

| A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCERS USE:   |                    |  |   |
|--|--------------------|--|---|
| (a) Gelyktydiges met ander registrasiekanfore / deellidels: Simul with other registries / sectional titles:                      |                    |  |   |
| Kode/Code  | Firma / Firm       | Eiendom / Property   | Kantoor / Office                                |
| 1  |                    |  |   |
| 2  |                    |  |   |
| 3  |                    |  |   |
| 4  |                    |  |   |
| (b) Klient afskrifte van aktes permanent in Atekanthoor geliasseer:<br>Client copies of deeds filed permanently in Deeds Office: |                    |  |   |
| Aard en nommer van akte / Nature and number of deed  |                    | Cover No. / Omslag Nr.   | Parawe van ondersoeker<br>Initials of Examiners |
| (c) Notas / Notes:   |                    |  |   |
| B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:   |                    |  |   |
| Interdikte nagesien<br>Interdicts checked  |                    | Opmerkings / Remarks   | Paraaf<br>Initials                              |
| Datum / Date   | Paraaf<br>Initials |  |   |
|  |                    | (1) Dorp goedgekeur (geproklameer)<br>Township approved (proclaimed) |   |
|  |                    | (2) Begiftigingserwe<br>Endowment erven                              |   |
|  |                    | (3) Begiftiging<br>Endowment   |   |
|  |                    | (4) Voorwaardes<br>Conditions  |   |
|  |                    | (5) Mikro<br>Micro   |   |
|  |                    | (6) Algemene Plan<br>General Plan                                    |   |
|  |                    | (7) Titellakte<br>Title Deed   |   |
|  |                    | (8) Verbonde teen dorpsitel<br>Bonds against township title          |   |
|  |                    | (9) Datum nagesien<br>Date checked                                   |   |
| Kantoor instruksies/Office instructions:   |                    |  |   |
| Seksie/Section   |                    |  |   |

Deeds Reg A/C No:  
CTN  
**4**  
Akte Kant Rek. Nr.

| DKVG<br>DE KLERK & VAN GEND<br>ATTORNEYS - PROKUREURS    |                       | EXECUTION/<br>UITVOERING                           |                     |
|--|-----------------------|--|---------------------|
| TEL: 424-9200  |                       | Ref No / Verw. Nr                                  |                     |
| A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:       |                       | B. VIR AKTENKANTOOR GEBRUIK / FOR CONVEYANCERS USE |                     |
| Datum van indiening / Date of lodgement                  |                       | Aard van Akte / Nature of Deed                     |                     |
|  |                       |  |                     |
| Ondersoekers / Examiners                                 |                       | Kamers<br>Rooms                                    | Skakeling / Linking |
| 1  | J. FORD               |  |                     |
| 2  | C.A.J. VAN AARDE 1171 |  |                     |
| 3  |                       |  |                     |
| Skakeling / Linking                                      |                       | Titellaktes / Title deeds within                   |                     |
|  |                       |  |                     |
| GELYKTYDIGES / SIMULS                                    |                       |  |                     |
| No. in<br>stel batch                                     | Kode / Code           | Name van Partye / Names of Parties                 | Firma<br>Firm No.   |
| 1  | T                     | B/Wyle Bothma / Bothma                             | DKVG 4              |
| 2  |                       |  |                     |
| 3  |                       |  |                     |
| 4  |                       |  |                     |
| 5  |                       |  |                     |
| 6  |                       |  |                     |
| 7  |                       |  |                     |
| 8  |                       |  |                     |
| 9  |                       |  |                     |
| 10   |                       |  |                     |
| 11   |                       |  |                     |
| 12   |                       |  |                     |
| Registrasie versoek deur /<br>Registration requested by: |                       | Datum /<br>Date:                                   |                     |
|  |                       |  |                     |
| (LPC Membership number: 97613)                           |                       | 14 APR 2022  |                     |

DE KLERK

(Kort beskrywing van eiendom (legs para 1 in Akte) / Brief description of property (merely para 1 in Deed)

Ged 8 (Gen) Plaas 38 Praefat Wes

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& VAN GEND

② ①

5/4/2022

D. FORD

1. Rates is 110 1/8 Share of the ppty. Lodge Rates 110 whole ppty

RCC for 1/8 share (R)  
now also lodged here

2. Certify Sec. 21 ✓

Certified Section 21 Act 47/1937 does not apply Property is not an asset in a Joint Estate.

