

104 HAYDN ELMES & ELMES

CITY OF CAPE TOWN
RECEIVED
30 JUL 2013
PLANNING & BUILDING
DEVELOPMENT MANAGEMENT

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 6

T 21248 1983

WAKZNAAF	WAKZNAAF
OPDRAGHEWYSER	OPDRAGHEWYSER
29.6.83	W
DESKNOEDER	DESKNOEDER

MICROFILM
DATE - DATUM
1983-07-27

DEED OF TRANSFER

BY VIRTUE OF A POWER OF ATTORNEY.

Prepared by me.

BUIRSKI, HERBSTEIN & IPP,
Attorneys, Notaries & Conveyancers,

CAPE TOWN.

1319

[Signature]
Conveyancer.

Know all Men whom it may concern.

That ABRAHAM MORRIS KORBER

appeared before me, Registrar of Deeds, He the said Appearer being duly authorised thereto by a power of Attorney executed at CAPE TOWN on the 16th day of FEBRUARY 19 83. by

THOMAS PHILIP CAMERON

(Identity Number : 230427 5020 018)

which power, witnessed in accordance with law, was exhibited to me on this day.
And the Appearer declared that his said Principal had truly and legally sold on 6th January 1978 and that He in his capacity as attorney aforesaid did by these

[Signature]

these presents cede and transfer in full and free property to and on behalf of

MOGAMAT NOOR RASDIEN

(Identity Number : 29111 85046 022)

-Coloured Group-

His Heirs, Executors, Administrators or Assigns:

ERF 9676 a portion of Erf 3096 Cape Town in the Municipality of Cape Town, Cape Division;

MEASURING One Hundred and Eightsix (186) square metres as per Daigram No.7205/74 annexed hereto and held by Deed of Transfer No.5165/72;

- A. SUBJECT to such conditions as are referred to in Deed of Transfer No.7419 dated 7th December 1932;
- B. SUBJECT FURTHER to the terms of and entitled to certain benefits under the servitude created in Deed of Transfer No.3282 dated 1st June 1932 in-sofaras:-
1. It relates to the rights in and to the common passage 1,26 metres wide, which extends from Orphan Street to Buiten Street, and is marked as such on the original diagram attached to the aforesaid Deed of Grant No,16 dated 19th February 1932; as also on the diagram annexed to Deed of Transfer No.7419 dated 7th December 1932, and
 2. It provides that all municipal pipes for drainage and for the supply of water shall remain as at present existing and subject to any Municipal regulations in force from time to time are not to be interferred with, an endorsement of which servitude bearing date 1st June 1932 appears on the said Deed of Grant.
- C. SUBJECT FURTHER to the following condition contained in Deed of Transfer No.7419 dated 7th December 1932 imposed by the Council of the City of Cape Town, namely :-
- "That all Municipal pipes for drainage and for the supply of water shall remain as at present existing, and subject to any Municipal regulations in force from time

GEKLEURDE
GROEP
COLOURED GROUP

to/.....

to time are not to be interfered with".

D. FURTHER SUBJECT to the endorsement, ^{dated 24th August 1976} on Deed of Transfer No. 5165/72 reading as follows :-

"REMAINDER

By Deed of Transfer No. 26254/76 the remainder of the within property is:

SUBJECT to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope when approving of the subdivision of Erf 9676 a portion of Erf 3096 Cape Town :-

1. The owner of this erf shall without compensation be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

E. FURTHER SUBJECT to the endorsement, ^{dated 24th August 1976} on Deed of Transfer No. 5165/72 reading as follows :-

"REMAINDER

By Deed of Transfer No. T26254/76 the Remainder of the within property is:

SUBJECT FURTHER and entitled to the following conditions imposed by the Administrator of the Cape of Good Hope under the provisions of Section 9 of Ordinance No. 33 of 1934 when approving of the subdivision namely :-

The owner of Erf 9678 a portion of Erf No. 3096 Cape Town and the Remainder of Erf No. 3096 Cape Town shall respectively and reciprocally -

(1)/.....

