

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R	R
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS		R 419.00
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg..... Act/Proc.....

Prepared by me

CONVEYANCER
LEOPOLD BUTLION
(LPCM - 78721)

T20000 12023

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the Provisions of Section 40 of the Deeds
Registries Act 1937 (No. 47 of 1937)

WHEREAS

The Trustees of VAN-R TRUST
Registration Number IT513/2000

Have applied for the issue to the Trust of a Certificate of Consolidated Title
under the provisions of Section 40 of the Deeds Registries Act No. 47/1937

AND WHEREAS

The Trustees of VAN-R TRUST
Registration Number IT513/2000

are the registered owners of:

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1. **ERF 31593 PORTION OF ERF 5045 UITENHAGE**

Nelson Mandela Bay Metropolitan Municipality
Division of Uitenhage
Eastern Cape Province;

HELD under Deed of Transfer Number T *29520* /2023

2. **ERF 5046 UITENHAGE**

Nelson Mandela Bay Metropolitan Municipality
Division of Uitenhage
Eastern Cape Province;

HELD under Deed of Transfer T63100/2002CTN

which have been consolidated into the land hereinafter described;

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds at KING WILLIAM'S TOWN, do hereby certify that the said

The Trustees of VAN-R TRUST
Registration Number IT513/2000

Their heirs, executors, administrators, or assigns, are the registered owners of

ERF 31594 UITENHAGE

Nelson Mandela Bay Metropolitan Municipality
Division of Uitenhage
Eastern Cape Province;

IN EXTENT: 950 (Nine Hundred and Fifty) square metres

AS WILL MORE FULLY APPEAR from the annexed Diagram
SG 997/2022

1. **IN SO FAR** as concerns the figures marked ABxF on the said Diagram
Number SG 997/2022

- A. **SUBJECT** to the conditions referred to in said Deed of transfer Number T20948/1977 dated 18 August 1977 save in so far as these may have since lapsed or been cancelled.

B. SUBJECT to the conditions contained in Deed of Grant dated 10th May, 1922 (Uitenhage Freeholds Volume 13 number 7) reading as follows:-

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

C. SUBJECT to the conditions imposed by the Administrator of the Cape Province in terms of Ordinance Number 33 of 1934, when approving of the establishment of Uitenhage Township Extension Number 18 and mentioned in said Deed of Transfer Number 7243/1962 namely:-

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice Number 401 dated 17th October, 1935, and in the memorandum which accompanied the said regulations.

2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance Number 15 of 1952, as amended.

3. The owner of this erf, shall without compensation, be obliged to allow electricity and water mains and the sewage and drainage, including stormwater of any other erf or erven inside or outside this Township 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 in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

4. 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.

5. No building on this erf shall be used or converted to use for any purpose other than that stipulated in these conditions.

6. This erf shall be subject to the following further conditions provided that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorize the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

RESTRICTIONS
REMOVED

- (a) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
- (b) not more than half the area thereof shall be built upon;

D. SUBJECT to the following conditions mentioned in said Deed of Transfer number T7243/1962 imposed by and in favour of the Municipality of Uitenhage for its own benefit against the transferee and his successors in title (the said Municipality being referred to as The Council in the following conditions):-

- (a) The Transferee of this erf or a successor-in-title shall erect or cause to be erected on the erf within eighteen months from date on which this erf is transferred away by the Council a dwelling of a minimum municipal valuation of TWO THOUSAND RAND (R2000,00) exclusive of outbuildings.

Should a dwelling be erected as aforesaid and subsequently be partly or wholly destroyed, the dwelling shall be restored or re-erected, as the case may be, within a period of eighteen months from the date of destruction so as to conform with the foregoing requirements.

In the event of a dwelling not being erected or restored or re-erected, as the case may be, in conformity with the foregoing requirements, the registered owner of the erf shall pay to the Council annually liquidated damages equal to the annual rates which would have been leviable on the basis of the said minimum valuation from the date on which such dwelling should have been re-erected, as the case may be, in conformity with the foregoing requirements.