Conveyancer

HENDRIK PETRUS SERFONTEIN

(LPC Membership number: 92200)

③ Property description to follow title or badge

Instruction of S. go via Change in name.

Due to the fact that the name of the farm is offensive it can be omitted and later a formal change of name can be done per TCR 3/2018 (Cadastre) Cape Town 5/2019

Carver

HENDRIK PETRUS SERFONTEIN (LPC Membership number: 92200)

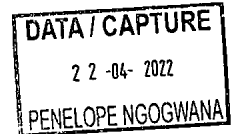
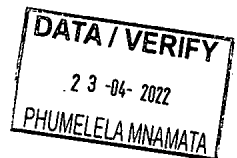
4

VAN NIEKERK PROKUREURS  
BIRDSTRAAT 91  
BEAUFORT WES  
6970

Opgestel deur my

TRANSPORTBESORGER  
HENDRIK PETRUS SERFONTEIN  
LPCM 82200

| Deeds Office Registration fees as per Act 47 of 1937 |                    |   |
|--|--------------------|---|
|  | Amount             | Office Fee                              |
| Purchase Price                                       | R. 100 000,00      | R. 41,00<br>43,00                       |
| Reason for exemption                                 | Category Exemption | Exemption i/o.<br>Sec/Reg.<br>Act/Proc. |



T 000016147 / 2022

## TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

MURIEL SNYDERS

(LPC Membership number: 97613)

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

Die Boedelgemagtigde in die boedel wyle

MARTHA MAGDALENA BOTHMA

Boedel Nommer 004763/2020

geteken te Beaufort Wes op 10 April 2021

En genoemde komparant het verklaar dat sy/haar prinsipaal, op 10 April 2021 waarlik en wettig verkoop by privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby seeder en transporteer aan en ten gunste van

**FREDERICK JACOBUS BOTHMA**

**Identiteitsnommer 680403 5049 08 8**

**Getroud buite gemeenskap van goed**

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

**GEDEELTE 8 (GLEN) VAN DIE PLAAS NR. 380 IN DIE MUNISIPALITEIT EN  
AFDELING VAN BEAUFORT WES, PROVINSIE WES-KAAP**

**GROOT 1225,1056 (EEN TWEE TWEE VYF komma EEN NUL VYF SES) Hektaar**

AANVANKLIK OORGEDRA kragtens Transportakte Nommer T4291/1938 met Kaart Nr. 1968/1935 wat daarop betrekking het en 4/5 (vier vyfdes) aandeel gehou kragtens Transportake Nr. T8807/1989 en 1/5 (een vyfde) aandeel kragtens Transportakte Nr. 4291/1938

"**SUBJECT** to such conditions as are referred to in the said Certificate of Amended Title, and being part of the land granted to Robert Carr, Senior, (Beaufort West Quitrents Volume 6 no. 32) and Pieter Johannes Swanepoel, Christian Son, (Beaufort West Quitrents Volume 6 no. 29) on the 15<sup>th</sup> April 1841 subject to such duties and regulations as either were already or should in future be established respecting lands granted under similar tenure";

**WESHALWE** die Komparant afstand doen van al die regte en titel wat

**Boedel Wyle MARTHA MAGDALENA BOTHMA**

voorheen op genoemde eiendom gehad het, en gevolglik erken het dat sy geheel en al van die besit daarvan onthef en nie meer daarop geregtig is nie, en dat kragtens hierdie Akte, bogenoemde

**FREDERICK JACOBUS BOTHMA, getroud soos vermeld**

hul Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken hy dat die hele Koopsom ten bedrae van R100 000.00 (EEN HONDERD DUISEND RAND) behoorlik betaal of verseker is.

