

Deeds Reg A/C No.
CTN
52
Akte Kant Rek. Nr.

**BISSET
BOEHMKE
MCBLAIN**

TELEPHONE (021) 441-9800 TELEFOON

UITVOERING / EXECUTION

Ref. No./Verw. Nr.

LOGGED
186133
18 JAN 2018

LOGGED
INGEDIEN
23 APR 2018
2016-06-15

Datum van indiening/Date of lodgement

LOGGED
2018-10-25
INGEDIEN

LOGGED
2016-06-17
INGEDIEN

INGEDIEN
- 3 MAY 2018
Gohl

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

Rem. Ent 16802 Cape Town

	Ondersoekers / Examiners	Kamers / Rooms	Skakeling / Linking	Verwerp / Reject	Passeer / Pass
1.	N TOKO M. Lebopo ROOM 1164	1169	20 S		
2.	S. MALLICK				
3.	R. STEVENS 1120				

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.

Aard van Akte / Nature of Deed: Section 31 Transfer
Milnerston Estates Ltd
i.g.v.i.f.o.
City of Cape Town
(RCF/EW)

T 000020322 / 2018

Skakeling / Linking	Titelaktes, ens. binne / Title deeds, etc. within
20 45	

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma / Firm No.
1				
2				
3		See linking inside cover		
4				
5				
6				
7				
8				
9				
10				

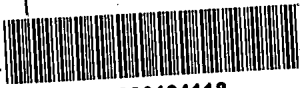
HANDED IN FOR EXECUTION!
2018-05-07

HANDED IN FOR EXECUTION!

IBF (021) 551-0140

Registration versoek deur:
Registration requested by:
- 8 MAY 2018

Datum:
Date:
080006404118



A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:

Kode	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag nr. Cover no.	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes:

(This section contains a large, faint watermark reading "For Information Only")

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed).....		
Datum Date	(2) Begiftigingserwe Endowment erven.....		
	(3) Begiftiging Endowment.....		
	(4) Voorwaardes Conditions.....		
	(5) Mikro Micro.....		
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General Plan.....		
Datum Date	(7) Titelakte Title deed.....		
	(8) Verbands teen dorpsitel Bonds against township title.....		
	(9) Datum nagesien Date checked.....		

Kantoor instruksies / Office instructions:

Seksie / Section:

(Handwritten signature and initials)
 2 Duitse B / B
 nota 60 A /

③ Q4

Holding title reference on the certificate and deed is incorrect should refer to T 16671/1961.

F...R. STEVENS 112C

Please see your own C.P.O.

This copy of T 16672/1961 - Page 1 on page 4. Please reconsider.

Yours
convinced.

~~ERT 16802 is not~~

2. Delete ⁷⁸ ¹²¹ ₁₂ of subject clause for ^{11/10/1967}
Condition On page 2

ERC 3/2017

redraw page

M. L. DODD

NO.	CODE	MATTER	FIRM	NO.
1	BC	COCT	BISSETS	52
2	T	COUNCIL / COCT	BISSETS	52
3.	T	COUNCIL / COCT	BISSETS	52
4.	T	MILNERTON ESTATES / COCT	BISSETS	52
5	T	MILNERTON ESTATES / COCT	BISSETS	52
6.	T	COUNCIL / COCT	BISSETS	52
7.	T	MUN MILNERTON / COCT	BISSETS	52
8.	T	MILNERTON ESTATES / COCT	BISSETS	52
9.	T	MUN MILNERTON / COCT	BISSETS	52
10.	T	GROMAT / COCT	BISSETS	52
11.	T	MILNERTON ESTATES / COCT	BISSETS	52
12.	T	MILNERTON ESTATES / COCT	BISSETS	52
13.	T	MUN OF COCT / COCT	BISSETS	52
14.	T	MILNERTON ESTATES / COCT	BISSETS	52
15.	T	MILLS / COCT	BISSETS	52
16.	T	MILNERTON ESTATES / COCT	BISSETS	52
17.	T	MILNERTON ESTATES / COCT	BISSETS	52
18.	T	MILNERTON MUN / COCT	BISSETS	52
19.	T	COCT	BISSETS	52
20.	K	COCT	BISSETS	52

52

VR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 4

Bisset Boehmke McBlain
11th floor Triangle House
22 Riebeeck Street
Cape Town
8001

Prepared by me

CONVEYANCER
Robert Christopher Ferrandi

Fee endorsement		Office fee
	Amount	
Purchase price/value	R.....	R.....
Mortgage capital Amount	R.....	R.....
Reason for exemption	Exempt i.t.o. section 31(4)(1) of 1937	

DATA / CAPTURE
14 MAY 2018
LITHA MADAMA

T 000020322 / 2018

DEED OF TRANSFER

By virtue of section thirty-one of the Deeds
Registries Act, 1937 (No. 47 of 1937)

BE IT HEREBY KNOWN:

THAT WHEREAS the undermentioned land has been vested in terms of Ordinance 33 of 1934 which land is at present registered in the Deeds Registry at Cape Town in the name of MILNERTON ESTATES LIMITED, Registration Number 1897/000196/06 under Deed of Transfer No. T16672/1961

DATA / VERIFY
15 MAY 2018
VAN WYK JERRY

Endorsement

By virtue of Notarial Agreement No
K 000000387/2018S, dated 14th June 2016, the
within mentioned property has been declared a
Nature Reserve in terms of section 23(3) of The
National Environment Management: Protected
Areas Act No 57/2003, with ancillary rights.

