulted in many ultra large-scale irrigation farms that have been sustained successfully over many years.

Uncultivated Land Soil Fertility and Health

Virgin land typically has rich, undisturbed soil with a natural balance of nutrients and organic matter. There is better water retention and microbial activity which supports healthy crop growth.

No history of chemical use means a low risk of contamination, making it ideal for organic farming or regenerative agriculture. Virgin or unused land has a lower entry cost compared to already developed farmland.

This farm has **Red Soil**. The agricultural potential for red soil can support various agricultural activities.



Strategic Location

Farm Hope is located near Musina and the Beitbridge border post, a key trade route to Zimbabwe and the rest of southern Africa. This makes export of fresh produce or livestock easier and more cost-effective.

The region is also receiving increasing attention from infrastructure and mining projects, which may boost demand for agricultural products.

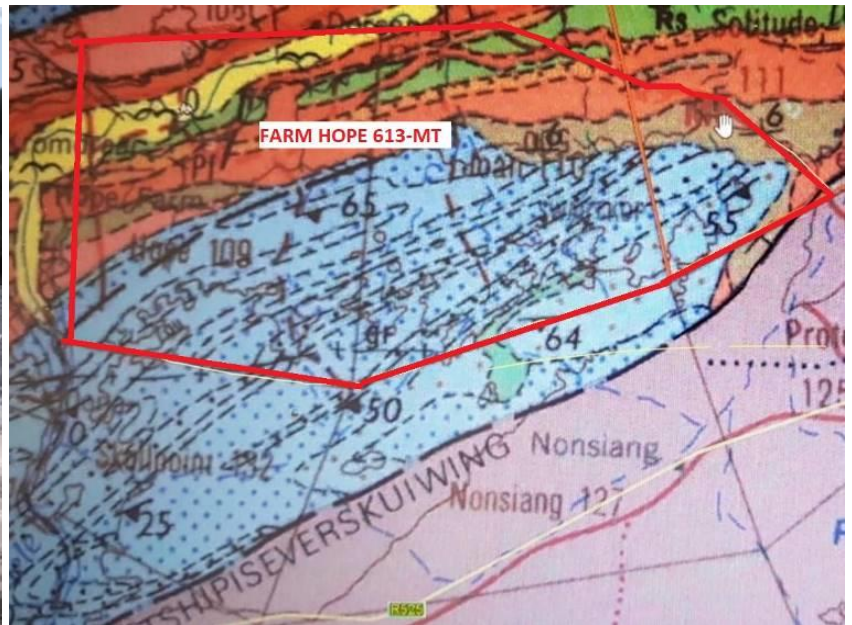
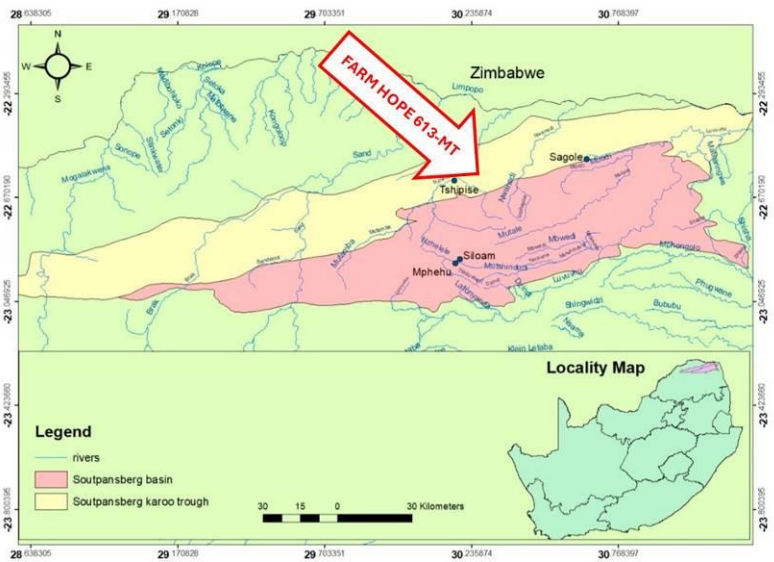
Climate and Water Access

Musina has a semi-arid climate but with proper planning (e.g. boreholes, water catchment systems, aquifers), certain crops like **export grade** avocado, macadamia nuts, citrus, grapes, etc, can thrive. Of importance is that this farm has 4 Boreholes with **Water Rights** on the Tshipise Fault Line, as well as a large capacity **Dam**.

Investment Opportunity

The growing demand for food in South Africa and across neighboring countries means there's a high market potential.

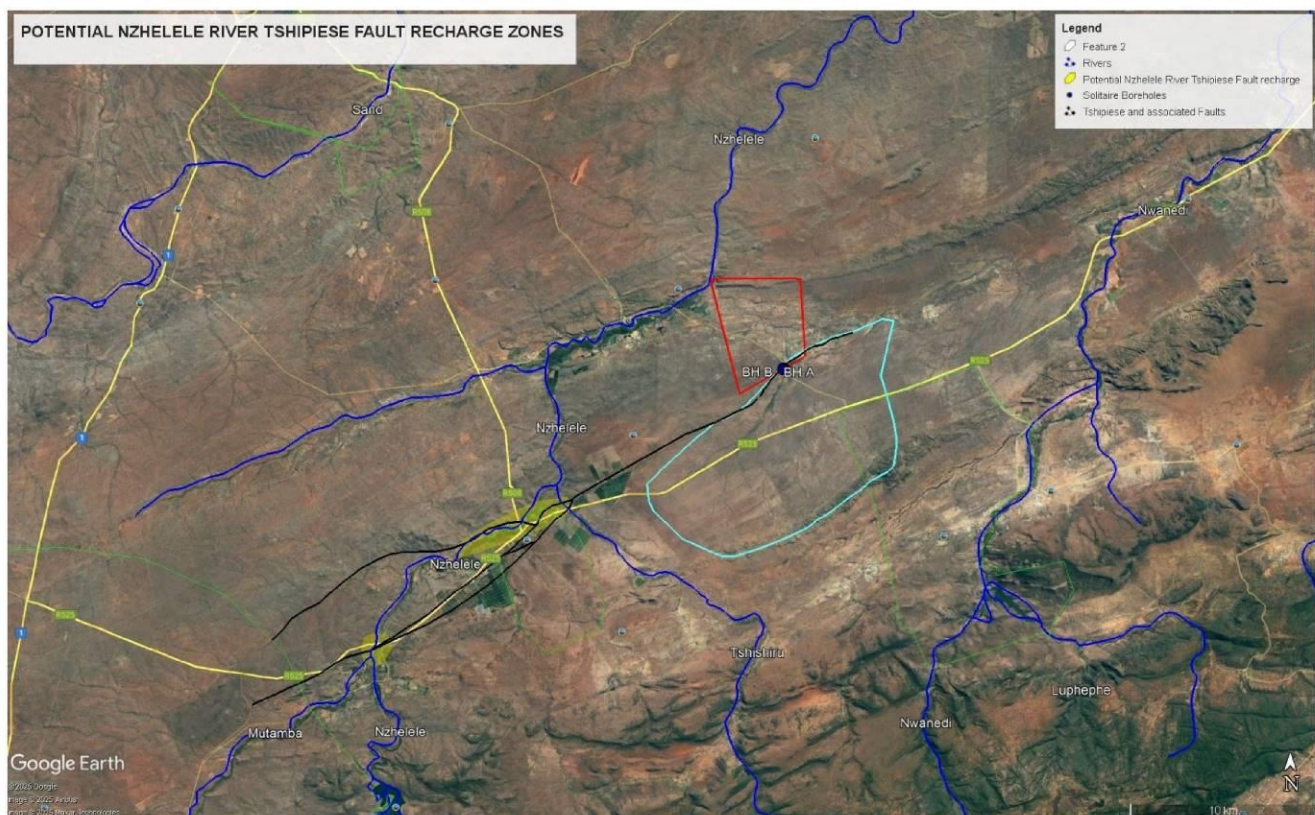
Investing in new farming operations contributes to food security, which is a priority area for both public and private sector investment, especially in proximity to development corridors (e.g. N1 highway, Musina-Makhado SEZ).



Tshipise Fault Line

Farming on or near a geological fault line — such as the Tshipise Fault Line has benefits. While fault lines are often associated with seismic activity, they can also bring unique advantages to agriculture, depending on the specific local geology, soil, and hydrology. This farm also has large subterranean water trough.

There are 4 Boreholes on the farm with Water Rights as well as **Catchment and Potential Recharge Areas** of the boreholes as indicated by hydrogeologists.

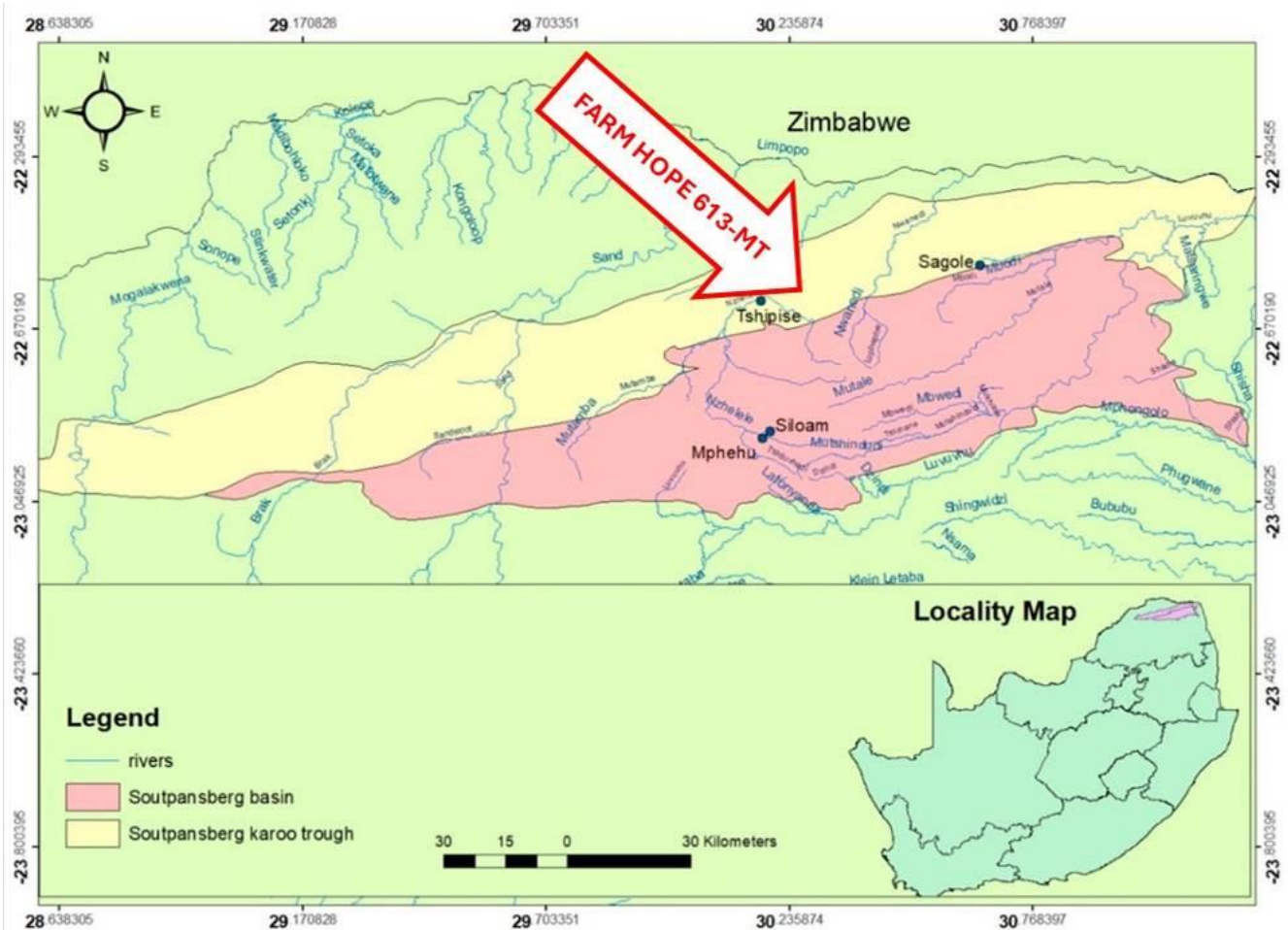


RECHARGE TO THE SOLITAIRE BOREHOLES

Around Tshipise Resort the Tshipise and associated faults cut across the Nzhelele River and could potentially recharge the fault. Further upstream at the confluence of the Mutamba and Nzhelele Rivers the Tshipise fault again cuts across the Nzhelele River and could also potentially recharge the fault. The groundwater associated with the fault will slowly move in a west north-west direction along the fault system from Tshipise Resort towards the Solitaire boreholes some 15kms away.