TEN BEWYSE WAARVAN EK, die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die

14 APR 2022

In my teenwoordigheid

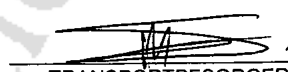
**REGISTRATEUR VAN AKTES**

q.q.

4

VAN NIEKERK PROKUREURS  
BIRDSTRAAT 91  
BEAUFORT WES  
6970

Opgestel deur my /

  
TRANSPORTBESORGER  
MATHILDA SUSANNA VAN NIEKERK/  
LPCM 57280

## VOLMAG OM TRANSPORT TE GEE

Ek, die ondergetekende

MATHILDA SUSANNA VAN NIEKERK, in my hoedanigheid as  
Boedelgemagtigde in die Boedel Wyle MARTHA MAGDALENA BOTHMA,  
Identiteitsnommer 340124 0052 08 1, kragtens Magtigingsbrief Nommer  
004763/2020 uitgereik deur die Meester van die Hoë Hof van Suid Afrika te  
Kaapstad op 14 September 2020

nomineer en stel hiermee aan

ANNELE KING (LPCM 96184) en/of ARNO WATSON (LPCM 80234) en/of  
CORNELIA SUSANNA GERSBACH (LPCM 87977) en/of DAVID PAUL SMIT  
(LPCM 82549) en/of HENDRIK PETRUS SERFONTEIN (LPCM 82200) en/of  
JACQUES WILLEM ODENDAAL (LPCM 84426) en/of JOLINE STEYN (LPCM  
90999) en/of LYNNE BOTHA (LPCM 82076) en/of MARISA KOORTS (LPCM  
85324) en/of MOGAMED FAIZEL BARDIEN (LPCM 81725) en/of CATHERINE  
ANN WARR (LPCM 93870)

met mag van substitusie as my ware en wettige gemagtigde en agent om in my  
naam en namens my te verskyn voor die REGISTRATEUR VAN AKTES te  
KAAPSTAD, en dan en aldaar namens my te verklaar dat ek in my hoedanigheid  
voornoem, waarlik en wettiglik op 10 April 2021 die hiernagenoemde eiendom, aan  
die hiernagenoemde transportnemer vir die som van R100 000,00 (Een Honderd  
Duisend Rand) verkoop het;

SO IS DIT dat ek my genoemde Prokureur en Agent hiermee magtig om te sedeer  
en te transporteer aan en ten gunste van:

FREDERICK JACOBUS BOTHMA,  
Identiteitsnommer 680403 5049 08 8  
Getroud buite gemeenskap van goed

②P

MASTER OF THE VESSEL  
CAPT.  
2022-0  
MM. DEODAS  
MEESTER VAN DIE

EL MM Bothma 4763/20

| SERTIFIKAT   | CERTIFICATE  |
|--|--|
| Ek bevestig hiermee, in<br>terme van Artikel 42 (2),<br>Wet No. 60 van 1965, dat<br>daar geen besware is teen<br>transport soos hierin ver-<br>meid. | I hereby certify, in terms of<br>Section 42 (2), Act No. 60<br>of 1965, that there is no<br>objection to transfer as<br>stated herein. |
| <p>Mehanda</p> <p>MEESTER VAN DIE HOFGHOF<br/>MASTER OF THE HIGH COURT</p> <p>7/11/22</p> <p>KAAPSTAD/CAPL TOWN</p>                                  |  |



die volgende eiendom, naamlik:

**GEDEELTE 8 (GLEN) VAN DIE PLAAS NR. 380 IN DIE MUNISIPALITEIT EN AFDELING VAN BEAUFORT WES, PROVINSIE WES-KAAP**

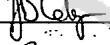
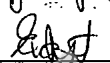
o **GROOT 1225,1056 (EEN TWEE TWEE VYF KOMMA EEN NUL VYF SES) Hektaar**

**GEHOU Kragtens Transportakte T8807/1989 T046662/140 WAT BETREF 4/5 (VIER VYFOER) MANDEEL EN Kragtens Transportakte T4291/1938 WAT BETREF 1/5 (EEN VYFDE) MANDEEL**

EN AFSTAND te doen van al die reg en aanspraak wat die Boedel Wyle MARTHA MAGDALENA BOTHMA voorheen in en op die genoemde eiendom gehad het, die nodige aktes, stukke, en ander dokumente op te stel en te onderteken, en in die algemeen, ten einde bogemelde doeleindes uit te voer, te doen of te laat doen al wat nodig is, net so volmaak en doeltreffend as of eksself teenwoordig was en hierin gehandel het, en bekragtig hiermee alles wat my genoemde gemagtigde wettiglik uit krag hiervan doen of laat doen.