- (b) All buildings in the Township shall be constructed of brick, stone or concrete, such buildings to be approved by the Council.
- (c) Upon this erf no garage or building for housing motor cars or other vehicles shall be erected except to such extent as may reasonably be necessary for the use of the persons residing upon the erf.
- (d) The Transferee or a successor-in-title shall not under any circumstances erect upon this erf any outbuildings for the purpose of residing therein nor may he use such outbuilding as a residence temporarily until a dwelling has been completely erected on this erf, or in fact permit such outbuilding to be inhabited at any time by other than *bona fide* domestic servants.

2. **INSOFAR** as concerns the figures marked ExCD on the said Diagram Number SG 997/2022

- I. **SUBJECT** to the conditions referred to in Deed of Transfer dated 20th August 1958, Number 12009 save in so far as these may have since lapsed or been cancelled.
- II. **SUBJECT FURTHER** to the conditions mentioned in Deed of Grant dated 10th May, 1922 (Uitenhage Freeholds Volume 13 number 7) reading as follows:-

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

- III. **SUBJECT FURTHER** to the conditions mentioned in said Deed of Transfer dated 19th June, 1962, Number 8112, imposed by the Administrator of the Cape Province in terms of Ordinance Number 33 of 1934, when approving of the establishment of Uitenhage Township Extension Number 18, namely:-

"(1) Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice Number 401 dated 17th October, 1935, and in the memorandum which accompanied the said regulations.

(2) In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance Number 15 of 1952, as amended.

(3) The owner of this erf, shall without compensation, be obliged to allow electricity and water mains and the sewage and drainage, including stormwater of any other erf or erven inside or outside this Township 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 in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

(4) 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.

(5) No building on this erf shall be used or converted to use for any purpose other than that stipulated in these conditions.

(6) This erf shall be subject to the following further conditions provided that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in and such condition should at any time be suspended or relaxed, he may authorize the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-

- (a) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
- (b) not more than half the area thereof shall be built upon;

IV. SUBJECT FURTHER to the following conditions mentioned in said Deed of Transfer dated 19th June, 1962, Number 8112 imposed by and in favour of the Municipality of Uitenhage for its own benefit against the transferee and his successors in title (the said Municipality being referred to as The Council in the following conditions):-

- (a) The Transferee of this erf or a successor-in-title shall erect or cause to be erected on the erf within eighteen months from date on which this erf is transferred away by the Council a dwelling of a minimum municipal valuation of TWO THOUSAND RAND (R2000,00) exclusive of outbuildings.

Should a dwelling be erected as aforesaid and subsequently be partly or wholly destroyed, the dwelling shall be restored or re-erected, as the case may be, within a period of eighteen months from the date of destruction so as to conform with the foregoing requirements.

In the event of a dwelling not being erected or restored or re-erected, as the case may be, in conformity with the foregoing requirements, the registered owner of the erf shall pay to the Council annually liquidated damages equal to the annual rates which would have been leviable on the basis of the said minimum valuation from the date on which such dwelling should have been re-erected, restored or re-erected, until such dwelling is erected, restored or re-erected as the case may be, in conformity with the foregoing requirements.

- (b) All buildings in the Township shall be constructed of brick, stone or concrete, such buildings to be approved by the Council.
- (c) Upon this erf no garage or building for housing motor cars or other vehicles shall be erected except to such extent as may reasonably be necessary for the use of the persons residing upon the erf.

- (d) The Transferee shall not under any circumstances erect upon this erf any outbuildings for the purpose of residing therein nor may he use such outbuilding as a residence temporarily until a dwelling has been completely erected on this erf, or in fact permit such outbuilding to be inhabited at any time by other than bona fide domestic servants.

AND THAT by virtue of these presents, the said

**The Trustees of VAN-R TRUST
Registration Number IT513/200**

Their heirs, executors, administrators, or assigns now is and hence forth shall be entitled thereto conformably to Local Custom, the State, however, reserving its rights.

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 KING WILLIAM'S TOWN on this the 27 day of November in the year 2023 of Our Lord 2023.

