

SECTIONAL PLAN NO. SS1 49

1989

BUILDING: VILLA D' AZUR

**CONVEYANCER'S CERTIFICATE**

In terms of Section 5(3)(d)(i) of the

(No. 66 of 1971)

I, the undersigned, PETER JAMES GRIFFITHS, a Conveyancer practising at CAPE TOWN do hereby certify as follows :-

1. **VILLA D'AZUR SHARE BLOCK (PROPRIETARY) LIMITED**  
(Company No. 65/00180/07)

is the registered owner of :

**REMAINDER ERF 281 CLIFTON**

in the City of Cape Town

Cape Division;

**IN EXTENT : 1330 (One Thousand Three Hundred and Thirty) square metres;**

HELD BY Certificate of Consolidated Title No. 33121/1970.

2. I have searched the records office in the Registrar of Deeds at Cape Town and record that the following conditions contained in Certificate of Consolidated Title No. T33121/1970 are the only conditions, servitudes and real rights burdening or benefitting the said land :-

- A. SUBJECT to the conditions referred to in Certificate of Consolidated Title No. T 33121/1970.

- B. SUBJECT FURTHER to the conditions contained in Certificate of Amended Title dated 15th April, 1913 (Cape Freeholds Vol. 27 No. 31) reading :-

"To all such duties and regulations as either are already or shall in future be established respecting such land."

**CERTIFIED A TRUE COPY  
OF THE ORIGINAL**

**ANTON JAMES SLABBERT**  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY R.S.A.  
65 CONSTANTIA ROAD  
WYNBERG, 7800

C. SUBJECT FURTHER to the special conditions of subdivision of the Estate imposed by the Council of the City of Cape Town and contained in the said Deed of Transfer No. 3698 dated 20th June, 1932 reading :-

"(1) That a space of not less than 15 feet in width be left in front of all lots fronting or abutting Victoria Road.

Such space may be utilised as gardens or forecourts.

(2) That not more than one building be erected on any one lot, and that not more than half the area of any one lot be occupied by building.

(3) That the purchaser of any lot shall be obliged to received the material necessary to give a proper slope to embankment whenever a plot is below the level of any adjoining road, and when the plot is above the level of any adjoining road, he shall, in a like manner, permit a safe slope to the bank unless he shall elect to build a retaining wall.

(4) That all necessary works of excavation or filling, or the construction of retaining wall, shall be undertaken by, and at the cost of the owner and completed to the satisfaction of the City Engineer, before any street works are executed under the provisions of the Cape Municipal Ordinance No. 10 of 1912 and amending Ordinances.

(5) That the purchaser of each lot and his sucesors in title shall be obliged to allow the drainage or sewerage of any other lot or lots to be conveyed over such lot if deemed necessary by the Corporation, and in such manner and in position as may from time to time be reasonably required by the Corporation.

(6) That on Lots below Victoria Road no buildings are to be erected below 40 feet contour".

D. SUBJECT FURTHER to the special conditions imposed by the Transferor Company for its benefit and contained in the said Deed of Transfer No. 3698 dated 20th June, 1932, reading :-

"(2) The land sold shall be used strictly for residential purposes and no shop or factory shall be erected, nor shall any trade or business be carried on upon the same.

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- (3) Nothing in these conditions expressed or implied shall be held to deprive the said Company of the right to set aside or sell any lot, lots or portions of the Estate for business purposes or any other purposes."

The term "purchaser" where used in the foregoing sections shall mean the Transferee under this Deed and the successors in title of such Transferee.

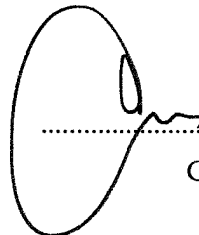
The Transferor company above referred to is Clifton-on-Sea Estates Limited.

3. Should the conditions set out in clause C(1) and (2) on page 2 above be complied with, then there are no servitudes or other conditions contained in the aforementioned deeds or in any prior deeds which will affect the registration of a Sectional Title Scheme.

DATED at CAPE TOWN on this 24th day of MAY 1989.

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CONVEYANCER  
P J GRIFFITHS

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