ALDUS GEDOEN EN GETEKEN te Beaufort Wes op 10 April 2021 in die teenwoordigheid van die ondergetekende getuies.

**AS GETUIES:**

1. 
2. 

  
Boedelgemagtigde  
MATHILDA SUSANNA VAN NIEKERK





38

**Transfer Duty  
Declaration****TDREP****Reference Details**

Transfer Duty Reference Number: TDE04B5E96

**Details****Details of Seller / Transferor / Time Share Company**

Surname / Registered Name BOTHMA 004763/2020  
ID Number 3401240052081  
Passport Country ZA  
Company / CC / Trust Reg No.

Full Name ESTATE LATE MARTHA MAGDALENA  
Date of Birth (CCYYMMDD) 1934-01-24  
Passport Number 3401240052081  
Marital Status NOT MARRIED

**Details of Purchaser / Transferee**

Full Name FREDERICK JACOBUS  
Date of Birth (CCYYMMDD) 1968-04-03  
Passport Country ZA  
Company / CC / Trust Reg No.  
Marital Status M.O.C OF PROPERTY

Surname / Registered Name BOTHMA  
ID Number 6804035049088  
Passport Number 6804035049088  
Marital Notes if applicable South Africa  
Spouse Initials

**Details of the Property**

Date of Transaction/Acquisition (CCYYMMDD) 2021-04-10  
Total Fair Value R 100000.00 Total Consideration R 100000.00

**Calculation of Duty and Penalty / Interest**

Transfer Duty Payable on Natural Person R 100000.00

**Property Description**

- 4/5 UNDIVIDED SHARE OF PORTION 8 (GLEN) OF THE FARM NR 380 IN THE MUNICIPALITY AND DIVISION OF BEAUFORT WEST, WESTERN CAPE PROVINCE IN EXTENT 1225.1056 (ONE THOUSAND TWO HUNDRED AND TWENTY FIVE COMMA ONE ZERO FIVE SIX) Hectares
- 1/5 UNDIVIDED SHARE OF PORTION 8 (GLEN) OF THE FARM NR. 380 IN THE MUNICIPALITY AND DIVISION OF BEAUFORT WEST, WESTERN CAPE PROVINCE IN EXTENT 1225.1056 (ONE THOUSAND TWO HUNDRED AND TWENTY FIVE COMMA ONE ZERO FIVE SIX) Hectares

**Receipt****Receipt Details**

Transfer Duty Reference Number TDE04B5E96  
Receipt Amount R 0

Receipt No.

**Declaration by Conveyancer / Attorney**

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

  
HENDRIK PETRUS SERFONTEIN  
Please ensure you sign over the 2 lines of 'X's above

Date (CCYYMMDD): 20220315

For enquiries go to  
www.sars.gov.za or call  
0800 00 SARS (7277)

**BEAUFORT WEST MUNICIPALITY**

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)  
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

**ISSUED BY BEAUFORT WEST MUNICIPALITY**

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Beaufort West Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section-1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):

1/5 (EEN VYFDE) ONVERDEELDE AANDEEL VAN GEDEELTE 8  
(GLEN) VAN DIE PLAAS NR. 380 BEAUFORT WES  
380

Erven:

8

Portion:

BEAUFORT WEST

Extension:

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner:

MARTHA MAGDALENA BOTHMA

(3401240052081)

Name and Identity/ Registration Number of all purchaser/s: FREDERICK JACOBUS BOTHMA

(6804035049088)

This Certificate is valid until:

15/05/2022

Given under my hand at

BEAUFORT WEST

on

16/03/2022

Digitally signed by Beaufort West Municipality

Signee: Portia Nankosi Lande

Sign date: 16/03/2022 04:26:16.046 PM

Expiration date: 27/08/2026 10:45:21 AM

MUNICIPAL MANAGER

Beaufort West Municipality

Date issued: 16/03/2022

Authorised Officer: Portia Lande

Certificate By: Conveyancer

**HENDRIK PETRUS SERFONTEIN**

I, HENDRIK PETRUS SERFONTEIN (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Beaufort West Municipality.