Groundwater flow towards the Solitaire boreholes will also come from the Solitaire borehole catchment area

Soutpansberg Karoo Trough



Soutpansberg Influence

The nearby Soutpansberg mountains contribute recharge to the system via rainfall and runoff infiltrating along fractures.

The geology of the Soutpansberg area includes Precambrian basement rocks and younger sedimentary rocks, creating a complex hydrogeological setting.

Groundwater in the region is heavily used for rural water supply, agriculture, and livestock.

Rainfall and Runoff Dynamics

The Soutpansberg Mountains receive substantial rainfall, among the highest in South Africa. This orographic rainfall, where moist air is lifted over the mountains, results in significant runoff that feeds into the region's rivers, including the Luvuvhu, Mutale, and N'Zhelele.

DAM



There is a large catchment dam on the farm of up to 269000m³ per annum. The dam has dam walls to manage the water flow.

The dam is filled during the rain season with run off the catchment area by way of three natural waterways and are gravity fed from the boreholes and the N'Zhelele canal system.

Boreholes and Water Rights:

Water Source and Use:

| Source | Water Use | Registered Volume | Time Interval |
|---|------------------------|-------------------------|---------------|
| BOREHOLE (x4) | AGRICULTURE IRRIGATION | 3 840 000m ³ | PER YEAR |
| CATCHMENT DAM | AGRICULTURE IRRIGATION | 269 251m ³ | PER YEAR |
| *** N"ZHELELE RIVER From the CANAL SYSTEM | AGRICULTURE IRRIGATION | 215 880m ³ | PER ANNUM |
| *** The canal water rights as described above have been allocated to FARM JOAN NO 448-TM JOAN although they are still registered with Farm Hope 613-MT. The responsibility lies with the owner of FARM JOAN NO 448-TM to transfer the rights. | | | |

There are 4 Boreholes on the farm where the farm converges with the Tshipise Fault Line. The boreholes feed the farm by gravitation with water for Irrigation and for the storage Dam.

The borehole pressure has been tested in May 2025 and the results have not fluctuated from the testing concluded in 2019, therefore the borehole pressure is consistent.



230LT

 Tappies: 079 993 8044
 Fax: 086 684 1705
 tappies@mwweb.co.za

Trio
POMPE
 installasie, herstel en toets van boorgate

 Tappies Jnr: 082 922 2075
 Office/Marie: 082 822 3447
 Kort straat 10, LTT

Borehole Test Results

22-05-2025

| | |
|-------------------|---------------------------|
| Client: | KUMBELO (DR KOBUS ROOS) |
| Location: | TSHIPISE |
| Borehole No: | BOORGAT D |
| Borehole Depth: | 51M |
| Static Water Lvl: | 6M |
| Test Pump Depth: | 27M |
| Test Pump: | BP105M MONO UNIT |

| Start & Time | Seconds PER 230LT | Yield Lt/h Liter per hour | Yield g/ph Gallon per hour | Static Water Level |
|--|-----------------------|------------------------------|-------------------------------|-----------------------|
| TESTING B/HOLE | 5.91 | 140102 | 30859 | 6M |
| FOR 2½ | 5.91 | 140102 | 30859 | 22M |
| HOURS | | | | |
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| | | | | |
| NOTES: SUGGESTED SAFE PUMPING RATE | Litres Tested L/PH | Safe Pumping Rate L/PH | | |
| | | | | |

TAPPIES DU TOIT

22-05-2025

Tappies du Toit

Date

Trio Pompe BK

Posbus 3706, Louis Trichardt, 0920 Sel: 079 993 8044/015 516 3336

Borehole Test Results

2/12/2019

| | |
|-------------------|-----------------------------------|
| Client: | KUMBELO - DR KOBUS ROOS |
| Location: | TSHIPISE |
| Borehole No: | BOORGAT IN DIE HOEK LANGS DIE PAD |
| Borehole Depth: | 52M |
| Static Water Lvl: | 6.1M |
| Test Pump Depth: | 48M |
| Test Pump: | BP90M MONO UNIT |

| Start & Time | Seconds PER 224LT | Yield Lt/h Liter per hour | Yield g/ph Gallon per hour | Static Water Level |
|-------------------|----------------------|------------------------------|-------------------------------|-----------------------|
| 10H00 | 7.25 | 111228 | 24499 | 6.1M |
| 11H00 | 7.25 | 111228 | 24499 | |
| 12H00 | 7.25 | 111228 | 24499 | |
| 13H00 | 7.25 | 111228 | 24499 | |
| 14H00 | 7.25 | 111228 | 24499 | |
| 15H00 | 7.25 | 111228 | 24499 | |
| 16H00 | 7.25 | 111228 | 24499 | |
| MAKSIMUM | | | | |
| LEWERING VAN | | | | |
| TOETS POMP | | | | |
| NADAT DIE TOETS | | | | |
| VOLTOOI IS HET | | | | |
| DIE WATERVLAK | | | | |
| HERSTEL NA - 6.3M | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TAPPIES DU TOIT

2/12/2019

Tappies du Toit

Date

TO WHOM IT MAY CONCERN

TESTING OF BOREHOLES ON PORTION OF SOLITUDE 111MT

This is to confirm that 4 boreholes ((BH-A, BH-B, BH-C and BH-D) were tested in the south eastern corner of a portion of the farm Solitude owned by Dr Kobus Roos.

Step tests were conducted on each of the boreholes, during June 2020 followed by a constant discharge test on boreholes BH-C and BH-D.

- BH-A: Final step at 48l/s with a 0.95m drawdown
- BH-B: Final step at 48l/s with a 1.38m drawdown
- BH-C: Final step at 39.2 with a 5.13m drawdown, Constant discharge at 34.2l/s with a final drawdown of 4.56m after 24hours pumping
- BH-D: Final step at 38.0 with a 3.23m drawdown, Constant discharge at 39.65/s with a final drawdown of 3.76m after 24hours pumping

The results of the pumping tests show that the boreholes BH-A, BH-B, BH-C and BH-D have extremely high yields with all boreholes having maximum yields of over 30l/s but are impacted by each other during pumping.

BH-E further north was not tested as it had a significantly lower yield (3l/s) than the other 4 boreholes.

The figures below show the location of these boreholes.

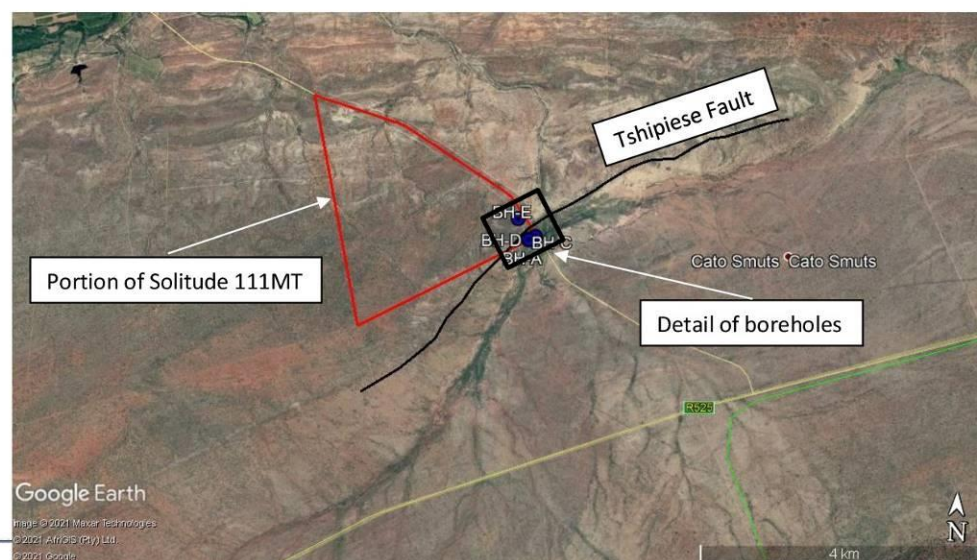


Figure 1: General locality



Figure 2: Detail of boreholes

During September 2020 it was decided to test the 4 boreholes simultaneously. They were pumped at the following rates, viz:

- BH-A was pumped at 37.3l/s for 24 hours, max drawdown 1.64m
- BH-B was pumed at 38.7l/s for 24 hours, max drawdown 1.54m
- BH-C was pumped at 38.98l/s for 24 hours, max drawdown 10.25m
- BH-D was pumped at 30.66l/s for 24 hours, max drawdown 4.52m

The total volume of water pumped over the 24-hour period was:

524.3m³/hr for 24 hours or 12 583.3m³.

