

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:

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Opmerkings Remarks	Paraaf Initials
(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
(2) Begiftingserwe Endowment erven	
(3) Begifiging Endowment	
(4) Voorwaardes Conditions	
(5) Mikro Micro	
(6) Algemene plan General Plan	
(7) Titelakte Title deed	
(8) Verbands teen dorps-titel Bonds against township title	
(9) Datum nagesien Date checked	

Interdikte nagesien deur Interdicts checked by

Datum Date

Interdikte nagesien deur Interdicts checked by

Datum Date

Kantoor instruksies / Office instructions:

Seksie / Section:

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. 2016-10-25
LODGED
18 JAN 2018

Datum van indiening / Date of lodgement
LODGED 2016-06-17
INGEDIEN 23 APR 2018
INGEDIEN 2016-06-15
- 3 MAY 2018

1.	Ondersoekers / Examiners	Kamers / Rooms	Skakeling / Linking	Verwerp / Reject	Passeer / Pass
1.	M. Lebop ROOM 116	1169			
2.	S. MALICK		20 15		
3.	F.R. STEVENS 1120				

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.

Aard van Akte / Nature of Deed: Section 31 Transfer
w/ mills
t.g.v./i.f.o.
City of Cape Town
(R.C.F.E.W.)

T 000020332 / 2018

Skakeling / Linking	Titelaktes, ens. binne / Title deeds, etc. within
20 15	T 53232/1984

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				
4				
5				
6				
7				
8				
9				
10				

See linking inside cover

HANDED IN FOR EXECUTION 2018-05-07 CAPE TOWN

EXAMINER'S NOTES INSIDE

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

Datum: 080006404128
Date:

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

Rem ent 12067 minerton

IBF (021) 551-0140

For Information Only

(3)
① Lodge title on affidavit
stating that title
could not be obtained

② Sentar
Note to Mr. Mallick
MALICK

For Information Only

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

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 6

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

Prepared by me

CONVEYANCER
Robert Christopher Ferrandi

Fee endorsement		
	Amount	Office fee
Purchase Price/Value	R.....	R.....
Market value capital Amount	R.....	R.....
Reason for exemption	Exempt i.t.o. section 31 Act 47/1937	

DATA / CAPTURE
14 MAY 2018
LITHA MADAMA

T 000020332/2018

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 WILLIAM IGNATHEUS MILLS, Identity Number 470110 5060 007 under Certificate of Consolidated Title No. T53232/1984

DATA / VERIFY
15 MAY 2018
VAN WYK

6/1

Endorsement

By virtue of Notarial Agreement No
K 000000387 / 2008, 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.

Deeds Registry

Cape Town

08 MAY 2018

Gasler
Registrar of Deeds

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 12067 MILNERTON, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 2,4984 (TWO COMMA FOUR NINE EIGHT FOUR) HECTARES

FIRST REGISTERED and still held by Certificate of Consolidated Title No. T53232/1984 with Diagram No. 7106/84 relating thereto

I. INsofar as concerns the land represented by the remainder of the figure ABCH on Diagram No. 7106/84:

SUBJECT to the conditions referred to in Certificate of Registered Title No. T4679/1939.

II. INsofar as concerns the land represented by the figure DEFG on Diagram No. 7106/84:

A. **SUBJECT** to the conditions referred to in Certificate of Township Title No. T8292/1943.

B. **SUBJECT FURTHER** to the following special conditions contained in Deed of Transfer No. T28271/1948 and imposed by the Administrator of the Province of the Cape of Good Hope at the time the Table View Township was approved, the words and expressions used in the conditions having the meanings assigned to them in the Annexure to the Township conditions, and which conditions now read as follows, and being in favour of the local authority:

“(i) That the owner of this erf shall be obliged to allow the drainage or sewerage of

any other erf to be conveyed over this erf if deemed necessary by the Local Authority and in such manner and in such position as may from time to time be reasonably required by the Local Authority.

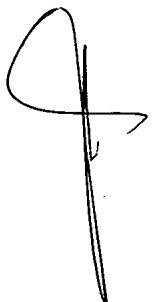
- (ii) That the owner of this erf shall be obliged to receive material necessary to give a proper slope to the bank if this erf is below the level of the adjoining street; and if this erf is above the level of the adjoining street, he shall in like manner permit a safe slope to the bank, unless in either case he shall elect to build retaining walls to the satisfaction of the Local Authority and within a period to be determined by the said Local Authority."

C. **SUBJECT FURTHER** to the following special conditions contained in Deed of Transfer No. T28271/1948 and imposed by Porterfield Estates Limited in favour of the said Company or its successors in title as owner of the remaining extent of the said Township or any portions thereof and in favour of the registered owner of any erf in the Township of Table View, namely:

- "(i) The owner shall not have the right to make or cause to be made upon this erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of such nature nor shall he have the right save and except to prepare the erf for building purposes, to dig or quarry any earth, gravel, lime or stone thereon.
- (ii) No wood and iron buildings of any description shall be erected on this erf.
- (iii) No slaughter poles, cattle kraals, pigsties or cowsheds shall be erected or carried on by any person whomsoever on this erf.
- (iv) This erf shall be neatly fenced to the satisfaction of the Company and the owner shall be obliged to use therefor hard wood, or iron palings or good wood fencing, or properly built stone, brick or cement walls. Moreover, he shall not erect an unsightly fence, nor one of the galvanised iron, canvas or other fabric or reeds, grass, soft wood or other inflammable material. The fence shall be kept in proper repair by the owner.
- (v) The purchaser and every successive registered owner of this erf or any portion thereof shall not remove any vegetation therefrom same and in so far as it is to be replaced by buildings or hard roads or paths, the intention being that all tendencies to sand drift are to be avoided and combatted – to which end moreover the purchaser and each successive registered owner for the time being of the said erf or any portion thereof shall be regarded as having

undertaken during his tenure to plant and maintain thereon such other suitable surface covering as will effectively avoid and combat sand drift. And in so far as the purchaser or registered owner for the time being fails or neglects to observe this condition, the Company or its successors, including any local authority controlling the area in which the erf or any portion thereof may fall, shall have the right, but shall not be bound, to repair and/or supply any omission on the part of the defaulter and shall have the right to recover the cost thereof, plus interest thereon from the registered owner for the time being.

For Information Only



Wherefore the said

WILLIAM IGNATHEUS MILLS

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

1-2-3
①
NT

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 12067 MILNERTON, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 2,4984 (TWO COMMA FOUR NINE EIGHT FOUR) HECTARES

HELD BY Certificate of Consolidated Title No. T53232/1984

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 day of



ANDRE ALFRED HUMAN

TRACK NUMBER : 88086484128

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 12067
TOWNSHIP MILLNERTON
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T53232/1984
EXTENT 2,4984 H
CLEARANCE CITY OF CAPE TOWN

NO INTERDICTS

DOCUMENTS HOLDER
FROM 1959,10918

OWNER DETAILS

FULL NAME & SHARE
MILLS WILLIAM IGNATHEUS

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
4701185060888

TITLE DEED MDD MICROFILM REF
T53232/1984 1038

* O/P/A - 0 - 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 ***

IKHE E: /XABRA /IKE