Conveyancer

Date

21 Digit Code (or Municipal Reference Number): 1/5 (EEN VYFDE) ONVERDEELDE AANDEEL VAN GEDEELTE 8 (GLEN) VAN DIE PLAAS NR/ 380 BEAUFORT WES

Page 1 of 1

Certificate number: 12133373



# BEAUFORT WEST MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)  
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

## ISSUED BY BEAUFORT WEST MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Beaufort West Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):

Erven:

Portion:

Extension:

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner:

MARTHA MAGDALENA BOTHMA

(3401240052081)

Name and Identity/ Registration Number of all purchaser/s: FREDERICK JACOBUS BOTHMA

(6804035049088)

4/5 (VIER VYFDE) ONVERDEELDE AANDEEL VAN GEDEELTE  
8 (GLEN) VAN DIE PLAAS NR. 380  
380  
8  
BEAUFORT WEST

This Certificate is valid until:

15/05/2022

Given under my hand at

BEAUFORT WEST

on

16/03/2022

Digitally signed by Beaufort West Municipality

Signee: Portia Nonkosi Lande

Sign date: 16/03/2022 04:23:00.413 PM

Expiration date: 27/08/2026 10:45:21 AM

MUNICIPAL MANAGER

Beaufort West Municipality

Date issued: 16/03/2022

Authorised Officer: Portia Lande

Certified by **HENDRIK PETRUS SERFONTEIN**

I (full name and surname) hereby certify that this is a print-out of a data merge in respect of the original clearance certificate electronically issued by the Beaufort West Municipality

Conveyancer

Date

21 Digit Code (or Municipal Reference Number): 4/5 (VIER VYFDE) ONVERDEELDE AANDEEL VAN GEDEELTE 8 (GLEN) VAN DIE PL

Certificate number: 12133352

(6)  
**DKVG**  
**DE KLERK & VAN GEND**  
**ATTORNEYS • PROKUREURS**

ABSA Building, 132 Adderley Street, Cape Town, 8001  
PO Box 1857, Cape Town, 8000  
Docex 33, Cape Town

Tel: +27 (0)21 424 9200  
Conv. Fax: +27 (0)21 423 4590  
Lit. Fax: +27 (0)21 423 6628  
Email: @dkvg.co.za

**Deed of Substitution**

I, HENDRIK PETRUS SERFONTEIN (82200)

Duly appointed conveyancer and appearer in terms of the Power of Attorney signed at: BEAUFORT WEST

On : 10 APRIL 2021

By : MATHILDA JULIANNA VAN NIEKERK

In respect of property : PTN 8 (GLEN) OF THE FARM NR. 380

Transaction type : TRANSFER

Do hereby nominate, constitute and appoint: MURIEL SNYDERS

in terms of the power of substitution in the aforsaid Power of Attorney to sign and execute the Deed to which the said Power of Attorney pertains and to comply with the requirements of the Registrar of Deeds and of any official lawfully concerned herewith,

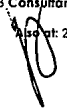
and hereby confirm that the aforsaid agent is a duly admitted and practising Conveyancer and competent to perform all duties in accordance of Section 15 of The Deeds Registries Act, 47 of 1937.

The duly appointed appearer accepts responsibility and hereby indemnifies the department of Rural Development and/or the Registrar and its employees, from and against those liabilities, damages and costs that may arise as a result of this act of registration caused by the wilful misconduct, negligent act, error or omission of the agent.

