

A. VIR AKTEBESORGER SE GEBUIK / 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 GEBUIK / FOR DEEDS OFFICE USE:

	Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
Datum Date	(2) Begiftigingsarwe Endowment arven	
	(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) Verbande teen dorpsittel Bonds against township title	
	(9) Datum nagesien Date checked	

Kantoor instruksies / Office instructions:
Seksie / Section:

1/11/1999
1/11/1999
not 6/4/1

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. *MR6133*

LODGED
18 JAN 2018

Datum van indlening/Date of lodgement: 2016-06-17

LODGED
2016-06-17

INGEDIEN
23 APR 2018

INGEDIEN
2016-06-15

COH

3 MAY 2018

	Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp/ Reject	Passeer / Pass
1.	M. Lebone ROOM 1164	1169			
2.	S. MALLICK		20 12	<i>RS</i>	<i>A</i>
3.	F. R. STEVENS 1120				

VIR AKTEBESORGER SE GEBUIK / FOR CONVEYANCER'S USE.

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

T 000020329 / 2018

Skakeling / Linking	Titelaktes, ens. binne / Title deeds, etc. within
20 12	

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma/ Firm No.
1			HANDED IN FOR EXECUTION	
2				
3		<i>See linking inside cover</i>	2018-05-07 CAPE TOWN	
4			HANDED IN FOR EXECUTION	
5				
6				
7				
8				
9				
10				

KAMINER'S NOTES INSIDE

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



080006404125
Datum:
Date:

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

Rem: Et 2273 Milnerton

For Information Only

4
① ~~omitted component III in deed~~
~~See endorsement on Page A dated 12.8.92~~
~~Redraw deed~~
Done.

2/

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

VR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 6

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

Prepared by me

8001		Fee endorsement	
	Amount	Office fee	
Purchase price/Value	R.....	R.....	
Mortgage Capital Amount	R.....	R.....	
Reason for exemption	Code	Exempt iitt.co	
		Section 31 Act 47/1937	

Robert Christopher Ferrandi

CONVEYANCER
Robert Christopher Ferrandi

DATA / CAPTURE
14 MAY 2018
LITHA MADAMA

T 000020329 / 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 Deeds of Transfer Nos. T39849/1973 and T8316/1972

DATA / VERIFY
15 MAY 2018
VAN WYK JESSE

6

Endorsement


By virtue of Notarial Agreement No
K 0000000387 / 2018 S, 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

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 2273 MILNERTON, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 9,6862 (NINE COMMA SIX EIGHT SIX TWO) HECTARES

FIRST REGISTERED by Certificate of Consolidated Title No. T17121/1966 with Diagram No. 3880/66 relating thereto and held by Deeds of Transfer Nos. T39849/1973 and T8316/1972

I. Insofar as the figure H. edge of vle. C.D.E.F. edge of vle. C. excluding fig. h2. edge of vle. g2.o'. edge of vle. p' on Diagram No. 3880/1966 is concerned:-

A. **SUBJECT** to the conditions contained in Deed of Grant issued under Act No. 15 of 1887 and Act No. 40 of 1895 on the 4th June 1920 (Cape Freeholds Volume 30 No. 23) Nos. VI. and VIII of which read as follows:

"V.

VI. That, with a view to the prevention of and the arresting of existing draft sands the grantee or future registered owners shall plant on the land hereby granted such trees, grasses or other sand binding vegetation as may be stipulated by the Department of Forests. The trees, grasses or other sand-binding vegetation shall be planted within such period as may be fixed by the aforesaid Department.

VII. That the land hereby granted shall be subject to all such servitude or claims which now exist or may hereafter be established against the land, and that the grantee and all future registered owners shall hold the Government harmless



against all claims arising as a result of the sale of the land.”

- B. **SUBJECT FURTHER** to the terms of a Notarial Deed of Servitude, an endorsement whereof dated 16th April 1963 appears on Deed of Transfer No. 10747 dated 28th October 1927 reading:

“By Notarial Deed No. 152/1963 dated 1/7/1958 Groot Riet Vallei held under Para 1 herein is subject to a servitude pipeline to be enjoyed within the servitude area 4,72 metres wide marked P.Q.R.S. on servitude diagram No. 5074/1957 annexed thereto in favour of the Municipality of Milnerton, together with certain ancillary rights and subject to conditions as will more fully appear on reference to said Notarial Deed, a copy of which is attached hereto.”