- (i) maintain so much of any wall, roof, pipe, gutter, wiring or any other structure serving and traversing these properties;
- (ii) maintain so much of the support for any of the aforesaid things as is on these properties;
- (iii) not make any alterations, additions or demolitions to any part of the building erected on these properties (including boundary walls and fences) or change the external materials of the building without the Council's written consent, nor shall they permit the external appearance of the buildings to deteriorate into an untidy or dirty condition, nor be permitted to erect external aerials other than that permitted in clauses (iv) and (v) below;
- (iv) without compensation permit any conduits junction boxes and other fittings required in connection with communal aerial system for the reception of television and sound broadcast transmissions serving any one or more of these properties to be installed on or conveyed across these properties or any building erected thereon;
- (v) without compensation permit the erection on these property or any building erected thereon of an aerial mast in connection with any such communal aerial system should this be deemed necessary by the local authority; and
- (vi) permit access to these properties at all reasonable times by the owner of any other of these properties or his representative for the purpose of erecting, removing, maintaining, renewing, cleaning, repairing or inspecting any of the aforesaid things.

WHEREFORE/.....

Wherefore the Appearer, renouncing all the Right and Title, the said Transferor heretofore had to the premises on behalf as aforesaid did in consequence, also acknowledge the said Transferor as aforesaid to be entirely dispossessed of, and disentitled to the same; and that by virtue of these Presents the said

TRANSFeree

his Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, State, however, reserving its Right; and finally acknowledging his Principal to have been satisfactorily paid the whole of the purchase money amounting to the sum of R13 000,00 (THIRTEEN THOUSAND RAND)

In Witness whereof, I, the said Registrar, together with the Appearer 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 the 15th Day of the Month of June in the year of Our Lord, One Thousand Nine Hundred and Eighty-Three (1983)

[Signature]
R.R.

In my presence.

[Signature]
Registrar of Deeds

Registered in the Edson Register.

of Cape Town Book _____ folio 9576

Clerk-in-Charge
A. Pellegrini

[Signature]

[For Mortgages see first page.]

BLADSY/PAGE

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ENDOSSEMENT OP

ENDORSEMENT ON

21243/1983

BLINDOM/PROPERTY

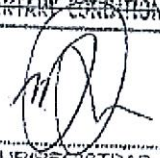
Erff 9676 Cape Town

<p>EC</p> <p>GEKANSLEEF</p> <p>CANCELLED</p> <p>REGISTRATEUR/REGISTRAR</p>	<p>20194</p> <p>B. /1983</p> <p>VERBIND MORTGAGED</p> <p>vir for R. 14 000,00 (mat preferensie / with preference)</p> <p>vir 'n verder bedrag nie te boegsaamde / for an additional amount not exceeding</p> <p>R. 2100,00</p> <p>AKKESKANTOOR / Deeds Office</p> <p>REGISTRATEUR / Registrar</p>
	<p>20194</p> <p>B. /1983</p> <p>VERBIND MORTGAGED</p> <p>vir for R. 14 000,00 (mat preferensie / with preference)</p> <p>vir 'n verder bedrag nie te boegsaamde / for an additional amount not exceeding</p> <p>R. 2100,00</p> <p>AKKESKANTOOR / Deeds Office</p> <p>REGISTRATEUR / Registrar</p>

<p>EC</p> <p>GEKANSLEEF</p> <p>CANCELLED</p> <p>REGISTRATEUR/REGISTRAR</p>	<p>B 51794 191</p> <p>VERBIND MORTGAGED</p> <p>vir for R 36 000,00 31 07 91</p> <p>AKKESKANTOOR / Deeds Office, Kaapstad, Cape Town.</p> <p>REGISTRATEUR / Registrar</p>
	<p>B 51794 191</p> <p>VERBIND MORTGAGED</p> <p>vir for R 36 000,00 31 07 91</p> <p>AKKESKANTOOR / Deeds Office, Kaapstad, Cape Town.</p> <p>REGISTRATEUR / Registrar</p>

VIR ENDOSSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE

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ENDORSEMENT KRAGTENS ART. 45 (1) VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECT. 45 (1) OF ACT 47 OF 1937
Aysha Rasdien -> 350420 0083 085 <i>unmarried</i>	
WAT IN GEMEENSAP VAN GOED WHO WAS MARRIED IN COMMUNITY OF GETROUD WAS MET WYLE PROPERTY TO THE LAZE	
Mogamat Noor Rasdien	
IS GERECHTIG OM MET BINNEGEMELDE IS ENTITLED TO DEAL WITH THE EINDOM TE HANDEL ONDERMENG WITHINMENTIONED PROPERTY SUB- AAN TESTAMENTERE VOORWAARDES. JECT TO TESTAMENTARY CONDITIONS.	
T 89452199 10 11 1999	 REGISTRATEUR/REGISTRAR