Signed at CAPE TOWN on 17 MARCH 2022

  
Conveyancer HENDRIK PETRUS SERFONTEIN

**Directors:** AF Brand B.A. LL.B. (Chairman) • DS Duffell B.A. LL.B. • DP Smit B.A. LL.B. PostGrad Dip. Disp.Sell • HP Serfontein B.Comm. LL.B. • CA Alberlyn B.A. LL.B. • GC van Niekerk B.A. LL.B. • MF Bordin B.Juris. LL.B. • MI Higgins B.A. LL.B. Dips: Corp. Law, Sport Management, ADR, AIPSA • JW Odendaal B.Juris. LL.B. LL.M. • M Kooris B.A. LL.B. • CS Gersbach LL.B. • AE Human B.Comm. LL.B. • G van Gaalen B.Comm. LL.B. LL.M. **Associates:** J Steyn LL.B. • NM Msomi LL.B. • C Brand B.Comm. LL.B. LL.M. • CJ Grey B.Comm. LL.B. • A King LL.B. • CA Warr B.Comm. LL.B. • SU Potgieter B.Comm. LL.B. • CL Store LL.B. • J van Gesselleen B.Comm. LL.B. **Assisted by:** NL Meyer LL.B. • TS Zingoni BSocSC LL.B. • AP Mkhize LL.B. LL.M. • J Rushton BA LL.B. • Vuyakazi Tyandela BTech Business Administration LL.B. **Consultant:** S Claassen B.A. LL.B. **Financial manager:** JA Viljoen B.Com.(Hons) Acc. BTech. (IA)

 **Address:** 2 Oakdale Road, Claremont, 7700 • Tel: +27 (0)21 683 3553 & Springfield Office Park, 109 Jip de Jager Drive, Bellville, 7530 • Tel: +27 (0)21 914 4020  
**De Klerk & Van Gend Incorporated • Reg no: 1997/016509/21**  
**Established 1921 • www.dkvg.co.za**

7

- (a) For the description of the servitude on the servitude diagram, is it correct to refer to the description of the conventional land on which the scheme is situated?
- (b) Must a caveat be noted against the conventional land for possible termination of the scheme in future?

**Resolution:**

- (a) Yes. The scheme name and SS number must be inserted before the property description of the conventional land. See RCR 24/2013.
- (b) It is not necessary. On termination of the scheme, all interested parties will be informed accordingly.

**4. RCR 41/2014: diagram of a real right of extension: (SG: Eastern Cape)**

RCR 41/2014 refers to a diagram, whereas section 25 (4) refers to a plan. Therefore, confusion exists with the application of section 25 (4) of the Sectional Titles Act and regulation 73 (2) of the Deeds Registries Act. RCR 41/2014 should be reworded to remove the confusion:

**RCR 41/2014. Diagram of a real right of extension**

*May the approved existing real right development plan / diagram of a real right of extension in terms of Section 25(4)(b), which right had lapsed or been cancelled, be utilized for subsequent cessions of portion of real rights? Where a portion of a real right of extension which have been indicated on a real right plan, lapsed or has been cancelled in terms of section 15B(1)(d), can that same real right plan in respect of the portion being cancelled/lapse be used again for the session of such portion by the body corporate to sessionary? When a real right is cancelled under section 27(5) (for example double registration of exclusive use areas) the existing plan/diagram is used.*

**Resolution:** No. The existing plan/diagram cannot be utilized as it has been cancelled by the Surveyor General.

**Resolution:**

RCR41/2014 must be referred to the Registrars Conference in order to amend same to make reference to a sectional plan of real right of extension.

**5. TCR 3/2018: Amending Farm Names without Owners' Request**

Section 93 of the Deeds Registries Act, 1937, requires the owners to take the initiative to remove offensive names, and replace the offensive name with another name. However, very few did so. Some years ago the Surveyors-General took the initiative and offensive Farm names were deleted from the designation in most diagrams and the Registrar was duly notified in terms of Section 36 of the Land Survey Act, 1997. Was this initiative within the powers of the Surveyors-General?

**Resolution:**

- The Surveyor General has the authority to introduce a new system of designation in line with section 9 of the Constitution of RSA.

