

Hay and Scott Attorneys
 1st Floor Safire House
 Redlands Estate
 1 George Macfarlane Lane
 Wembley
 Pietermaritzburg

Prepared by me

Nimmi Harry Parsad
 Conveyancer
 Nimmi-Harry Parsad

EES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		R25000
PURCHASE	R
MORTGAGE	R	R
CAPITAL	R	R
EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION

VERBIND	MORTGAGED
VIR FOR R 110 627 061-00	
B 000004857 / 2016	REGISTRAR / REGISTRAR
2016-05-03	

2014-04-30

T 000013805 / 2014

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the Provisions of Section Forty of the Deeds Registries Act No. 47 of 1937

WHEREAS

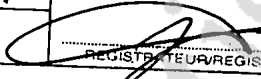
Msunduzi Housing Association NPC
 Registration Number 1999/006572/08

(hereinafter referred to as the Applicant) has applied to the issue to it of a Certificate of Consolidated Title under Section 40 of the Deeds Registries Act 1937

AND WHEREAS the Applicant is the registered owner of:

- Portion 265 of Erf 1771 Pietermaritzburg
 Registration Division FT
 Province of KwaZulu-Natal

Held under Deed of Transfer No. T8509/2012

VERBIND		MORTGAGED	
VIR FOR R. 28 213 243.00			
B000005696 / 2017			
2017-05-05			
REGISTRAR			

For Information

2. Remainder of Portion 267 of Erf 1771 Pietermaritzburg
Registration Division FT
Province of KwaZulu-Natal

Held under Deed of Transfer No. T8509/2012

3. Portion 268 of Erf 1771 Pietermaritzburg
Registration Division FT
Province of KwaZulu-Natal

Held under Deed of Transfer No. T8509/2012

4. Portion 281 of Erf 1771 Pietermaritzburg
Registration Division FT
Province of KwaZulu-Natal

Held under Deed of Transfer No. T8509/2012

5. Portion 282 of Erf 1771 Pietermaritzburg
Registration Division FT
Province of KwaZulu-Natal

Held under Deed of Transfer No. T8509/2012

Which said properties have been consolidated into the land hereinafter described.

NOW THEREFORE, in pursuance of the provisions of the said Act I, the Registrar of Deeds for the Province of KwaZulu-Natal at Pietermaritzburg, do hereby certify that the said

Msunduzi Housing Association NPC
Registration Number 1999/006572/08

Its successors in title or assigns, is the registered owner of

Portion 287 of Erf 1771 Pietermaritzburg
Registration Division FT
Province of KwaZulu-Natal

In extent 13,8923 (THIRTEEN comma EIGHT NINE TWO THREE)
Hectares

As will more fully appear on Diagram S.G. No. 805/2013 annexed hereto

The property is held:

A. As to the whole:

1. SUBJECT to the terms and conditions of the original Government Grant No. 1687 dated 27th July, 1855, in so far as still in force and applicable.
2. WITH THE BENEFIT of all Drain and Stormwater Servitudes over transferred subdivisions as created in the relevant subdivisional transfers as created in Deed of Transfer No. T8509/2012.
3. WITH THE BENEFIT of all Drain Servitudes over transferred subdivisions as created in the relevant subdivisional transfers as created in Deed of Transfer No. T8509/2012.
4. WITH THE BENEFIT of all Electric Power Cable Servitudes over transferred subdivisions as created in the relevant subdivisional transfers as created in Deed of Transfer No. T8509/2012.
5. WITH THE BENEFIT of all Sewer Servitudes over transferred subdivisions as created in the relevant subdivisional transfers as created in Deed of Transfer No. T8509/2012.

B. As to the portion lettered D E F G H a W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 C on diagram SG No. 805/2013

1. Subject to a Substation Servitude lettered e f g H1 on diagram SG No. 805/2013 in favour of the Msunduzi Municipality, as created in Deed of Transfer No. T8509/2012:-

That these rights shall incorporate:

- 1.1 The right to erect such structures and works upon the property or lay or lead such conductors or appliances under, upon or over the property as may be necessary or conveniently in the exercise of the said right;
- 1.2 The right to enter and be upon the property at any time in the exercise of the aforesaid rights, whether it to be to construct, erect, use; maintain, repair, relay, alter or inspect the structures, works, conductors or appliances there present;
- 1.3 The right to erect such gates to gain access to the property as may be necessary or convenient to gain access to the servitude hereby granted;

udf

- 1.4 Each and every ancillary right necessary or convenient for the proper enjoyment of the right to use and maintain an electricity substation on the site;
- 1.5 The right to remove any trees, bush or structures within the electricity substation servitude area;
2. That this deed of servitude shall be registered in the Deeds Registry, at Pietermaritzburg, and endorsed against the title deed of the said Grantor;
3. That all costs in connection with the registration of the said servitude shall be borne by the Grantor.
4. The Grantor acknowledges that neither the Grantee or any of its officials shall be liable for any damages or for any loss of any nature suffered by the Grantor or by any other party as a result of the Grantor having agreed to the registration of this Electrical Substation Servitude.
5. There shall be no interference of the ground level in the servitude area; no buildings shall be erected or trees, shrubs or hedges planted over or in the servitude area
6. the owner of the property subject to the servitude shall not permit any grass, weeds, undergrowth or roots to grow over or under any municipal works in the servitude area so as to cause any damage thereto or impede the flow of water in any drain nor shall he permit any accumulation or erosion of earth in the servitude area to obstruct the flow in or undermine any such servitude works.

IN WITNESS WHEREOF I, the said Registrar, have subscribed to these presents and have caused the seal of Office to be affixed hereto.

THUS DONE AND EXECUTED at the office of the Registrar of Deeds for the Province of KwaZulu-Natal at Pietermaritzburg

On

2014 -04- 30



REGISTRAR OF DEEDS