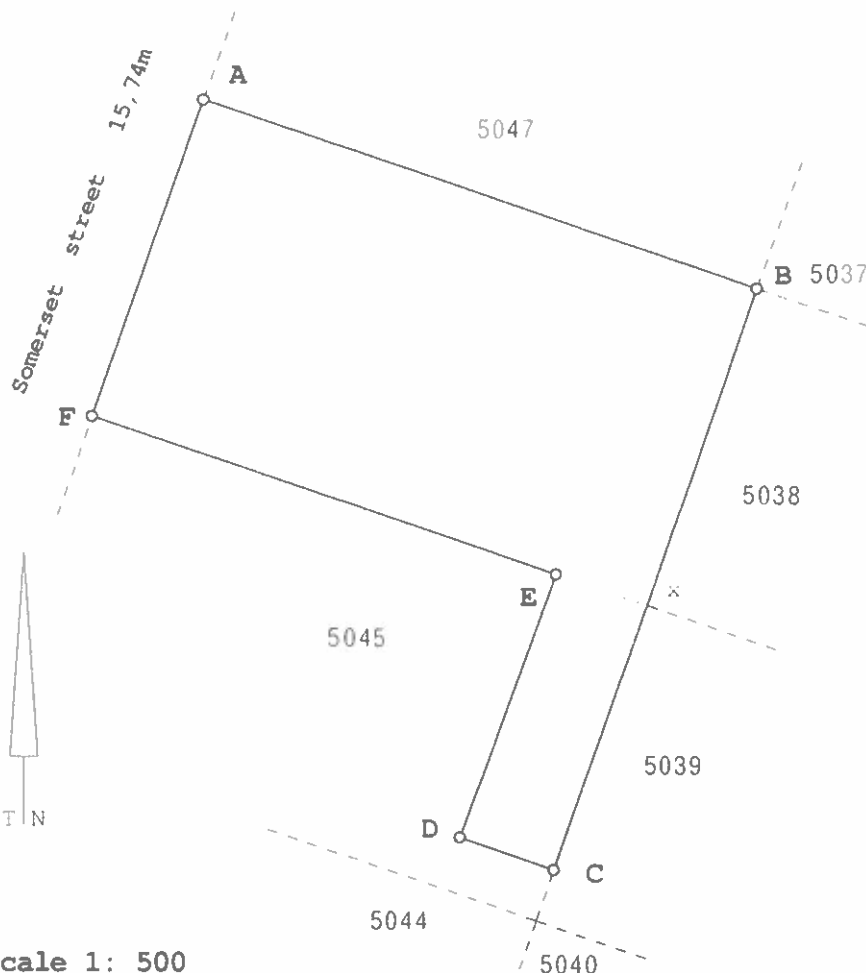

REGISTRAR OF DEEDS

SG No.

997/2022

Approved

2023-01-17
for Surveyor-General



Scale 1: 500

The figure A B C D E F
represents 950 square metres of land being

ERF 31594 UITENHAGE

and comprises:

- 1) The figure ABx F representing Erf 5046 UITENHAGE
Vide Diagram No. 814/1960 D/T
- 2) The figure ExCD representing Erf 31593 PORTION OF ERF 5045 UITENHAGE
Vide Diagram No. 998/2022 D/T

situate in UITENHAGE TOWNSHIP EXTENSION No.18
in the Nelson Mandela Bay Metropolitan Municipality
Administrative District of UITENHAGE
Province of the Eastern Cape
Compiled in September 2022
by me

T.R. ROESTORF (PLS 0525)
Professional Land Surveyor

This Diagram is annexed to
No. T29519/2023
dated 27/11/2023
i.f.o. [Signature]
Registrar of Deeds

The original diagrams
are as quoted above

File: S/1510/86

S.R. No. Compiled
Comp. BOSN-3181 (M3844)
G.P. TP 1740 LD
LPI C0760011

Erf 31594 Uitenhage

CERTIFIED COPY FOR REGISTRATION
FOR SURVEYOR
DATE: 2023-01-19

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Nelson Mandela Bay Metro
CF 45/05045
2019-04-03