- Section 93(2) of Act 47 of 1937 and regulation 23(1) of Act 8 of 1997 must be amended to provide for the Registrar of Deeds and Surveyor General to change the deeds records accordingly. The heading to section 93 must also be amended accordingly.

#### 6. TCR 4/2018: Incorrect Areas in Deeds Records – Redline Diagrams

Prior to the Land Survey Act there was no way (other than a Court Order or Amended Title) for the Surveyors-General to correct an erroneous diagram or area as recorded in a Title Deed. Red Line diagrams became the order of the day from 1879 to 1927. These diagrams all have two areas given: the area as per the black lines or registered area, and the correct area as per beacons. The black line area was used in the Title Deeds as there was no legal mechanism to correct it. This problem still persists today and areas in Title Deeds are creating confusion amongst land owners. Can the Surveyors-General cause the black line area to be replaced by the red line area as the correct area as per beacons in the Title Deeds?

##### **Resolution:**

Yes, section 36 of Act 8 of 1997 can be applied and a Registrar can be duly notified to amend the area. Where applicable, section 22 of Act 8 of 1997 should also be invoked. All Red line diagrams should be identified by Surveyors-General and the Registrar duly notified to amend the areas and, where necessary, the title deed caveated until such time as a diagram of substitution has been approved. The Registrars should be advised prior to undertaking this project.

#### 7. TCR 6/2018: Servitude diagram of Habitatio

If the proposed *habitatio* right spans the whole of the property situate on an erf in an urban area, is it still necessary to frame a separate Habitatio diagram.

##### **Resolution:**

No. A separate *habitatio* diagram need not to be framed. Also see the provisions in the second proviso to regulation 73(2) of Act 47 of 1937.

- *TCR 6/2018 must be amended to reflect this decision.*

#### 8. TCR 7/2018: Description of Servitudes

A Deeds Registry approached a Surveyor-General with a request to add the nature of the servitude to servitude notes and servitude diagrams to assist in identification. It was also requested that each servitude on a General Plan be dealt with in a separate servitude note.

##### **Resolution:**

It is implicit from sections 65 to 69bis, 75 and 76 of Act 47 of 1937, regulation 35 (3) of Act 47 of 1937, section 6(1)(c) of the Land Survey Act, 1997 and regulations 12 and 21 of the Land Survey Act, 1997 that the purpose of every

TRACK NUMBER : 80667647639

BLACK-BOOKING ENQUIRY ON NAME - BOTHMA MARTHA MAGDALENA  
ID NUMBER - 3401249052861  
BIRTH DATE - 193408124  
MARITAL STATUS - UNMARRIED  
MAIDEN NAME -  
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

\*\* PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

\*\*\* END OF REPORT \*\*\*



TRACK NUMBER : 88887647839

BLACK-BOOKING ENQUIRY ON NAME - BOTHMA MARTHA MAGDALENA B-E  
ID NUMBER -  
BIRTH DATE - 0  
MARITAL STATUS -  
MADDER NAME -  
TYPE OF PERSON -

PERSON DOES NOT EXIST

\*\* PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
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\*\*\* END OF REPORT \*\*\*





PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN  
PREPARED BY : DRS8885 - FANTI WENDY

DATE : 28228481 TIME : 13:07:35.3 PAGE : 1

TRACK NUMBER : 88887647839

PROPERTY DETAILS PRINT FOR PORTION 8  
FARM NO 388  
REG DIV BEAUFORT WEST RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION GLEN  
DIAGRAM DEED NO T4291/1938  
EXTENT 1225.1856 H  
CLEARANCE KOLP. DC  
FARM NAME

NO INTERDICTIONS

DOCUMENTS  
FARM BF 388/8

HOLDER

AMOUNT

O/P/A SCAN/MICRO REF MMD  
1985 0018 0093

#### OWNER DETAILS

| FULL NAME & SHARE                       | PURCH DATE | AMOUNT/REASON | O/P/A | IDENTITY      | TITLE DEED  | MMD  | MICROFILM REF  |
|---|------------|---------------|-------|---------------|-------------|------|----------------|
| HARMSE MARTHA MAGDALENA<br>0.288888 1/5 |            |               |       | 3481240852808 | T4291/1938  | 0582 | 1989 0251 0840 |
| BOTHMA MARTHA MAGDALENA<br>0.888888 4/5 |            | SECT 45(1)    |       | 3481240852881 | T8887/1989  | 0215 | 20181818135181 |
|   |            |               |       |               | T46662/2018 | 0908 | 20181818134929 |

