

11

STBB
2nd Floor, Buchanan's Chambers
Cnr Warwick Street & Pearce Road
Claremont

Prepared by me



CONVEYANCER

ALLAN WHITE

LPCM Number 81362

FEE
R 353,00

DATA / VERIFY
29 -01- 2021
LITHA VUYO MADAMA

T 000003076 / 2021

CERTIFICATE OF CONSOLIDATED TITLE

ISSUED UNDER PROVISIONS OF SECTION FORTY OF THE DEEDS REGISTRIES ACT 1937
(NO 47 OF 1937)

WHEREAS

**RETRO ACTIVE CC
REGISTRATION NUMBER: 2005/150681/23**

DATA / VERIFY
29 -01- 2021
NOLUVO MTYATYAMBA

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act No. 47 of 1937; and

WHEREAS it is the registered owner of:

1. **ERF 47 KNOLE PARK**
in the City of Cape Town,
Cape Division
Province of the Western Cape

HELD BY Deed of Transfer No T 4655/2014



2. **ERF 48 KNOLE PARK** ✓
in the City of Cape Town,
Cape Division
Province of the Western Cape

HELD BY Deed of Transfer No. T 49413/2014

3. **ERF 49 KNOLE PARK** ✓
in the City of Cape Town,
Cape Division
Province of the Western Cape

HELD BY Deed of Transfer No. T 40851/2019

4. **ERF 50 KNOLE PARK** ✓
in the City of Cape Town,
Cape Division
Province of the Western Cape

HELD BY Deed of Transfer No. T 48052/2019 X

40852

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 Cape Town, do hereby certify that the said

RETRO ACTIVE CC
REGISTRATION NUMBER: 2005/150681/23

or its Assigns is the registered owner of

ERF 128 KNOLE PARK
IN THE CITY OF CAPE TOWN,
CAPE DIVISION
PROVINCE OF THE WESTERN CAPE
IN EXTENT: 5484 (Five Thousand Four Hundred and Eighty Four) Square Metres

AS WILL more fully appear from annexed Diagram SG No. 150/2020

1. As regards the figures ABba on Diagram SG No. 150/2020

A. **SUBJECT** to such conditions referred to in Deed of Transfer No. T11612/1918.

B. **SUBJECT** to the conditions contained in Deed of Transfer No. T4655/2014, imposed by the Administrator when approving the establishment of Knole Park Township in favour of the registered owner of any erf and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:

- (a) That this erf be used for residential purposes only.
- (b)
- (c) That not more than one third of the area of this erf be built upon.
- (d) That not more than one building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet to the street line which forms the boundary to this erf. No such building or structure shall be situated within 5 feet of the lateral boundary common to any adjoining erf.

C.

D. **SUBJECT** to the conditions contained in Deed of Transfer No. T4655/2014, imposed by the Administrator when approving the establishment of Knole Park Township in favour of the Local Authority:

- (f) That the owner of this erf shall be obliged to allow the drainage and 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 reasonable required by the Local Authority.
- (g) That no septic tank shall be erected on this erf.

2. As regards the figures abdc on Diagram SG No. 150/2020

A. **SUBJECT** to such conditions referred to in Deed of Transfer No. T11612/1918.

B. **SUBJECT** to the conditions contained in Deed of Transfer No. T49413/2014, imposed by the Administrator when approving the establishment of Knole Park Township in favour of the registered owner of any erf and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:

- (a) That this erf be used for residential purposes only.
- (b)
- (c) That not more than one third of the area of this erf be built upon.
- (d) That not more than one building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet to the street line which forms the boundary to this erf. No such building or structure shall be situated within 5 feet of the lateral boundary common to any adjoining erf.

C.

D. **SUBJECT** to the conditions contained in Deed of Transfer No. T49413/2014, imposed by the Administrator when approving the establishment of Knole Park Township in favour of the Local Authority:

- (f) That the owner of this erf shall be obliged to allow the drainage and 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 reasonable required by the Local Authority.
- (g) That no septic tank shall be erected on this erf.

3. As regards the figures cdfe on Diagram SG No. 150/2020

A. **SUBJECT** to such conditions referred to in Deed of Transfer No. T11612/1918.



4

B. **SUBJECT** to the conditions contained in Deed of Transfer No. T4656/2014, imposed by the Administrator when approving the establishment of Knole Park Township in favour of the registered owner of any erf and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:

- (a) That this erf be used for residential purposes only.
- (b)
- (c) That not more than one third of the area of this erf be built upon.
- (d) That not more than one building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet to the street line which forms the boundary to this erf. No such building or structure shall be situated within 5 feet of the lateral boundary common to any adjoining erf.

C.

D. **SUBJECT** to the conditions contained in Deed of Transfer No. T4656/2014, imposed by the Administrator when approving the establishment of Knole Park Township in favour of the Local Authority:

- (f) That the owner of this erf shall be obliged to allow the drainage and 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 reasonable required by the Local Authority.
- (g) That no septic tank shall be erected on this erf.

4. As regards the figures efCDE on Diagram SG No. 150/2020

A. **SUBJECT** to such conditions referred to in Deed of Transfer No. T11612/1918.

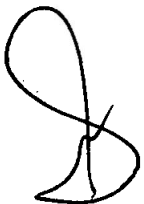
B. **SUBJECT** to the conditions contained in Deed of Transfer No. T4658/2014, imposed by the Administrator when approving the establishment of Knole Park Township in favour of the registered owner of any erf and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No 33 of 1934:

- (a) That this erf be used for residential purposes only.
- (b)
- (c) That not more than one third of the area of this erf be built upon.
- (d) That not more than one building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet to the street line which forms the boundary to this erf. No such building or structure shall be situated within 5 feet of the lateral boundary common to any adjoining erf.

C.

D. **SUBJECT** to the conditions contained in Deed of Transfer No. T4658/2014, imposed by the Administrator when approving the establishment of Knole Park Township in favour of the Local Authority:

- (f) That the owner of this erf shall be obliged to allow the drainage and 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 reasonable required by the Local Authority.
- (g) That no septic tank shall be erected on this erf.



AND that by virtue of these presents the said

RETRO ACTIVE CC
REGISTRATION NUMBER: 2005/150681/23

or its Assigns, now is and henceforth shall be entitled thereto conformably to local customs; 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, in CAPE TOWN on the

27/01/2021.



REGISTRAR OF DEEDS

For Information Only

4