

CONVEYANCER'S CERTIFICATE
REMAINING EXTENT OF PORTION 11 (A PORTION OF PORTION 4)
OF THE FARM BRITS EIGENDOM NO 374

I, the undersigned,

ROKSHANA GRADWELL

A conveyancer, duly admitted as such and practicing at Rahman Attorneys, Centurion, in the Province of Gauteng, do hereby certify the following in respect of the property described as

Remaining Extent of Portion 11 (a Portion of Portion 4) of the Farm Brits Eigendom No 374

1. The property is registered in the name of

Bitflow Investments 331 Proprietary Limited
Registration number 2002/025583/07
2. The property measures 1512,1638 hectares
3. The property is held by Deed of Transfer T17094/2014
4. There are no bonds registered over the property.
5. There are no endorsements or interdicts registered over the property.
6. There is a servitude in favour of Eskom to convey electricity over the property, together with ancillary rights, as per Notarial Deed of Servitude K173/1986S, the exact route of which is laid out by Notarial Deed of Servitude K744/1991S. I have not examined these Notarial deeds due to unavailability of the copies.
7. No other conditions, restrictive or otherwise, appear on the title deed of the property.

Signed at Centurion on 13 December 2022.



CONVEYANCER
ROKSHANA GRADWELL