THE SUM OF THE SHARE TOTALS IS : 1.088888

\* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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\*\*\* END OF REPORT \*\*\*

**DKVG**  
**DE KLERK & VAN GEND**  
**ATTORNEYS • PROKUREURS**

ABSA Building, 132 Adderley Street, Cape Town, 8001  
PO Box 1857, Cape Town, 8000  
Docex 33, Cape Town

Tel: +27 (0)21 424 9200  
Conv. Fax: +27 (0)21 423 4590  
Lit. Fax: +27 (0)21 423 6628  
Email: @dkvg.co.za

**Deed of Substitution**

I, JOLINE STEYN (LPCM No. 90999)

Duly appointed conveyancer and appearer in terms of the Power of Attorney signed at: Beaufort West

On : 10 April 2021

By : EIL M.M Bothma

In respect of property : Ptn. 8 of Farm No. 380.

Transaction type : Transfer

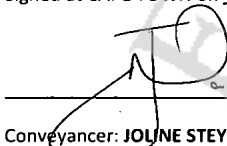
Do hereby nominate, constitute and appoint: **MURIEL SNYDERS (LPCM No. 97613)**

in terms of the power of substitution in the aforesaid Power of Attorney to sign and execute the Deed to which the said Power of Attorney pertains and to comply with the requirements of the Registrar of Deeds and of any official lawfully concerned herewith,

and hereby confirm that the aforesaid agent is a duly admitted and practising Conveyancer and competent to perform all duties in accordance of Section 15 of The Deeds Registries Act, 47 of 1937.

The duly appointed appearer accepts responsibility and hereby indemnifies the department of Rural Development and/or the Registrar and its employees, from and against those liabilities, damages and costs that may arise as a result of this act of registration caused by the wilful misconduct, negligent act, error or omission of the agent.

Signed at **CAPE TOWN** on 14 APR 2022 2022

  
Conveyancer: **JOLINE STEYN (LPCM No. 90999)**

**Directors:** AF Brand B.A. LL.B. (Chairman) • DS Duffett B.A. LL.B • DP Smit B.A. LL.B PostGrad Dip. Disp.Sett • HP Serfontein B.Comm. LL.B • CA Albertyn B.A. LL.B • GC van Niekerk B.A. LL.B • MF Bordin B.Juris. LL.B • MI Higgins B.A. LL.B Dips: Corp. Law, Sport Management, ADR, AIPSA • JW Odendaal B.Juris. LL.B LL.M • M Kooris B.A. LL.B • CS Gerbach LL.B • AE Human B.Comm. LL.B • G van Gaalen B.Comm. LL.B LL.M **Associates:** J Steyn LL.B • NM Msomi LL.B • C Brand B.Comm. LL.B LL.M • CJ Grey B.Comm. LL.B • A King LL.B • CA Warr B.Comm. LL.B • SU Potgieter B.Comm. LL.B • CL Store LL.B • J van Gesselien B.Comm. LL.B **Assisted by:** NL Meyer LL.B • TS Zingoni BSocSC LL.B • AP Mkhize LL.B LL.M • J Rushton BA LL.B • Vuyakazi Tyondela B.Tech Business Administration LL.B **Consultant:** S Cloassen B.A. LL.B **Financial manager:** JA Viljoen B.Com.(Hons) Acc. B.Tech. (IA)

Also at: 2 Oakdale Road, Claremont, 7700 • Tel: +27 (0)21 683 3553 & Springfield Office Park, 109 Jip de Jager Drive, Bellville, 7530 • Tel: +27 (0)21 914 4020  
De Klerk & Van Gend Incorporated • Reg no: 1997/016509/21  
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