As will more fully appear from said Notarial
Deed.

08 MAY 2018

Deeds Registry

Cape Town

Registrar of Deeds

1-2-3
Dmi

CERTIFICATE
(in terms of Section 31 (4)(a) of Act 47 of 1937)

I, the undersigned, ANDRE ALFRED HUMAN, in my capacity as Manager: Property Development and duly authorised hereto by City of Cape Town do hereby certify to the effect that in connection with:

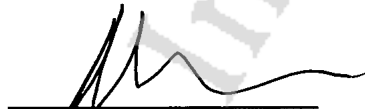
REMAINDER ERF 16802 CAPE TOWN, IN THE CITY OF CAPE TOWN,
CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 124 (ONE HUNDRED AND TWENTY FOUR) SQUARE
METRES

HELD BY Deed of Transfer No. T16672/1961

The provisions of any law in connection with the change of ownership in the
aforementioned land in consequence of vesting have been complied with.

Dated at Cape Town on this 14 day of January 2015



ANDRE ALFRED HUMAN



AND WHEREAS a certificate has been furnished to me in terms of sub-section (4)(a) of section thirty-one of Act No. 47 of 1937, by the transferee to the effect that provisions of any law in connection with the change of ownership in the land in consequence of vesting have been complied with.

NOW, THEREFORE, by virtue of the authority vested in me by the said Act, I, the Registrar of Deeds at Cape Town do, by these presents, cede and transfer to and on behalf of:

THE CITY OF CAPE TOWN

its Successors in Title or Assigns, in full and free property

REMAINDER ERF 16802 CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 124 (ONE HUNDRED AND TWENTY FOUR) SQUARE METRES

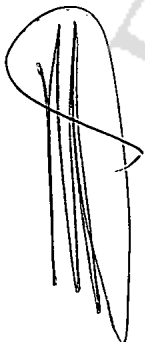
FIRST TRANSFERRED and still held by Deed of Transfer No. T16672/1961 with Diagram No. 10238/59 relating thereto

A. **SUBJECT** to the following special conditions contained in Crown Grant No. 247/1954, namely: -

(a)

(b)

(c) The Government of the Union of South Africa shall have the right at all times of resuming for Railway and Harbour purposes only, the whole or any portion/s of the land hereby granted. In the event of any land being so resumed compensation shall be payable therefor at the same rate paid by The Municipality of the City of Cape Town to the Government. In addition to payment as aforesaid, compensation shall be payable in respect of any permanent improvements which may exist on the land at the time of its resumption.



[Handwritten mark]

Wherefore the said

MILNERTON ESTATES LIMITED

is entirely dispossessed of and disentitled to the said land, and that by virtue of the these presents the said

CITY OF CAPE TOWN

its Successors in title, or assigns, now is and hereafter shall be entitled thereto conformably to local custom.

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

- 8 MAY 2018

In my presence


REGISTRAR OF DEEDS



2

AFFIDAVIT

I, the undersigned, ANDRE ALFRED HUMAN, in my capacity as Manager: Property Development and duly authorised hereto by City of Cape Town do hereby make oath and say:

1. The City of Cape Town is not in possession of Deed of Transfer No. T16672/1961. ✓
2. The said City of Cape Town has not been able to obtain possession of the said title deed.



 ANDRE ALFRED HUMAN

I certify that the deponents ^{has} ~~have~~ acknowledged that ^{he} ~~they~~ know and understand the contents of this affidavit which was sworn to before me at Cape Town ^{MS}
 on 19 January 2015.

Full Names:
 Status:
 Street Address:



 COMMISSIONER OF OATHS
 SALLY ELIZABETH CHAMBERS
 ATTORNEY OF THE HIGH COURT OF SOUTH AFRICA
 SENIOR PROFESSIONAL OFFICER
 CITY OF CAPE TOWN
 CIVIC CENTRE, CAPE TOWN
 COMMISSIONER OF OATHS
 FOR THE REPUBLIC OF SOUTH AFRICA

For Information Only



TRACK NUMBER : 88006404118

PROPERTY DETAILS: PRINT FOR PORTION 0 (R/E)
ERF NO 16802
TOWNSHIP CAPE TOWN
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
PREV DESCRIPTION AT: PAARDEN EILAND
DIAGRAM DEED NO T16672/1961
EXTENT 124 SQM
CLEARANCE CITY OF CAPE TOWN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
MILNERTON ESTATES LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
189700819606

TITLE DEED
T16672/1961

MIDD MICROFILM REF
1128 1994 0434 4747

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

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

** END OF REPORT **

IK E : / XARRA / KE