C J Haupt BSc(Hons) Pr.Sci.Nat

Hydrogeologist

Table 1: Potable Water quality Results

| ANALYSES | UNIT | BH-D | BH-C | DOMESTIC CLASSIFICATION | | | | |
|-------------------------------------|-------------------|------------|------------|-------------------------|--------------|---------------------|--------------|-------------------------|
| | | 15/10/2019 | 24/06/2020 | Class 0 IDEAL | Class 1 GOOD | Class 2 MARGINAL | Class 3 POOR | Class 4 UNACCEPTABLE |
| PHYSICAL AND AGGREGATE PROPERTIES | | | | | | | | |
| pH | | 7.2 | 7.3 | 5.5 - 9.5 | 4.5 - 10 | 4 - 10.5 | 3 - 11 | < 3 or > 11 |
| Conductivity | mS/m | 146 | 144.6 | < 70 | 70 - 150 | 150 - 370 | 370 - 520 | > 520 |
| TDS | mg/l | 949 | 940 | < 450 | 450 - 1000 | 1000 - 2400 | 2400 - 3400 | > 3400 |
| ALKALINITY | | | | | | | | |
| Bicarbonate | | 456.3 | 447.1 | | | | | |
| Carbonate | | 0.0 | 0.0 | | | | | |
| HARDNESS | | | | | | | | |
| Total Hardness | CaCO ₃ | 375.81 | 384.41 | < 200 | 200 - 300 | 300 - 600 | > 600 | |
| Ca Hardness | CaCO ₃ | 145.8 | 154.65 | | | | | |
| Mg Hardness | CaCO ₃ | 230.01 | 229.76 | | | | | |
| METALS | | | | | | | | |
| Aluminium | mg/l | <0.01 | <0.01 | | | | | |
| Arsenic | mg/l | <0.03 | <0.03 | | | | | |
| Calcium | mg/l | 58.32 | 61.86 | < 80 | 80 - 150 | 150 - 300 | > 300 | |
| Copper | mg/l | 0.01 | 0.01 | < 1 | 1 - 1.3 | 1.3 - 2 | 2 - 15 | > 15 |
| Iron | mg/l | 0.01 | 0.01 | < 0.5 | 0.5 - 1 | 1 - 5 | 5 - 10 | > 10 |
| Magnesium | mg/l | 56.1 | 56.04 | < 70 | 70 - 100 | 100 - 200 | 200 - 400 | > 400 |
| Manganese | mg/l | 0.01 | 0.01 | < .1 | 0.1 - 0.4 | 0.4 - 4 | 4 - 10 | > 10 |
| Potassium | mg/l | 0.66 | 0.68 | < 25 | 25 - 50 | 50 - 100 | 100 - 500 | > 500 |
| Sodium | mg/l | 169.95 | 170.4 | < 100 | 100 - 200 | 200 - 400 | 400 - 1000 | > 1000 |
| INORGANIC NON METALLIC CONSTITUENTS | | | | | | | | |
| Chloride | mg/l | 156.6 | 153.7 | < 100 | 100 - 200 | 200 - 600 | 600 - 1200 | > 1200 |
| Fluoride | mg/l | 1.26 | 1.24 | < 0.7 | 0.7 - 1 | 1 - 1.5 | 1.5 - 3.5 | > 3.5 |
| Ammonium NH ₄ - N | mg/l | <0.20 | <0.20 | | | | | |
| Nitrate NO ₃ - N | mg/l | 14.59 | 14.68 | < 6 | 6 - 10 | 10 - 20 | 20 - 40 | > 40 |
| Nitrite NO ₂ - N | mg/l | 0.01 | 0.01 | < 6 | 6 - 10 | 10 - 20 | 20 - 40 | > 40 |
| Orthophosphate | mg/l | <0.05 | <0.05 | | | | | |
| Sulphate | mg/l | 34.28 | 37.77 | < 200 | 200 - 400 | 400 - 600 | 600 - 1000 | > 1000 |
| Silica | mg/l | 31.41 | 26.18 | | | | | |
| WATER CLASS | | Class 1 | Class 2 | | | | | |



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Limpopo Provincial Operations, Azmo Place, 49 Joubert Street, Polokwane
Private Bag X 9506, Polokwane, 0700 Tel: (015) 290-1200, Fax: (015) -295-3249, www.dws.gov.za

Enquiries: Mr R Nengovhela
E-mail: Nengovhela@dws.gov.za
Cell: 083 797 1607

Tel: (015) 290-1492
Fax: (012) 295-3249
Ref no: A80G/613MT/0

BY REGISTERED MAIL /EMAIL/ HAND DELIVER

KUMBELO TRADING 102 CC
P O BOX 301
LOUISE TRICHARDT
0909

Sir/Madam

LIMPOPO WATER MANAGEMENT AREA

HOPE 613 MT, PORTION 0, SIZE 3125.0743 HA: CONFIRMATION OF THE EXTENT AND LAWFULNESS OF WATER USE(S) IN TERMS OF SECTION 35(4) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)

You are hereby informed that the extent and lawfulness of the water use(s) on the above mentioned property have been determined by me, as the delegate of the Minister: Water & Sanitation, in terms of Section 35(4) of the National Water Act, 1998 (Act 36 of 1998) as follows:

| Taking of water for irrigation purposes | | Taking of water for non-irrigation purposes | |
|---|----------|---|----------|
| Volume (m ³ /annum) | Source | Volume (m ³ /annum) | Source |
| 0 | River | 0 | River |
| 0 | Weir | 0 | Weir |
| 0 | Dam | 0 | Dam |
| 3 840 000 | Borehole | 0 | Borehole |
| 0 | Spring | 0 | Spring |

| Storing of water | | Stream Flow Reduction Activity (Afforestation) | |
|--------------------------|--------------|--|--------------------------------|
| Volume (m ³) | River/Stream | Area (ha) | Volume (m ³ /annum) |
| 269 251 | Dam | 0 | - |

In terms of Section 35(4) of the Act this determination is also the extent of the existing lawful water use as contemplated in Section 32(1) for this property, which may be continued with under Section 34(1) subject to any existing conditions or obligations attaching to the use until a licence replaces it.

No water use in excess of the "determined water use(s)" as set out herein may be used on this property.



NATIONAL DEVELOPMENT PLAN
Our Future - make it work

HOPE 613 MT, Portion 0 (Register no:)

In terms of Section 148(1)(e) of the Act you may appeal against any decision on the verification of these water use(s) to the Water Tribunal within 30 (thirty) days from 3 July 2024. The Water Tribunal can be contacted at:

Postal Address:
The Registrar of the Water Tribunal
Water Tribunal
Private Bag X316
Pretoria
0001

Tel: 012 336 7034
E-Mail: XubaL@dws.gov.za

A copy of the appeal must be submitted to this office.

Any water use exercised not duly authorised in terms of this determination, or otherwise in terms of the other provisions of the National Water Act 36 of 1998 (the Act), is a criminal offence in terms of section 151 of the Act and can be legally prosecuted.

You may, in terms of the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), request reasons for the decision within 90 days of this letter

The Department will amend your registration certificate to reflect the above details. A new registration certificate will then be issued to you. If an appeal is lodged, the certificate may be amended again depending on the outcome of the appeal.

Yours faithfully



PROVINCIAL HEAD: LIMPOPO PROVINCIAL OPERATIONS
DATE: 26/09/2024



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Registration Record 27121089

Water Use Registration Record 27121089 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act(Act 36 of 1998) to:

Applicant

Applicant Type: COMPANY
Name: KUMBELO 102 CC
Enterprise Type: CLOSE CORPORATION
Business Registration Number: 2006/221275/23
Postal Address: PO BOX 301
LOUISE TRICHARDT
0909
VAT Registration Number: 4620235186

Water Management Area

Name: LIMPOPO-OLIFANTS

Register Status

Status: ACTIVE

Water Uses

See attached Annexure(s)

| Water Use No. | Water Use | Volume | Volume Start Date | Volume End Date |
|---------------|-----------|---------------------------------|-------------------|-----------------|
| 1 | 21(a) | 30 000 CUBIC METRES PER YEAR | 2019/12/01 | 2024/09/30 |
| 2 | 21(a) | 215 880 CUBIC METRES PER YEAR | 2019/12/01 | |
| 3 | 21(a) | 3 810 000 CUBIC METRES PER YEAR | 2019/12/01 | 2024/09/30 |
| 3 | 21(a) | 3 840 000 CUBIC METRES PER YEAR | 2024/10/01 | |
| 4 | 21(b) | | | |



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Registration Record 27121089

Water Use Registration Record 27121089 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act(Act 36 of 1998) to:



LIMPOPO-OLIFANTS CATCHMENT
MANAGEMENT AGENCY

| |
|---|
| DEPT. OF WATER & SANITATION REGIONAL OFFICE REGISTRATION OF WATER |
| 2025 -04- 03 |
| PRIVATE BAG X95210 OLOKWANE 0700 DEPT. OF WATER & SANITATION |

DISCLAIMER :

This Registration Record:

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- 2 may NOT be used to create the impression that it is proof of a water use entitlement. By virtue of section 22(1) of the National Water Act, the only documents that may be used as proof of a water use entitlement, are:
 - 2.1 a licence;
 - 2.2 an official document stating the extent of existing lawful water use pursuant to sections 33 or 35 of the National Water Act;
 - 2.3 a general authorisation as published in the Gazette; or
 - 2.4 Schedule 1 of the National Water Act.

Notes:

- If an entitlement for the specific water use referred to in this Registration Record has been confirmed by the Department, it may be indicated as such in this Registration Record.
 - If the responsible authority has dispensed with the requirement for a licence for a specific water use, no water use entitlement is needed for that use under the National Water Act.
- 3 is issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and in substitution of any Registration Record the Department may have previously issued and the information is valid as at the date of issue.

National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 27121089
Water Use Number: 1
Water Use Start Date: 2019/12/01
Water Use Status Date: 2025/03/26
Water Use Status: CLOSED
Water Use Close Date: 2024/09/30
Water Use Close Reason: SURRENDERED

Lawfulness Authentication

Finding: LAWFULNESS STILL TO BE DETERMINED
Finding Date: 2025/03/24
Finding Reason: UNVERIFIED

Finding Confirmed: YES

Succession/Transfer Details

Succession/Transfer Type: SUCCESSION IN TITLE
Source Part2 Details:

| Register No. | WUN |
|--------------|-----|
| 27010671 | 1 |
| 27100271 | 1 |

Water Use Details

Water Use Sector(s)(i.e. Purpose(s) of Water Use): AGRICULTURE: IRRIGATION
Source Type: BOREHOLE
Water Resource Name: GROUND WATER
Point of Abstraction:

| Latitude | Longitude |
|--------------------|-----------------|
| 22° 31.7574' south | 30° 14.67' east |

Datum Type: CAPE (MODIFIED CLARKE 1880)
Quaternary Drainage Region: A80G

Registered Volumes

| Start Date | End Date | Registered Volume (m³) | Time Interval | Transmission Losses % |
|------------|------------|------------------------|---------------|-----------------------|
| 2019/12/01 | 2024/09/30 | 30000 | PER YEAR | |

National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

| | |
|-------------------------|-------------|
| Register Number: | 27121089 |
| Water Use Number: | 1 |
| Water Use Start Date: | 2019/12/01 |
| Water Use Status Date: | 2025/03/26 |
| Water Use Status: | CLOSED |
| Water Use Close Date: | 2024/09/30 |
| Water Use Close Reason: | SURRENDERED |

Property Where Water Use Occurs

| | |
|---------------------------------|-----------------------|
| Property Name: | HOPE MT 613 /0 (A80G) |
| Property Number: | 613 |
| Portion of Property: | 0 |
| SG Cadastral Code: | T0MT00000000061300000 |
| Deeds Office: | PRETORIA |
| Registration Division: | MT |
| Registration Division Province: | LIMPOPO |
| Surveyor General Office: | PRETORIA |

WUN/Property Relationship Details

| Relationship Start Date | Relationship End Date |
|-------------------------|-----------------------|
| 2019/12/01 | |

National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

| | |
|-------------------------|-------------|
| Register Number: | 27121089 |
| Water Use Number: | 1 |
| Water Use Start Date: | 2019/12/01 |
| Water Use Status Date: | 2025/03/26 |
| Water Use Status: | CLOSED |
| Water Use Close Date: | 2024/09/30 |
| Water Use Close Reason: | SURRENDERED |

DISCLAIMER :

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 - 2.1 a licence;
 - 2.2 an official document stating the extent of existing lawful water use pursuant to sections 33 or 35 of the National Water Act;
 - 2.3 a general authorisation as published in the Gazette; or
 - 2.4 Schedule 1 of the National Water Act.