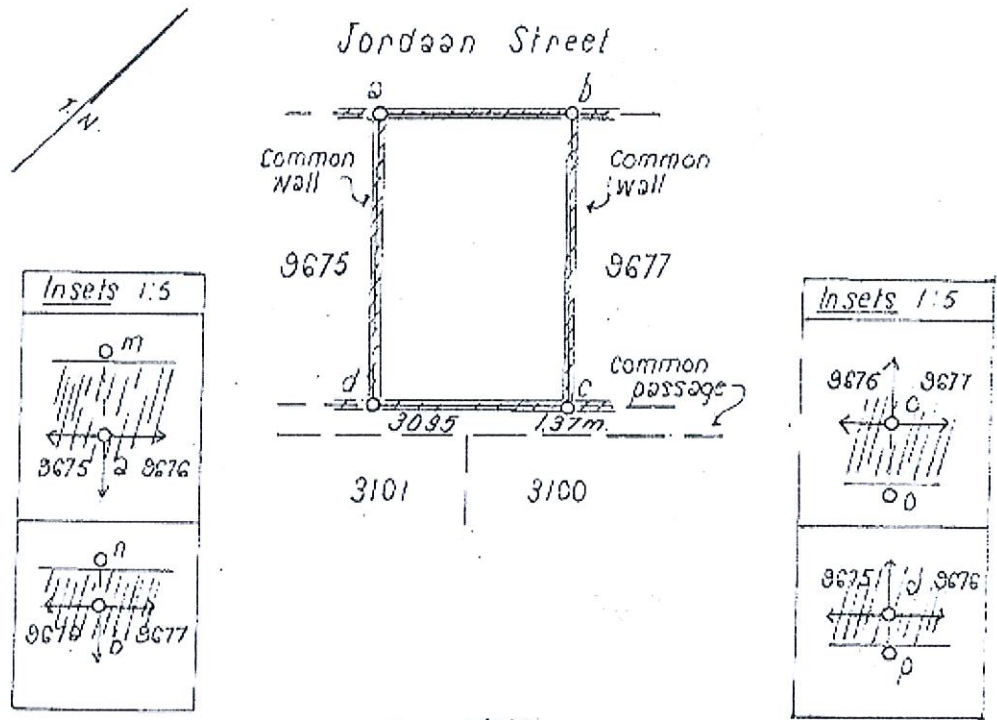
35

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo 19°		S.G. No.	
		Y	X		
	<u>Constant :</u>			7 2 0 5 1 7 4	
ab	11,00	221.28.20	a + 50000,00		+ 3750000,00
bc	16,53	311.47.00	b + 4285,66		+ 5151,01
cd	11,44	41.50.45	c + 4278,37		+ 5142,77
da	16,57	133.17.20	d + 4265,97		+ 5153,85
	<u>Indicator Data :</u>				
am	0,06	133.17.20	m + 4285,70	+ 5150,97	
bn	0,03	131.47.00	n + 4278,40	+ 5142,75	
co	0,04	311.47.00	o + 4265,94	+ 5153,88	
dp	0,03	313.17.20	p + 4273,58	+ 5162,39	
		Lion's Head	+ 6418,44	+ 6332,32	
		26 I 7	+ 4268,48	+ 5205,82	

Approved
[Signature]
 Surveyor-General
 17-3-1975

Beacons : a,b,c,d - not beacons,
 m,n,o,p - 12mm round iron pegs.

Note : ad and bc are ~~centre lines~~ of common walls.



The figure abcd represents 186 square metres of land, being ERF 9676, portion of ERF 3096 CAPE TOWN, situate at Cape Town, in the Municipality of Cape Town, Administrative District of the Cape, Province of Cape of Good Hope. Surveyed in May-June, 1974, by me.

[Signature]
 Land Surveyor

This diagram is annexed to Deed of Transfer No. 21243 dated M N RASDIEN	The original diagram is No. 2611/1932 annexed to Transfer/Grent No. 1932-148-7419	File No. S/9390/150 S.R. No. 2. 1974/74 Comp. BH-7DB/2423 Y243 (480)
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