

**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) Begiftigingserwe Endowment erven.....	
(3) Begiftiging Endowment.....	
(4) Voorwaardes Conditions.....	
(5) Mikro Micro.....	
(6) Algemene plan General Plan.....	
(7) Titellakte Title deed.....	
(8) Verbande teen dorpsitel Bonds against township title.....	
(9) Datum nagesien Date checked.....	

Kantoor instruksies / Office instructions:  
Seksie / Section:

*Handwritten notes:*  
L... B...  
60 21

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

*Handwritten:*  
Goh!  
X

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)  
 Rem Ent 16835 Cape Town

**UITVOERING / EXECUTION**

Ref. No./Verw. Nr. *186133*

**BISSET  
BOEHMKE  
MCBLAIN**  
TELEPHONE (021) 441-9800 TELEFOON

**LODGED** 2016-10-25  
**LODGED** 2016-06-15  
**LODGED** 2016-06-17  
**INGEDIEN** 23 APR 2018  
**INGEDIEN** 3 MAY 2018

Datum van Indiening/Date of lodgement

Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp/ Reject	Passeer / Pass
1. M. Lebopo N. TOKO ROOM 1164	1169			
2. S. MALLICK		20 17		
3. F. R. STEVENS				

**VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.**

Aard van Akte / Nature of Deed: *Section 31 Transfer  
Miltonton Estates Ltd  
t.g.v.i.f.o.  
City of Cape Town  
(RCFIEW)*

**T 000020334 / 2018**

Skakeling / Linking	Titellaktes, ens. binne / Title deeds, etc. within
20	#17

**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		<i>See linking inside cover</i>		
4				
5				
6				
7				
8				
9				
10				

**EXAMINER'S NOTES INSIDE**

**HANDED IN FOR EXECUTION** 2018-05-07  
CAPE TOWN

**HANDED IN FOR EXECUTION**

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

Datum: 080006404129  
Date:



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

Bisset Boehmke McBlain  
11th floor Triangle House  
22 Riebeeck Street

Prepared by me

Cape Town	
8001	Amount
Office fee	R.....
Reason for exemption	Exempt i.t.o section 31 Act 47/1937

*Robert Christopher Ferrandi*

CONVEYANCER  
Robert Christopher Ferrandi

DATA / CAPTURE  
14 MAY 2018  
LITHA MADAMA

T000020334/2018

**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 15 of 1985 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. T76873/1990

DATA / VERIFY  
15 MAY 2018  
VAN WYK JENN

6/

## Endorsement

By virtue of Notarial Agreement No  
K 000000387/2018S, dated 14<sup>th</sup> 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

  
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 16835 CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 244 (TWO HUNDRED AND FORTY FOUR) SQUARE METRES

**FIRST REGISTERED** and still held by Certificate of Registered Title No. T76873/1990 with Diagram No. 3961/85 relating thereto

- A. **SUBJECT** to the conditions referred to in Certificate of Registered Title No. T1446/1936 and to the special condition contained in Amended Deed of Grant dated 2<sup>nd</sup> October, 1918 (Cape Freeholds Volume 29 No. 30), reading:

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

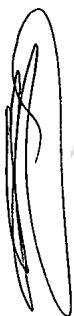
- B. **SUBJECT FURTHER** and **ENTITLED** to the benefit of the special condition referred to in the endorsement dated 11<sup>th</sup> October 1929 on the aforesaid Amended Deed of Grant reading:

"By Transfer No. 10183 dd 11 Oct. 1929 the owner of part of the remainder of the property hereby conveyed shall at all times have full use of the two roads which pass over the property thereby conveyed and the owner of the property thereby conveyed has the right in perpetuity to carry & maintain overhead electric transmission wires over the Milnerton Railway line and two roads which are situate on the remainder of the property held hereunder and as indicated on diagram thereof as will more fully appear on reference to the said transfer."

- C. **SUBJECT FURTHER** to the following special condition as contained in Certificate of Registered Title No. T76873/1990 imposed by the Administrator of the Province of the Cape of Good Hope when approving of Paarden

## Eiland Township in terms of Ordinance 13 No. 1927:-

1. That the erf be utilised for the purpose of the erection and use thereon of a factory, workshop or warehouse, and for no other purpose, save that in connection with such factory, workshop or warehouse, buildings may be erected and used for the accommodation of the caretaker thereof (and his family).
2. That no more than two-thirds of the area of the erf be built upon, provided that, if more than one contiguous erf be registered in the name of the same owner, these may be consolidated and all the conditions applying to the erven in this township will then apply to the consolidated holding as if it were one erf.
3. That no building shall be erected within 4,72 metres of any street line which forms a boundary of the erf.
4. That the above conditions may be enforced by the registered owner of any erf forming part of this township in respect of any other erf.
5. That the owner of each erf, whether the applicant for the establishment of the township or any future owner, shall be obliged to allow the drainage or sewerage of any other erf or erven to be conveyed over such erf if deemed necessary by the Municipal Council, and in such manner and in position as may from time to time reasonably be required by the Council.
6. That the purchaser of any erf shall be obliged to receive the material necessary to give a proper slope to the bank whenever an erf is below the level of any adjoining road, and when an erf is above the level of any adjoining road he shall in like manner permit a safe slope to the bank unless he shall elect to build retaining walls.
7. That all necessary works of excavation, filling, or the construction of retaining walls, shall be undertaken by and at the cost of the owner and be completed to the satisfaction of the City Engineer before any street works are executed under the provisions of the Cape Municipal Ordinance No. 10 of 1912 and amending Ordinances.



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



1-3  
ONT

**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 16835 CAPE TOWN, IN THE CITY OF CAPE TOWN,  
CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 244 (TWO HUNDRED AND FORTY FOUR) SQUARE  
METRES

HELD BY Certificate of Registered Title No. T76873/1990

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

For Information Only



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## 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 Certificate of Registered Title No. T76873/1990.
2. The said City of Cape Town has not been able to obtain possession of neither of the said title deeds.

  
ANDRE ALFRED HUMAN

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

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



TRACK NUMBER : 88006404129

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)  
ERF NO 16833  
TOWNSHIP CAPE TOWN  
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE  
PREV DESCRIPTION PTN OF 16832-AT PAARDEN EILAND  
DIAGRAM DEED NO T76873/1990  
EXTENT 244 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 TITLE DEED  
189700815666 T76873/1990  
ORT

MDD MICROFILM REF  
1219 1991 1267 8116

\* 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 \*\*\*

IKHE: /XARRA /IKE