Notes:

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National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 27121089
 Water Use Number: 2
 Water Use Start Date: 2019/12/01
 Water Use Status Date: 2025/03/25
 Water Use Status: REGISTERED

Lawfulness Authentication

Finding: LAWFULNESS STILL TO BE DETERMINED
 Finding Date: 2025/03/25
 Finding Reason: UNVERIFIED

Finding Confirmed: YES

Succession/Transfer Details

Succession/Transfer Type: SUCCESSION IN TITLE
 Source Part2 Details:

| | |
|--------------|-----|
| Register No. | WUN |
| 27010671 | 2 |
| 27100271 | 2 |

Water Use Details

Water Use Sector(s)(i.e. Purpose(s) of Water Use): AGRICULTURE: IRRIGATION
 Source Type: SCHEME
 Point of Abstraction:

| | |
|-------------------|-----------------|
| Latitude | Longitude |
| 22° 31' 20" south | 30° 15' 0" east |

 Datum Type: CAPE (MODIFIED CLARKE 1880)
 Quaternary Drainage Region: A80G
 Scheduled Use: NO
 Irrigation Area: 25.7 HECTARES

Scheme Details

Scheme Name: NZHELELE RIVER (NZHELELE DAM)
 Scheme Management Parameter Name: FROM THE CANAL SYSTEM
 Servitude Volume:

Registered Volumes

| Start Date | End Date | Registered Volume (m³) | Time Interval | Transmission Losses % |
|------------|----------|------------------------|---------------|-----------------------|
| 2019/12/01 | | 215880 | PER YEAR | |

National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 27121089
Water Use Number: 2
Water Use Start Date: 2019/12/01
Water Use Status Date: 2025/03/25
Water Use Status: REGISTERED

Property Where Water Use Occurs

Property Name: HOPE MT 613 /0 (A80G)

Property Number: 613
Portion of Property: 0
SG Cadastral Code: T0MT00000000061300000
Deeds Office: PRETORIA
Registration Division: MT
Registration Division Province: LIMPOPO
Surveyor General Office: PRETORIA

WUN/Property Relationship Details

| Relationship Start Date | Relationship End Date |
|-------------------------|-----------------------|
| 2019/12/01 | |

National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

| | |
|------------------------|------------|
| Register Number: | 27121089 |
| Water Use Number: | 2 |
| Water Use Start Date: | 2019/12/01 |
| Water Use Status Date: | 2025/03/25 |
| Water Use Status: | REGISTERED |

DISCLAIMER :

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 - 2.2 an official document stating the extent of existing lawful water use pursuant to sections 33 or 35 of the National Water Act;
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 - 2.4 Schedule 1 of the National Water Act.

Notes:

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 - If the responsible authority has dispensed with the requirement for a licence for a specific water use, no water use entitlement is needed for that use under the National Water Act.
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National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 27121089
 Water Use Number: 3
 Water Use Start Date: 2019/12/01
 Water Use Status Date: 2025/03/26
 Water Use Status: REGISTERED

Validation

Validation Status: FINALISED
 Validation Status - Date Allocated: 2025/03/26 04:03:01 PM

Verification

Verification Status: FINALISED
 Verification Status - Date Allocated: 2025/03/26 04:03:01 PM

Lawfulness Authentication

Finding: LAWFUL
 Finding Date: 2024/09/26
 Finding Reason: EXISTING LAWFUL WATER USE UNDER SECTION 35(4) OF THE NWA (ACT NO 36 OF 1998)
 Finding Confirmed: YES

Late Registration

Late Registration: YES
 Late Registration Confirmation Date: 2024/09/26

Succession/Transfer Details

Succession/Transfer Type: SUCCESSION IN TITLE
 Source Part2 Details:

| Register No. | WUN |
|--------------|-----|
| 27010671 | 1 |
| 27100271 | 1 |

Water Use Details

Water Use Sector(s)(i.e. Purpose(s) of Water Use): AGRICULTURE: IRRIGATION
 Source Type: BOREHOLE
 Water Resource Name: GROUND WATER
 Point of Abstraction:

| Latitude | Longitude |
|--------------------|-----------------|
| 22° 31.7574' south | 30° 14.67' east |

 Datum Type: CAPE (MODIFIED CLARKE 1880)
 Quaternary Drainage Region: A80G

Registered Volumes

| Start Date | End Date | Registered Volume (m³) | Time Interval | Transmission Losses % |
|------------|------------|------------------------|---------------|-----------------------|
| 2019/12/01 | 2024/09/30 | 3810000 | PER YEAR | |
| 2024/10/01 | | 3840000 | PER YEAR | |

National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

| | |
|-------------------------------|------------|
| Register Number: | 27121089 |
| Water Use Number: | 3 |
| Water Use Start Date: | 2019/12/01 |
| Water Use Status Date: | 2025/03/26 |
| Water Use Status: | REGISTERED |

Property Where Water Use Occurs

| | |
|--|-----------------------|
| Property Name: | HOPE MT 613 /0 (A80G) |
| Property Number: | 613 |
| Portion of Property: | 0 |
| SG Cadastral Code: | T0MT00000000061300000 |
| Deeds Office: | PRETORIA |
| Registration Division: | MT |
| Registration Division Province: | LIMPOPO |
| Surveyor General Office: | PRETORIA |

WUN/Property Relationship Details

| Relationship Start Date | Relationship End Date |
|-------------------------|-----------------------|
| 2019/12/01 | |

National Register of Water Use Registration Record 27121089

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

| | |
|-------------------------------|------------|
| Register Number: | 27121089 |
| Water Use Number: | 3 |
| Water Use Start Date: | 2019/12/01 |
| Water Use Status Date: | 2025/03/26 |
| Water Use Status: | REGISTERED |

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 - 2.1 a licence;
 - 2.2 an official document stating the extent of existing lawful water use pursuant to sections 33 or 35 of the National Water Act;
 - 2.3 a general authorisation as published in the Gazette; or
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Notes:

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 - If the responsible authority has dispensed with the requirement for a licence for a specific water use, no water use entitlement is needed for that use under the National Water Act.
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National Register of Water Use Registration Record 27121089

Storing water in terms of Section 21(b) of the National Water Act: Dam Registration

Water Use Identification

| | |
|------------------------|------------|
| Register Number: | 27121089 |
| Water Use Number: | 4 |
| Water Use Start Date: | 2019/12/01 |
| Water Use Status Date: | 2025/03/26 |
| Water Use Status: | REGISTERED |

Validation

| | |
|------------------------------------|------------------------|
| Validation Status | FINALISED |
| Validation Status - Date Allocated | 2025/03/26 04:23:13 PM |

Verification

| | |
|--------------------------------------|------------------------|
| Verification Status | FINALISED |
| Verification Status - Date Allocated | 2025/03/26 04:23:13 PM |

Lawfulness Authentication

| | |
|--------------------|--|
| Finding: | LAWFUL |
| Finding Date: | 2024/09/26 |
| Finding Reason: | EXISTING LAWFUL WATER USE UNDER SECTION 35(4) OF THE NWA (ACT NO 36 OF 1998) |
| Finding Confirmed: | YES |

Water Use Details for Raw Water Dam

| | |
|--|-------------------------|
| Water Use Sector(s)(i.e. Purpose(s) of Water Use): | AGRICULTURE: IRRIGATION |
|--|-------------------------|

| | |
|-----------------------------|------|
| Quaternary Drainage Region: | A80G |
|-----------------------------|------|

Dam Details

| | | |
|--|------------------------------|--------------------|
| Dam Name: | BH-672 | |
| Name of Watercourse: | | |
| Centre of Dam Wall: | Latitude | Longitude |
| | 22° 31.75667' south | 30° 14.67' east |
| Datum Type: | WGS-84 | |
| Centre of River at the point where river crosses the Dam wall: | Latitude | Longitude |
| | 22° 31' 56.3" south | 30° 17' 57.2" east |
| Datum Type: | WGS-84 | |
| Capacity: | 269251 THOUSAND CUBIC METRES | |
| Billable Dam: | NO | |
| Safety Risk Dam: | NO | |
| Completed | YES | |
| Date of Completion | 2001/06/23 | |

Water Use Sector(s)(i.e. Purpose(s) for Storing of Water):

AGRICULTURE: IRRIGATION

National Register of Water Use Registration Record 27121089

Storing water in terms of Section 21(b) of the National Water Act: Dam Registration

Water Use Identification

Register Number: 27121089
 Water Use Number: 4
 Water Use Start Date: 2019/12/01
 Water Use Status Date: 2025/03/26
 Water Use Status: REGISTERED

Property Where Water Use Occurs

Property Name: HOPE MT 613 /0 (A80G)

 Property Number: 613
 Portion of Property: 0
 SG Cadastral Code: T0MT00000000061300000
 Deeds Office: PRETORIA
 Registration Division: MT
 Registration Division Province: LIMPOPO
 Surveyor General Office: PRETORIA

WUN/Property Relationship Details

| Relationship Start Date | Relationship End Date |
|-------------------------|-----------------------|
| 2019/12/01 | |

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 - 2.1 a licence;
 - 2.2 an official document stating the extent of existing lawful water use pursuant to sections 33 or 35 of the National Water Act;
 - 2.3 a general authorisation as published in the Gazette; or
 - 2.4 Schedule 1 of the National Water Act.
- Notes:
- If an entitlement for the specific water use referred to in this Registration Record has been confirmed by the Department, it may be indicated as such in this Registration Record.
 - If the responsible authority has dispensed with the requirement for a licence for a specific water use, no water use entitlement is needed for that use under the National Water Act.
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UPSIDE: G1 Stone Quarry / Mineral Deposits

The Musina area is geologically favorable for quarrying. The region is underlain by gneisses and other metamorphic rocks, which are suitable for producing high-quality aggregates which are essential for road base and sub-base applications.

There are clear indications of Coal Deposits, and a Magnesite deposit has previously been mined on this farm.

There is a granite G1 quarry on the property with rock of exceptional quality. Material was used by SARAL in 2021 to build the N1 Musina ring road. Material was crushed by B&E International.

An off-take agreement for another 500 000 tons of G1 material with B&E International is in place to repair the N1 from Masequa towards the Baobab toll gate. See Agreement, quality report and above ground survey of material. Underground quantity still to be mapped.

The current 5 year permit to mine G1 Stone lapses in September 2025 and an application could be made for a new 5 year period.



Geoland Survey Report available on request.