(The aforesaid servitude area for pipeline being marked E1. E2. E3. E4. On Diagram No. 3880/66).

- C. **SUBJECT FURTHER** to the terms of a servitude endorsement dated 28th April 1971 on Certificate of Consolidated Title No. 17131 dated 23rd August 1966 reading as follows:

“By Not. Deed No. 160/1971 dat. 2-12-1970 Erf 2273 Milnerton, meas. 417,8078 ha, held hereunder is subject to a servitude of pipeline within a servitude area 4,72m wide, the South-Eastern boundary of which is represented by the line b.c. on Serv. Diagram 8349/68 annexed thereto in favour of:

- (a) Erf 6139 Milnerton, meas. 2,1414 ha;
- (b) Erf 6138 Milnerton, meas. 17,2845 ha;
- (c) Erf 6142 Milnerton, meas. 12,3740 ha; and
- (d) Rem of Erf 6135 Milnerton, meas. 11,2507 ha, held under T. 2987/1965.

With ancillary rights and subject to conditions as will more fully appear from said Not. Deed.”

(The South-Eastern boundary of the aforesaid servitude pipeline being marked m2.n2. on Diagram No. 3880/66).

- II. Insofar as the figure A.B. edge of vlei. H.J.K.L. curve 120' above H.W.M. excluding (1) Fig. a.b.c.d.e.f.g.h.j.k.l.m.n.o.L. curve 120' above H. W. M. N. p. q. r. s. t. u. v. and (2) Fig. w. x. y. z. a'. b'. c'. d'. e'. f'. g'. h'. j'. k'. l'. m'. n'. g2. edge of vlei. h2. q'. r'. s'. t'. u'.

v'. w'. x'. y'. z'. a2. b2. c2. d2. e2. f2. on Diagram No. 3880/66 is concerned:

SUBJECT to the conditions referred to in Deed of Transfer No. 372 dated 24th April 1890.

For Information Only



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

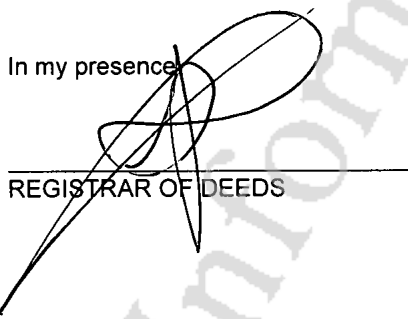
CITY OF CAPE TOWN

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

For Information Only



103-4
N)

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 2273 MILNERTON, IN THE CITY OF CAPE TOWN,
CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 9,6862 (NINE COMMA SIX EIGHT SIX TWO) HECTARES

HELD BY Deeds of Transfer Nos. T39849/1973 and T8316/1972

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

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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 Deeds of Transfer Nos. T39849/1973 and T8316/1972.
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 ^{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

B

TRACK NUMBER : 88006404125

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 2273
TOWNSHIP MILLNERTON
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
PREV DESCRIPTION -ERF R/E 1940, R/E, 1941
DIAGRAM DEED NO T17121/1966
EXTENT 9.6862 H
CLEARANCE CITY OF CAPE TOWN

SUBDIVISION TO TOWN MILLNERTON , ERF 22991 , PRTN 0
SUBDIVISION TO TOWN MILLNERTON , ERF 22992 , PRTN 0

INTERDICTS
EX48/1999

CASE NUMBER CASE DATE/TITLE NR
19928331 / T39849/1973
19928331 - / T8316/1972

NOTED ON
19990902
19990902

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
MILLNERTON ESTATES LTD
0.666666 2/3
MILLNERTON ESTATES LTD
0.333333 1/3

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MIDD	MICROFILM REF
			189700019606	T39849/1973	1224	2000 0046 2831
			189700019606	T8316/1972	0417	2000 0046 2821

THE SUM OF THE SHARE, TOTALS IS : 0.999999

* 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 ***

IK E : / XARRA / IK E