268

FAURE & FAURE INC
PATRIOT PERS BUILDING
227 MAIN STREET
PAARL
7646

Prepared by me

CONVEYANCER
INGE JOHNSON (96036)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 1 000 000 00	R 1142-00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000028170 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTON LUTHER POSTHUMUS (80715)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

BO MO PROPERTY DEVELOPERS PROPRIETARY LIMITED
Registration number 2014/148198/07

which said Power of Attorney was signed at PAARL on 20 APRIL 2021

DATA / VERIFY
11 -06- 2021
VUYELWA LAMANI

DATA CAPTURE
10 -06- 2021
JENNY VAN WYK

And the appearer declared that his/her said principal had, on 12 April 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

I AND C PROPERTY INVESTORS PROPRIETARY LIMITED
Registration Number 2020/690999/07

or its Successors in Title or assigns, in full and free property

ERF 38791 KRAAIFONTEIN
IN THE CITY OF CAPE TOWN
PAARL DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 2,0701 (TWO COMMA ZERO SEVEN ZERO ONE) Hectares

FIRST registered and still held by Certificate of Registered Title Number T55584/2019 with General Plan S.G. Number 1437/2018 relating thereto.

A. SUBJECT to the conditions referred to in Deed of Transfer Number T986/1963.

B. BY VIRTUE of Notarial Deed of Servitude No. K961/2019S dated 13 November 2019, the within mentioned property is subject to a Services Servitude area 3 (three) metres wide for a length of 31,55 metres from the North Eastern corner of the property, along the northern boundary thereof as indicated on General Plan S.G. number 1437/2018 in favour of Stonewood Residential Estate Home Owners Association, with ancillary rights.

As will more fully appear from said Notarial Deed

C. SUBJECT FURTHER to the following conditions imposed in terms of Section 98 of the City of Cape Town Municipal Planning By-Law, 2015 when the subdivision of Erf 37119 Kraaifontein was approved by the City of Cape Town on 12 April 2018:

1. The property shall not be transferred without the written consent of the STONEWOOD RESIDENTIAL ESTATE HOME OWNERS ASSOCIATION, of which the PURCHASER shall be a member as long as he/she/they/it is the registered owner of the property.

2. The property shall not be transferred without the written consent of the STONEWOOD DEVELOPMENT MASTER PROPERTY OWNERS ASSOCIATION, of which the PURCHASER shall be a member as long as he/she/they/it is the registered owner of the property.

WHEREFORE the said Appearer, renouncing all rights and title which the said

BO MO PROPERTY DEVELOPERS PROPRIETARY LIMITED
Registration number 2014/148198/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

I AND C PROPERTY INVESTORS PROPRIETARY LIMITED
Registration Number 2020/690999/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 000 000,00 (ONE MILLION 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 07 JUN 2021

q.q.

In my presence

REGISTRAR OF DEEDS