B&E INTERNATIONAL (PTY) LTD
93-94 Maple Street, Pomona, Kempton Park, 1619
PO Box 26730, East Rand, 1462, South Africa
Telephone: +27 11 966 4300 | Facsimile: +27 11 979 1158
www.beinternational.co.za | e-mail: info@beinternational.co.za
A member of Raubex Group Limited

crushing mining mineral processing

KUMBELO QUARRY — QUARRY SITE USAGE AGREEMENT

As agreed between:

B&E International (Pty) Ltd.
1982 / 010924 / 07

(The Quarry Operator/ Contractor)

&

Kumbelo Mining (Pty) Ltd.
2012/142774/07

(The Land Occupant/ Permit Holder)

In terms of:

The quarry operation on the farm SOLITUDE 131 MT in the mining district of Makhado, for the production of aggregates for the general open market.

B&E International (Pty) Ltd. (Hereafter called the Contractor)

Kumbelo Mining (Pty) Ltd. (Here after called the Land Occupant/ Permit Holder)

DOCUMENTS RELATING TO THIS AGREEMENT:

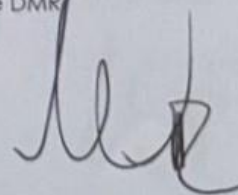
Annexure A: The Mining Permit No. 17/2020 (with its related EMP being applicable)

1. COMMERCIAL & CONTRACTUAL

1.1 Quarry Use Payment Rate of pay: R 15,00 / Ton sold (ex VAT).

1.2 Payment will be made 30 days after the Contractor receives payment from its client, the Main Contractor, for any materials sold to the Main Contractor or any other party for that matter.

- 1.3 Payment will be made by means of a bank transfer into the Land Occupier/Permit Holder's nominated account.
- 1.4 Payment will be based on the tonnage's crossing the Contractors' weighbridge into stockpile. The Land Occupant/ Permit Holder is free to do any independent verification of the tally into stockpile, as he deems fit and at his own cost.
- 1.5 Payment will only be made for saleable materials.
- 1.6 The Land Occupant/ Permit Holder will receive a full set of tally documents each month as back-up to his claim for the quarry use payment.
- 1.7 This agreement is deemed to be exclusively between the Contractor & the Land Occupant/ Permit Holder. No other contractors or persons interested in the source will be allowed to engage it in any way without written approval from the Contractor. No other parties shall be permitted to submit proposals or pricing for the project identified in CI 1.9, from this source at tender stage. This right is reserved exclusively for the Contractor.
- 1.8 Quarry use payment rate/ton increases or decreases will be subject to the CPI as published by the Department of Statistics of South Africa under Civil Engineering. The base date of the quarry use rate/ton adjustment procedure in terms of escalation or de-escalation will be the date of signature of this agreement. Rates will be revised on an annual basis upon the anniversary of this agreement.
- 1.9 The Contractor will be free to supply any client of his choice from this source pertaining to the large infrastructure project by SANRAL identified as CONTRACT SANRAL N.001-290-2017/1 FOR THE IMPROVEMENT OF NATIONAL ROUTE 1 SECTION 29 FROM MASEKWASPOORT (KM 26.50) TO KM 70.00 for an estimated 500 000 tons of saleable crushed material.
- 1.10 There will be no limitation on operating hours imposed by the Land Occupant/ Permit Holder.
- 1.11 Duration – This agreement will remain in effect from the date of signature until the Contractor can fulfil all obligations to its clients related to the contract identified in CI 1.9.
- 1.12 The contents of this document will be treated as strictly confidential by either party.
- 11.13 The Quarry use payment rate shall further be deemed to compensate for the costs and levies set out in the Mining Permit, including but not limited to:
 - Government Royalty
 - Commitments to interested & affected parties, if any.
 - Rehabilitation of work areas as per EMP requirements.
 - Fencing and other demarcation requirements as may be required.
 - Administration Cost of Mine Permit maintenance.
 - Cost of Guarantees as may be required by the DMR



D:\JESSICA\ACTIVE 2021\25861-8500-DEWALD-w.i.7.8.1(a)-SNAREPORT (3)

W.I.7.8.1 (a)



CIVIL ENGINEERING LABORATORY

SNA CIVIL AND STRUCTURAL ENGINEERS (PTY) LTD
191 VONKPROP ROAD SAMCORPARK PRETORIA
PO Box 72727 Lynnwood Ridge 0040
Tel : (012) 751-9388
E-MAIL : snalab@sna.co.za
REG. NO. 2005/006128/07

TEST REPORT

REPORT NUMBER

25861

Client : RAUBEX CONSTRUCTION

Address: P.O BOX 884
BLOEMFONTEIN
9300

Cell : 067 412 9381
Tel: 015 406 2000
E-Mail: Dewald.B@raubex.com

ATTENTION: DEWALD BEETGE

Project/Order: MUSINA RING ROAD

Brief : ETHYLENE GLYCOL

| | | | |
|----------------------------------|-----------------------------|------------|-----------------------|
| Date requested | 06/01/2021 | | |
| Date sampled | SAMPLED BY CLIENT | | |
| Date received | 06/01/2021 | | |
| Date Tested | Start date : | 06/01/2021 | End date : 08/03/2021 |
| Location of sampling | SAMPLED BY CLIENT | | |
| Sampling method/methods | SAMPLED BY CLIENT | | |
| Sampling plan | SAMPLED BY CLIENT | | |
| Sampled by | SAMPLED BY CLIENT | | |
| Sample number | G1 SAMPLE | | |
| Sample Condition/Description | DOCOR ROOS FARM | | |
| Sample classification | N/A | | |
| Sampling Environmental condition | SAMPLED BY CLIENT | | |
| Test Method/Methods used | REFER TO TEST REPORT | | |
| Test done at | XRD ANALYTICAL & CONSULTING | | |

Deviation to test methods : Deviations, exclusions or additions will be noted on test result sheets

Test/Tests marked # Not SANAS Accredited in this report are not included in the SANAS Schedule of Accreditation for this laboratory.

This certificate is issued without any corrections what so ever.

Test report/reports shall not be reproduced except in full, without written approval of the Laboratory.

This test report relates only to samples received.

If the report is referred to as an INTERIM REPORT it is not fit for publication.

Information above noted as "Supplied by Client/Sampled by Client" may effect the validity of the test results.

Hendrik Nederiks. Pr Tech Eng
Laboratory Manager
Technical Signatory

24/03/2021
DATE ISSUED:

page

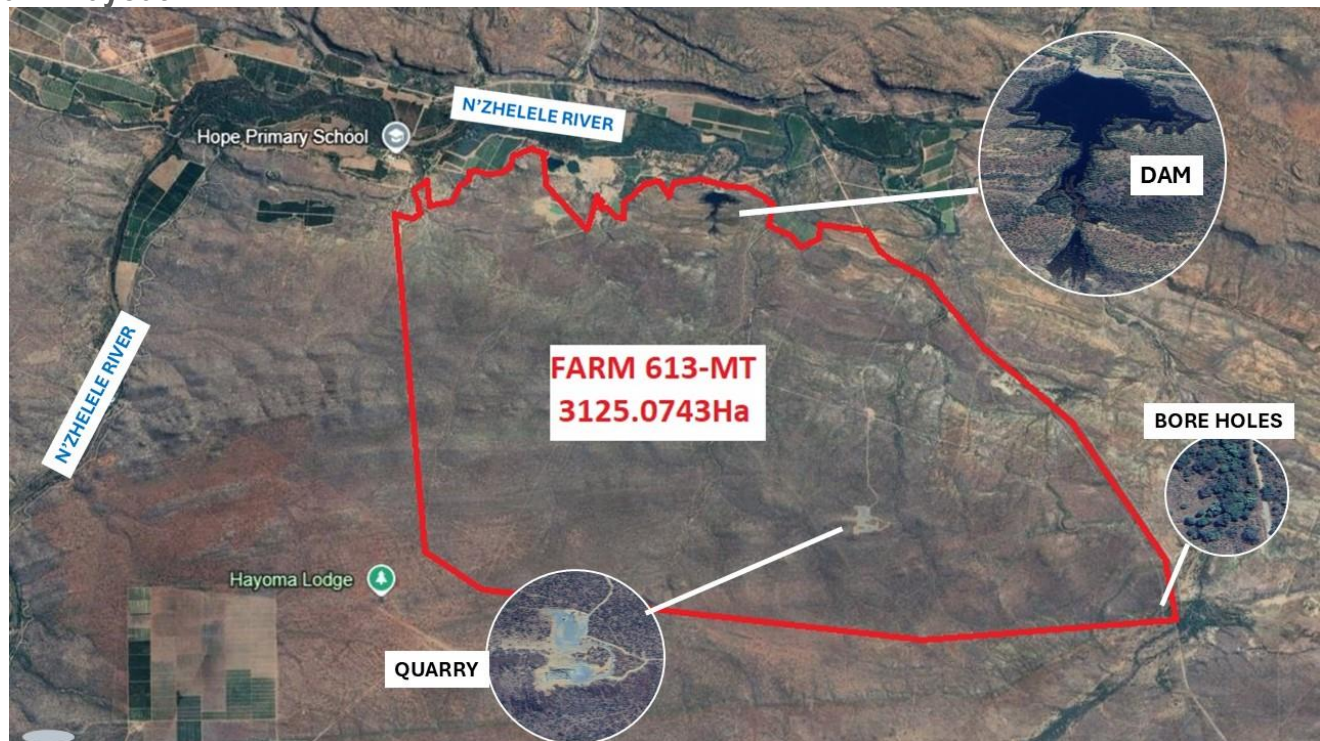
1 of 2

www.bideasy.co.za

5. PROPERTY IMAGES



Farm Layout



Map




GPS COORDINATES 22°31'36.9"S 30°14'26.6"E
-22.526903, 30.240721

| | |
|--------------|--------|
| SEELREG | |
| STAMP DUTY R | |
| FOOI | 332-05 |
| FEES R | |

Prepared by me

CONVEYANCER
JACK KLAFF

| | | |
|--------------------|--------------|--|
| VERBIND | | MORTGAGED |
| VR | 7 000 000-05 | |
| NR R | | |
| B 000003764 / 2019 | |  REGISTERED |
| 2019-11-07 | | |

T 000010234 / 2019

CERTIFICATE OF CONSOLIDATED TITLE

WHEREAS

KUMBELO TRADING 102 CC
Registration Number 2006/221275/23

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937;

AND WHEREAS the said Close Corporation is the registered owner of the following properties:

1. **PORTION 11 (A PORTION OF PORTION 2) OF THE FARM HOPE 109,
REGISTRATION DIVISION M.T. LIMPOPO PROVINCE;**

HELD BY DEED OF TRANSFER T 10229/2019

2. **REMAINING EXTENT OF PORTION 1 OF THE FARM JOAN 110,
REGISTRATION DIVISION M.T. LIMPOPO PROVINCE;**

3. **REMAINING EXTENT OF THE FARM SOLITUDE 131,
REGISTRATION DIVISION M.T. LIMPOPO PROVINCE;**

**BOTH HELD BY DEED OF TRANSFER T 000010231/2019
000010229/2019**

which have been consolidated into the land hereinafter described;

NOW THEREFORE, in pursuance of the provisions of the said Act I the Registrar of Deeds Limpopo at Polokwane do hereby certify that the said

**KUMBELO TRADING 102 CC
Registration Number 2006/221275/23**

Its Successors in Title or Assigns is the registered owner of:

FARM HOPE 613, Registration Division M.T. Limpopo Province;

