



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I/We.....

(conveyancer's name and surname)

Practising at:

(firm and place of practice)

In respect of:

(full property description (erf / farm) as it appear in title deed of same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1.
2.
3.
4.
5.
6.
7.
8.

For example Deed of Transfer T12345/2000 or Certificate of Registered Sectional Title ST1234/2000 (description of title deed number and date)

A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

| Categories | | Are there deed restrictions (indicate below) | | Title Deed and Clause number restrictive conditions are found |
|-------------------|---|---|---|--|
| 1. | Use of land | Y | N | |
| 2. | Building lines | Y | N | |
| 3. | Height | Y | N | |
| 4. | Number of Dwellings | Y | N | |
| 5. | Bulk floor area | Y | N | |
| 6. | Coverage/built upon area | Y | N | |
| 7. | Subdivision | Y | N | |
| 8. | Servitudes that may be registered over or in favour of the property | Y | N | |
| 9. | Other Restrictive Conditions | Y | N | |

B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

*In respect of which it was found that there *are/are no restrictive conditions with reference to Section 33(4) (a, b or c) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application):*

| | | |
|-----------|--|--|
| 1. | Organ(s) of State that might have an interest in the restrictive condition | |
| 2. | A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition | |
| 3. | All persons mentioned in the deed for whose benefit the restrictive condition applies | |

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

| | | |
|-----------|---|--|
| 1. | Application for removal / suspension / amendment of restrictive condition in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law, 2023 | |
| 2. | Notarial Deed of Cancellation (Submit Copy of Signed Agreement) | |
| 3. | Action by way of court order (Submit Copy of the Court Order) | |
| 4. | If Other, Please Specify: | |

Signed at (Place) **on this**..... (Day) (Month) **of 20**.....

Full names and Surname:

Signature:

| | |
|----------------------------|--|
| <i>Firm Postal Address</i> | <i>Kindly endorse certificate by affixing official stamp here and initial here</i> |
|----------------------------|--|

Tel:

Email:

Cell: