
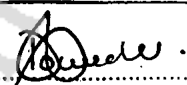
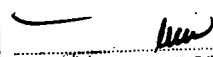
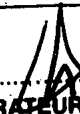


VERBIND		MORTGAGED	
			
VIR		750 000.00	
FOR R		
B 000014502 / 2019			
2019-09-26		REGISTRATEUR / REGISTRAR	

BC 22386 20
GEKANSELLEER CANCELLED

REGISTRATEUR / REGISTRAR
2020-10-14

VERBIND		MORTGAGED	
VIR		375 000,00	
FOR R		
B 3210 22			
2022-02-25		REGISTRATEUR / REGISTRAR	

SHIFT CAPITAL PROPRIETARY LIMITED
Registration Number 2018/317582/07

its successors in title or assigns, in full and free property

ERF 104 PRINCE'S GRANT
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT 838 (EIGHT HUNDRED AND THIRTY EIGHT) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER T36901/1994 WITH GENERAL PLAN SG NUMBER 1137/1994 RELATING THERETO AND HELD BY DEED OF TRANSFER T64903/2003 AND BY DEED OF TRANSFER T29342/2012, namely:-

THIS PROPERTY IS TRANSFERRED:

1. SUBJECT to the terms and conditions of the original Deed of Grant No. T 10233 in so far as they are still in force and applicable.
2. SUBJECT to the following special conditions and servitude imposed by the Premier of KwaZulu-Natal in terms of Ordinance No 27 of 1949, as amended, as created in Deed of Transfer T36901/1994, namely:-

2.1 The "Home Owners' Association" or local authority or relevant authority reserves in perpetuity the right, without being required to pay compensation therefore to erect, lay, maintain, use and remove standard lines, cables and substations, pipes and the like and the owner agrees not to obstruct or interfere with any such standards, lines, cables, substations pipes and the like or to erect any building or other permanent structure within 1,00 metre of any such standards, line cables, pipes and the like without the prior express consent of the "Home Owners' Association" or local authority or relevant service authority provided that any damage done during the process of erecting, laying maintaining, using or removing such standards, lines, cables, pipes and the like shall be made good by the "Home Owners' Association". The owner also agrees that the "Home Owners' Association". The owner also agrees that the "Home Owners' Association" or local authority or relevant service authority by itself, or others, may enter upon the said property at all reasonable times for the purpose of enforcing the rights reserved and the obligations accepted in this clause.

"Home Owners' Association" shall mean its order or assigns.

- 2.2 Neither the lot, nor any further subdivision, nor any unit thereon, as defined in the sectional Titles Act No. 95 of 1986, shall be transferred to any person until he has bound himself to become and remain a member of Prince's Grant Home Owners' Association incorporated under Section 21, No. 1994/00721/08 for the duration of his ownership and a clearance certificate has been issued by such association to the effect that its articles of association have been complied with.
- 2.3 The owner of the lot, any further subdivision, or any unit thereon shall have a general right of access over ERF 3333 subject to whatever rules, conditions and restrictions as are laid down from time to time by the said Prince's Grant Home Owners' Association, Association, incorporated under Section 21 for the purpose of ensuring proper control and administration of the use and enjoyment thereof.

3. SUBJECT to the following special conditions in favour of Prince's Grant Property Share Block Limited No. 1991/0003166/0, as transferor, its successors in title or assigns as created in Deed of Transfer T36901/1994, namely:-

3.1. The property shall not be sold or transferred unless the transferee becomes a member of the Prince's Grant Golf Club. The transferee shall be entitled to full membership, which shall be transferable upon transfer of the property.

WHEREFORE the appearer, renouncing all the right and title the said

THOZAMA THANDEKILE MANJEZI, Unmarried

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

SHIFT CAPITAL PROPRIETARY LIMITED

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R750 000,00 (Seven Hundred and Fifty Thousand 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 SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Pietermaritzburg on

2019 -03- 29

In my presence

Registrar of Deeds

Signature of appearer q.q.