**IN EXTENT : 3125,0743 (THREE THOUSAND ONE HUNDRED AND
TWENTY FIVE comma ZERO SEVEN FOUR THREE) hectares;**

**AS MORE FULLY SHOWN on the annexed Diagram L.G. No.
263/2018 dated 06/09/2018 and held by Deeds of Transfer T
and T**

SUBJECT to the following conditions:

1. The former **Portion 11 (a portion of Portion 2) of the farm Hope 109, Registration Division M.T. Limpopo Province**, is subject to the following conditions:
 - A. "Dat alle paaie wat alreeds op hierdie grond op wettige gesag aangelê is, vry en onbelemmer moet bly."
 - B. By Notarial Deed No. 4291947S dated 22nd February 1947, the within described property, subject to certain obligations, is entitled to a servitude of aqueduct, right to canal and ancillary rights, over the farm **SKULLPOINT 132, M.T. Limpopo Province**, as will more fully appear from the said Notarial Deed.
 - C. By virtue of Notarial Deed No. 426/1952S dated 2nd June 1952, the within property is entitled to a perpetual servitude of abutment with the right to build and construct a weir in the Njelele River on the farm **SKULLPOINT** and **OONA** held under Deeds of Transfer No's 29831/1945 and 9215/1951 with the right to lengthen and extend the existing canal referred to in Deed of Servitude No 429/1947S so as to link up with the aforeaid weir as will more fully appear from the said Notarial Deed.
2. The former **Remaining Extent of farm Solitude 131, Registration Division M.T. Limpopo Province**, is subject to the following conditions:
 - 1) "Die voormalige Resterende Gedeelte van die plaas Joan 110 aangetoon op die Kaart L.G. Nommer 14311/1998 deur die figuur ABCDEFGHJKLWX is ONDERHEWIG aan die volgende voorwaardes:
 - C. Kragtens Notariële Akte van Serwituut K407/1999S met daarby aangehegte kaart gedateer 28 Junie 1995 is die eiendom ONDERHEWIG aan 'n serwituut van watergeleiding deur middel van 'n pyplyn ten gunste van Gedeelte 2 van die plaas Joan 110,

h

4

Registrasie Afdeling M.T. groot 91,4956 hektaar, vanaf 'n punt aan die Njelele Staatswaterskema se kanaal op die gemelde eiendom langs 'n roete oor 'n strook 4 meter breed soos aangetoon deur die figuur abcdefgh op Kaart L.G. Nommer 14311/1998, soos meer ten volle sal blyk uit die gemelde Notariële Akte en kaart."

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

AND THAT by virtue of these presents the said

KUMBELO TRADING 102 CC
Registration Number 2006/221275/23

Its Successors in Title or Assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights.

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

THUS DONE and SIGNED at the Office of the **REGISTRAR OF DEEDS LIMPOPO**
at **POLOKWANE** on 2019-11-07

In my presence


REGISTRAR OF DEEDS



DDP/JR/51083

Prepared by me:


CONVEYANCER
JACK KLAFF

**APPLICATION FOR CERTIFICATE OF CONSOLIDATED TITLE
UNDER THE PROVISIONS OF SECTION 40(3) OF THE
DEEDS REGISTRIES ACT NO 47 (AS AMENDED)**

I, the undersigned

----- **PETRUS JACOBUS ROOS**
in my capacity as a Member of
KUMBELO TRADING 102 CC
Registration Number 2006/221275/23
duly authorised thereto by virtue of a Resolution

apply by virtue of the aforesaid Section to the Registrar of Deeds Limpopo at
Polokwane for the issuing to the said Close Corporation of a Certificate of
Consolidated Title in respect of the following properties held by the said Close
Corporation:

1. **PORTION 11 (A PORTION OF PORTION 2) OF THE FARM HOPE 109,
REGISTRATION DIVISION M.T. LIMPOPO PROVINCE;**
2. **REMAINING EXTENT OF PORTION 1 OF THE FARM JOAN 110,
REGISTRATION DIVISION M.T. LIMPOPO PROVINCE;**
3. **REMAINING EXTENT OF THE FARM SOLITUDE 131, REGISTRATION
DIVISION M.T. LIMPOPO PROVINCE;**

BOTH HELD BY DEED OF TRANSFER T. to be registered

which properties have been consolidated and are now known as:

FARM HOPE 613, Registration Division M.T. Limpopo Province;

**IN EXTENT: 3125,0743 (THREE THOUSAND ONE HUNDRED AND
TWENTY FIVE comma ZERO SEVEN FOUR THREE) hectares;**

**AS WILL more fully appear from Diagram L.G. No.263/2018 dated 6
September 2018.**




Page Two

SIGNED at MUSINA on this 18th day of July 2019.

AS WITNESSES

1



2

DEON ROBERT RETIEF
Kommissaris van Ede /
Commissioner of Oaths.
Praktiserende Prokureur /
Practising Attorney.
20 Irwin Street, Musina 0900.



**P J ROOS on behalf of KUMBELO
TRADING 102 CC**



Musina

ORIGINAL
28

Local **DDP/JR/51083**

Municipality

Private Bag x611
MUSINA, 0900



E-mail: msnarecords@limpopo.co.za

Tel: 015 534-6100
Fax: 086 517 0049

ENQUIRIES SPEAK TO

REFERENCE NO:

▼
MAKAULULE M

▼
143/109-MT

Date: 28.05.2017

**THE REGISTRAR OF DEEDS
LIMPOPO DEEDS OFFICE
POLOKWANE
0700:**

Dear Sir/Madam

**CONSENT LETTER: SECTION 50 OF MUSINA LOCAL MUNICIPALITY SPATIAL
PLANNING AND LAND USE MANAGEMENT BY-LAW.**

**SUBJECT: SIMULTANIOUSLY APPLICATION OF SUBDIVISION THE
REMAINDER OF PORTION 2 OF THE FARM HOPE 109-MT, AND TO
CONSOLIDATE SUBDIVIDED PORTION WITH PORTION 1 OF THE FARM JOAN
110-MT & THE REMAINDER OF FARM SOLITUDE 131-MT.**

1. Your application for Consent Letter dated 23 April 2018.
2. Your application for Consent Letter to give authorization is hereby granted in terms of **SECTION 50 OF MUSINA LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2016**, for the Proposed Subdivision and Consolidation, as more clearly indicated in the enclosed subdivision and consolidation diagram.

Trusting that you will find the above in order.

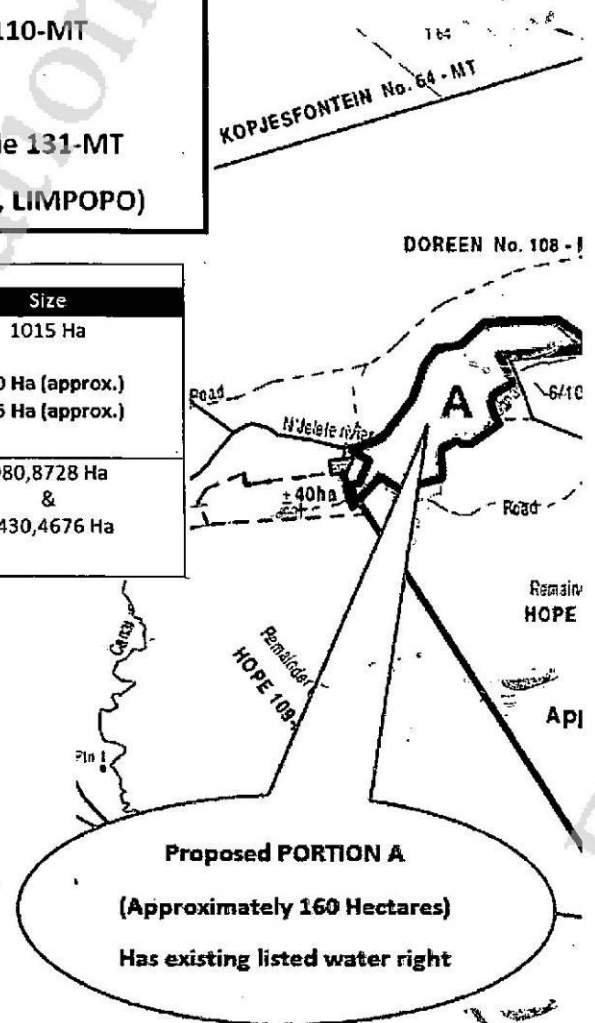
Regards:

**MR MS MPHEPHU
AUTHORISED OFFICIAL
RESOLVED 10.9.11.2017**

Application in terms of Act 70 of 1970
to
subdivide the Remainder of the farm Hope 109-MT
and
to consolidate with
Portion 1 of the farm Joan 110-MT
&
the Remainder of farm Solitude 131-MT
(MUSINA LOCAL MUNICIPALITY, LIMPOPO)

Simultaneous application for
PLANNING AND LAND USE

| SIZES OF THE PROPERTIES | |
|---|----------------------------------|
| Property | Size |
| Portion 2 of the farm Hope 109-MT | 1015 Ha |
| PROPOSED PORTION A: | 160 Ha (approx.) |
| PROPOSED PORTION B: | 855 Ha (approx.) |
| Portion 1 of the farm Joan 110-MT & Remainder of farm Solitude 131-MT | 980,8728 Ha & 1430,4676 Ha |



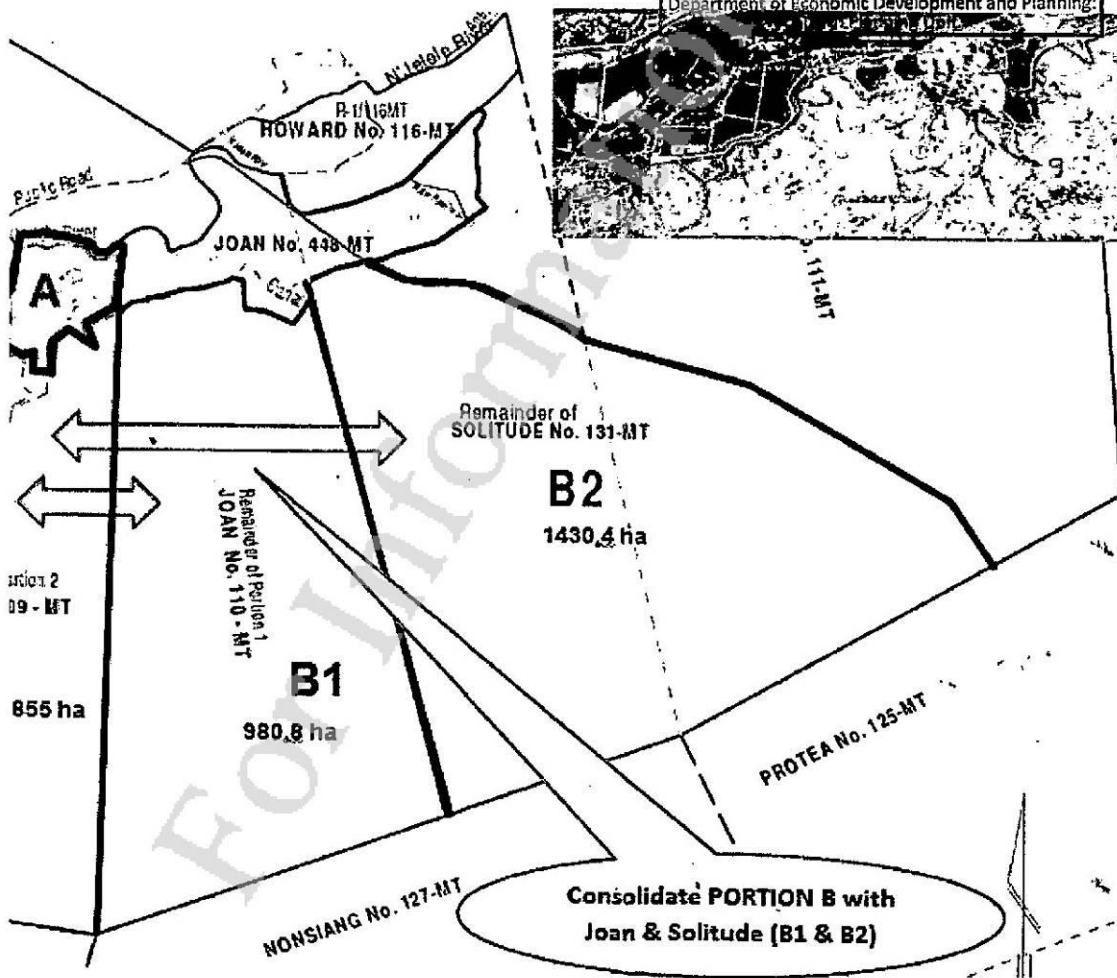
Approval in terms of Section 60 of the MUSINA SPATIAL
MANAGEMENT BYLAW 2016

MUSINA LOCAL MUNICIPALITY

28-05-2018

APPROVED

Department of Economic Development and Planning:
11-11-2018 DPH





agriculture, forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA



VERW/REF.

2017_12_0030

TOESTEMMING
KRAGTENS DIE WET OP DIE ONDERVERDELING
VAN LANDBOUGGROND, 1970

CONSENT
IN TERMS OF THE SUBDIVISION OF
AGRICULTURAL LAND ACT, 1970

53681

By virtue of the powers delegated to me by the Minister of Agriculture, Forestry and Fisheries, consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units indicated in paragraph 2, subject to the conditions set out in paragraph 3.

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

REMAINDER OF PORTION 2 OF THE FARM HOPE NO. 109-MT, IN EXTENT 1015 HECTARES;
LIMPOPO PROVINCE

PARAGRAPH 2: CONSENT GRANTED

The subdivision of the above-mentioned agricultural land into two portions measuring approximately 160 hectares and 855 hectares respectively represented by the figures marked Portion A and Portion B as shown on the sketch plan attached to this consent.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

- 3.1 Simultaneously with registration of transfer:
 - (a) the portion measuring approximately 855 hectares (Portion B) must be consolidated with:
 - (i) Remainder of Portion 1 of the farm Joan No. 110-MT, in extent 980,8728 hectares
 - (ii) Remainder of Solitude No. 131-MT, in extent 1430,4676 hectares.
- 3.2 The portions created in paragraphs 2 and 3.1 above may only be used for agricultural and related purposes.
- 3.3 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.4 This consent does not exempt the property from the provisions of any other law, and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.

- 3.5 This consent is valid for 5 years from date of grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

29/04/2018

DATE

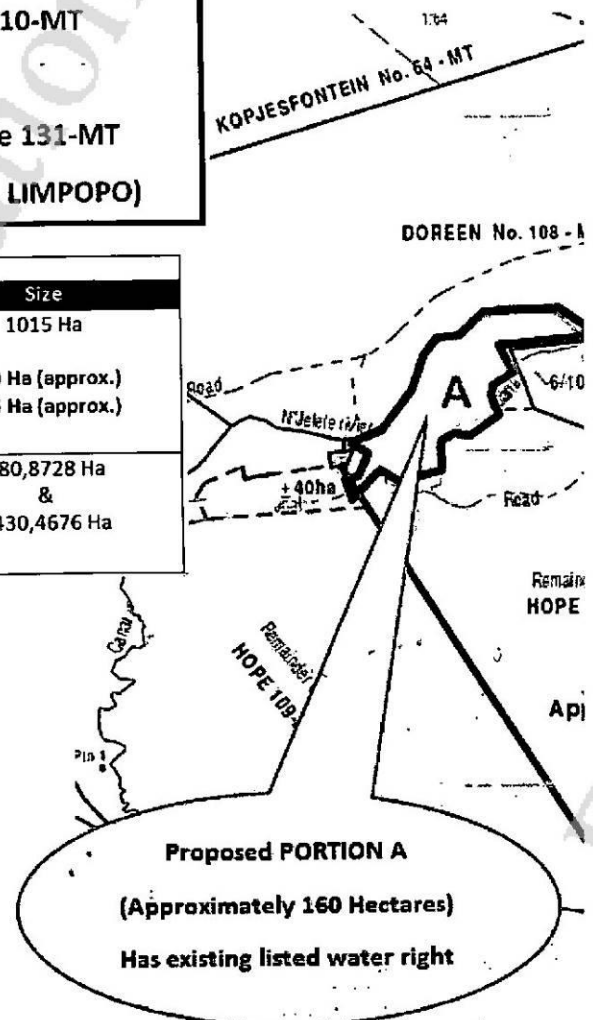


MS R. L. BOSOGA
ACTING CHIEF DIRECTOR: NATURAL RESOURCES
MANAGEMENT
DELEGATE OF THE MINISTER

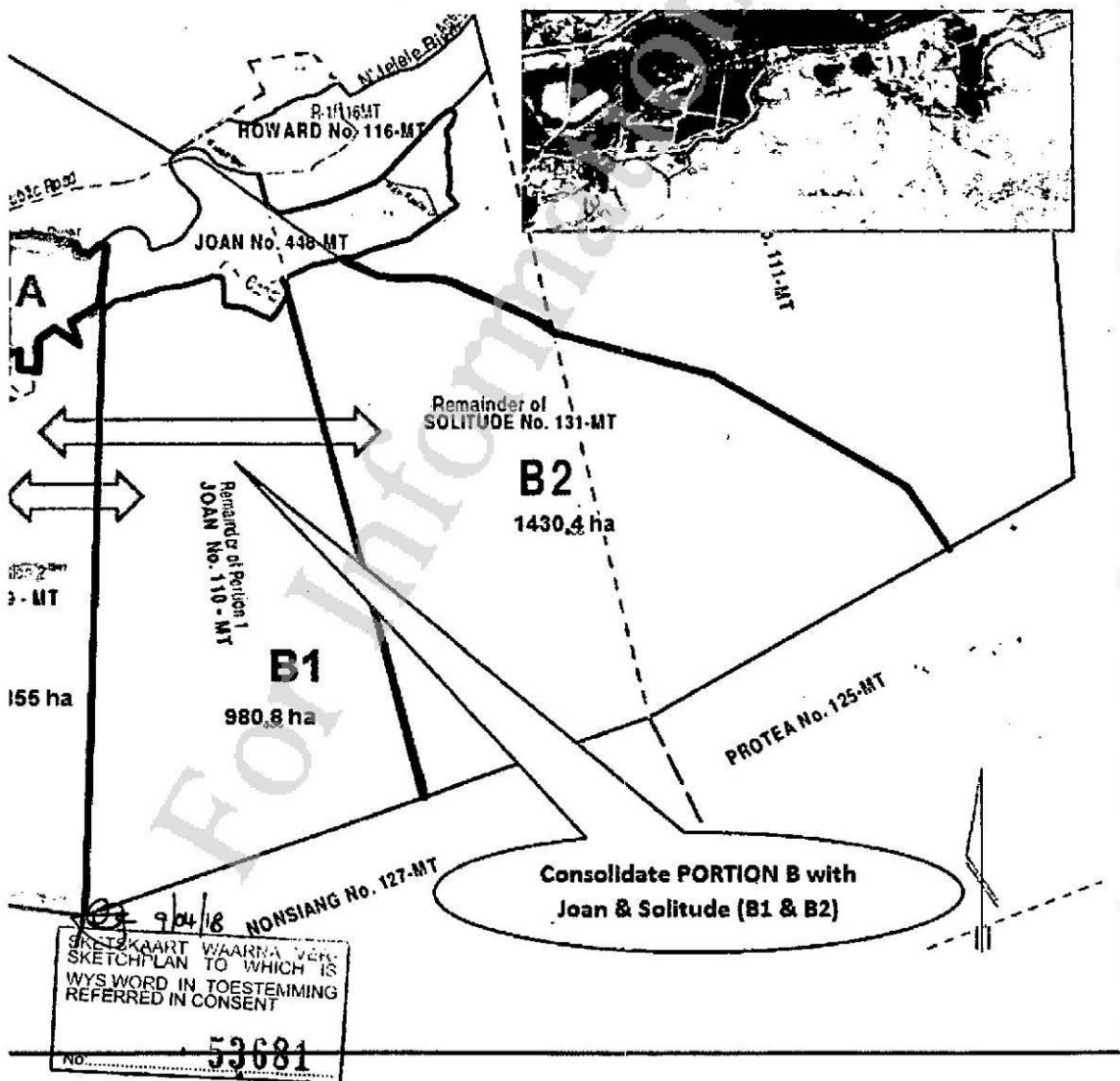
Application in terms of Act 70 of 1970
to
subdivide the Remainder of the farm Hope 109-MT
and
to consolidate with
Portion 1 of the farm Joan 110-MT
&
the Remainder of farm Solitude 131-MT
(MUSINA LOCAL MUNICIPALITY, LIMPOPO)

Simultaneous application for
PLANNING AND LAND USE

| SIZES OF THE PROPERTIES | |
|---|----------------------------------|
| Property | Size |
| Portion 2 of the farm Hope 109-MT | 1015 Ha |
| PROPOSED PORTION A: | 160 Ha (approx.) |
| PROPOSED PORTION B: | 855 Ha (approx.) |
| Portion 1 of the farm Joan 110-MT & Remainder of farm Solitude 131-MT | 980,8728 Ha & 1430,4676 Ha |



val in terms of Section 50 of the MUSINA SPATIAL
AGEMENT BYLAW 2016





agriculture, forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

VERW/REF.

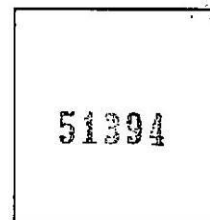
2016_03_0058

TOESTEMMING

KRAGTENS DIE WET OP DIE ONDERVERDELING
VAN LANDBOUGGROND, 1970

CONSENT

IN TERMS OF THE SUBDIVISION OF
AGRICULTURAL LAND ACT, 1970



By virtue of the powers delegated to me by the Minister of Agriculture, Forestry and Fisheries, consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units indicated in paragraph 2, subject to the conditions set out in paragraph 3.

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

REMAINDER OF PORTION 2 OF THE FARM HOPE 109-MT, IN EXTENT 1112,7300 HECTARES, LIMPOPO PROVINCE

PARAGRAPH 2: CONSENT GRANTED

The subdivision of the above-mentioned agricultural land into two portions measuring approximately 220 hectares and 852 hectares respectively represented by the figures marked Portion A and Portion B as shown on the sketch plan which is attached to this consent.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

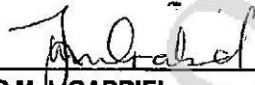
- 3.1 Simultaneously with registration of transfer, the portion measuring approximately 852 hectares (Portion B) must be consolidated with;
 - (a) the Remainder Portion 1 of the farm Joan No. 110-MT, in extent 980,8 hectares, and
 - (b) the Remainder of the farm Solitude No. 131-MT, in extent 1430,4 hectares, Limpopo Province.
- 3.2 The portions created in paragraphs 2 and 3.1 above may only be used for agricultural purposes.
- 3.3 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.4 This consent does not exempt the property from the provisions of any other law, with special reference to the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) and does not purport to interfere with the rights of any person who may have any interest in the agricultural land.

CG/2016/Hope 109-MT

- 3.5 This consent is valid for 5 years from date of this grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

2016-07-13

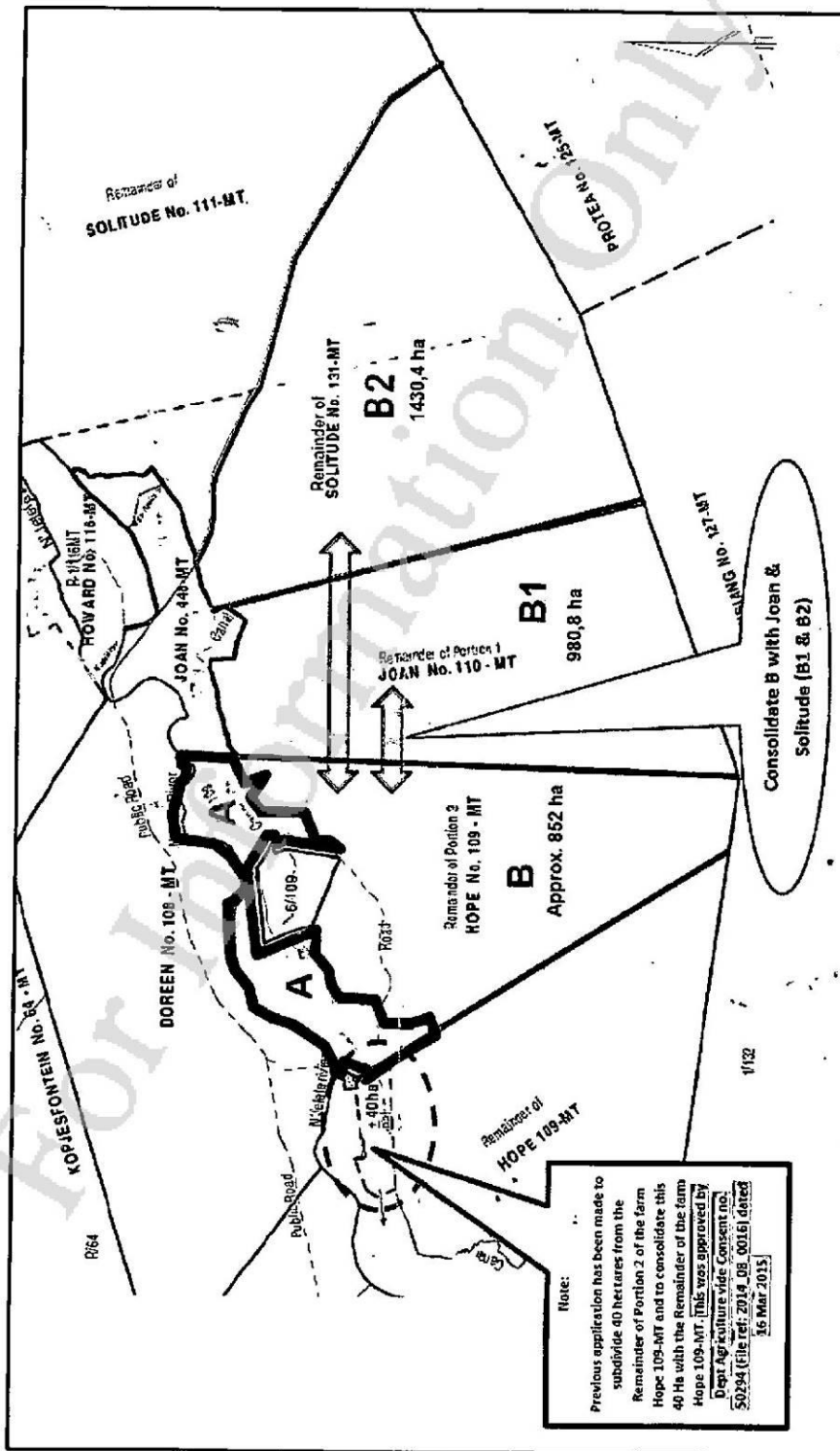
DATE



MS M.J. GABRIEL
ACTING CHIEF DIRECTOR:
NATURAL RESOURCES MANAGEMENT
DÉLEGATE OF THE MINISTER

IMMEDIATE CONSOLIDATION - Diagram B

IMMEDIATE CONSOLIDATION WITH PORTION 1 OF FARM JOAN 110-MT & REMAINDER OF SOLITUDE 131-MT



PROD DEEDS REGISTRATION SYSTEM - LDP/POFO

DATE : 20191024 TIME : 11:54:34.4 PAGE : 1

PREPARED BY : DRS12034 - ITUMELING MEDUPE

TRACK NUMBER : * 120000065025

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
FARM NUMBER
REGISTRATION DIVISION

00011
0000109
MT

REG DIV OR FARM NO OR FARM PORTION DOES NOT EXIST

*** END OF REPORT ***



PROD DEEDS REGISTRATION SYSTEM - LIMPOPO

DATE : 20191024 TIME : 11:54:47.9 PAGE : 1

PREPARED BY : DRS12034 - ITUMELENG MEDUPE

TRACK NUMBER : 120000065025

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
FARM NUMBER
REGISTRATION DIVISION

0000613
NT

REG DIV OR FARM NO OR FARM PORTION DOES NOT EXIST

*** END OF REPORT ***



8. COPY OF SG DIAGRAM

CONSOLIDATION DIAGRAM

The figure ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1
L1M1N1P1Q1R1S1T1U1V1W1X1Y1Z1A2B2C2D2E2F2G2H2J2K2L2M2
N2P2Q2R2S2T2U2V2W2X2Y2Z2A3B3C3D3E3F3G3H3J3K3L3M3N3P3
Q3R3S3T3U3V3W3X3Y3Z3A4B4C4D4
represents 3 125,0743 hectares of land, being

the farm

Hope No. 605-MT 613-MT

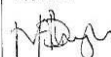
and comprises of the components:

1. The figure ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1
H1J1K1L1M1N1P1Q1R1S1T1U1V1W1X1Y1Z1A2B2C2D2E2F2B4C4D4
represents Portion 11 of the farm Hope No. 109-MT,
vide Diagram S.G. No. 232/2013, Deed of Transfer No.
2. The figure F2G2H2J2K2L2M2N2P2Q2R2S2T2U2V2W2X2Y2Z2A3B3C3D3
a b B4 represents the Remainder, 980,8728 Ha in extent, of Portion 1 of the farm Joan
No. 110-MT, vide Diagram S.G. No. A 4073/1930, Deed of Transfer No. T 20205/1931.
3. The figure a E3F3G3H3J3K3L3M3N3P3Q3R3S3T3U3V3W3X3Y3Z3A4b
represents the Remainder, 1307,7484 Ha in extent, of the farm Solitude No. 131-MT,
vide Diagram S.G. No. 14311/1988, Deed of Transfer No. T 64263/1999.

S.G. No.

263 / 2013

Approved


for
SURVEYOR-
GENERAL

06-09-2018

Act 70 of 1970

Consent No. 53801

Condition of Consent

Act 16/2013 SPLUMA

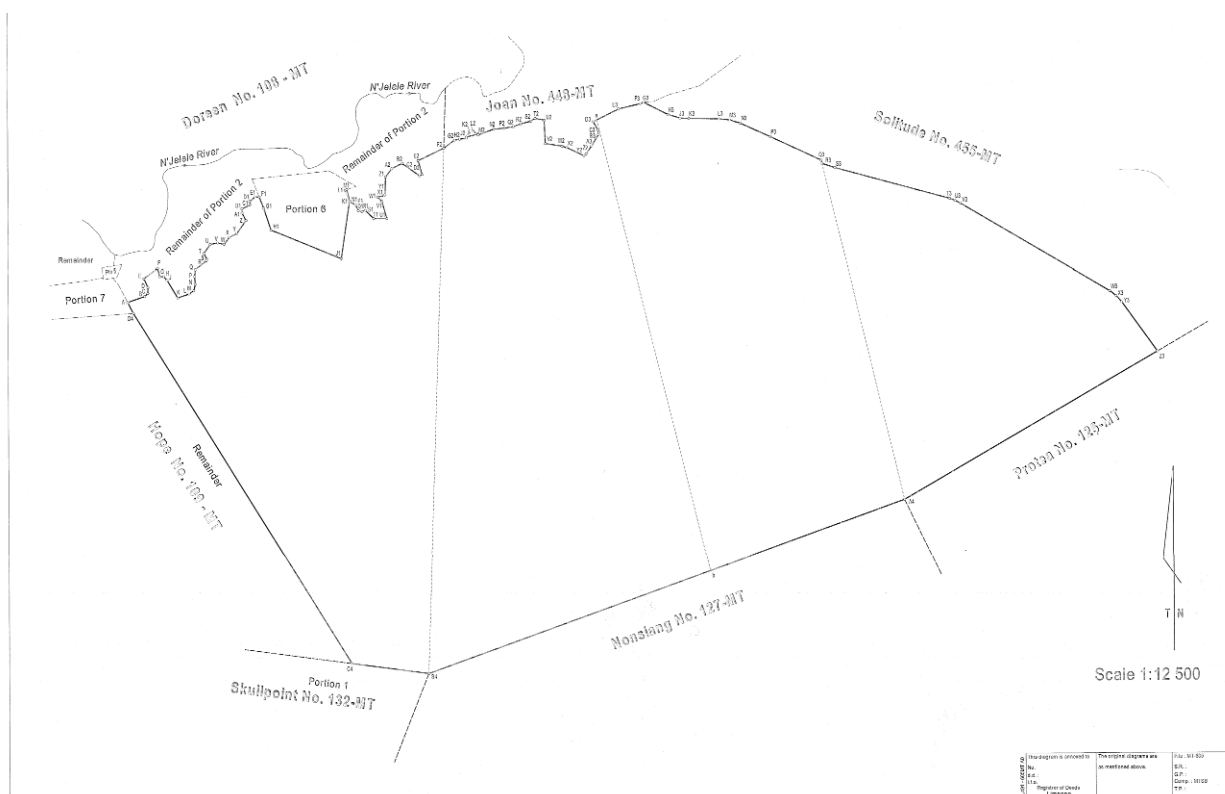
By-Law 2016

Section 50

D.H

27-06-2017

D.H







BidEasy
Auctioneers

Pieter Nel

084 8800 165 / pieter@bideasy.co.za