

DEED OF TRANSFER

NO. T 05 60594

PREPARED BY :

SHAUKAT KARIM & COMPANY
12TH FLOOR, 385 SMITH STREET
DURBAN

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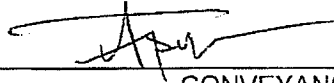
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FEE	
Stamp Duty	R6500
Reg.	
Serv.	
Stamp	

SHAUKAT KARIM AND COMPANY
 12TH FLOOR, VOLKSKAS BUILDING
 385 SMITH STREET
 DURBAN
 4001

Prepared by me


 CONVEYANCER
 BULBULIA MF

25 NOV 2005

DEED OF TRANSFER

T 05 60594

BE IT HEREBY MADE KNOWN THAT

[Faint, illegible text]

appeared before me, REGISTRAR OF DEEDS, at PIETERMARITZBURG, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at DURBAN on 11 OCTOBER 2005 granted to him by

ETHEKWINI MUNICIPALITY

And the appearer declared that his said principal had, on 7 June 2005, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

IMPERIAL GROUP (PTY) LIMITED
No. 1983/009088/07

or its Successors in Title or assigns, in full and free property

PORTION 17 OF ERF 1063 SEA VIEW
REGISTRATION DIVISION FT,
PROVINCE OF KWAZULU-NATAL;

IN EXTENT 2,0818 (TWO COMMA NOUGHT EIGHT ONE EIGHT)
HECTARES

First registered and still held by Certificate of Consolidated Title No. T
with consolidated diagram SG No. 3259/2004 annexed thereto

THIS PROPERTY IS TRANSFERRED :

- A. AS TO THE WHOLE
1. Subject to the conditions of the original Government Grant No. 845 in so far as still in force and applicable.
- B. AS TO COMPONENT PORTION lettered A B C D E F b a H curve J K on annexed Diagram SG No. 3259/2004
1. Subject to a stormwater servitude 3,66 (three comma six six) metres wide represented by the figures n M L m on annexed Diagram SG No. 3259/2004 in favour of Sub 3 of B of Lamont of a. b. i. k. l. n. o. as created in Deed of Transfer No. T6259/1965
 2. Subject to the following conditions in favour of the Ethekwini Municipality namely:
 - 2(a). Subject to a sewer and drain servitude 4, 57 (four comma five seven) metres wide represented by the figure A d e f curve g on Diagram SG No. 3259/2004
 - 2(a)(i) The Municipality or its authorised officials shall have unrestricted access to the servitude area at all times.
 - 2(a)(ii) The existing ground levels over the servitude area shall not be altered in any way nor shall buildings or structures be erected over or in close proximity to the servitude area without the transferee first having obtained the prior written approval of the Head: Water and Sanitation/Head: Engineering Services.
 - 2(a)(iii) Any damage caused to existing services, or any future services to be laid within the servitude area, as a result of any action attributable to the transferee or to his agents shall be rectified by the Municipality at the transferee's full cost.

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WHEREFORE the said Appearer, renouncing all right and title which the said

ETHEKWINI MUNICIPALITY

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

**IMPERIAL GROUP (PTY) LIMITED
No. 1983/009088/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 000 000,00 (THREE MILLION 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.

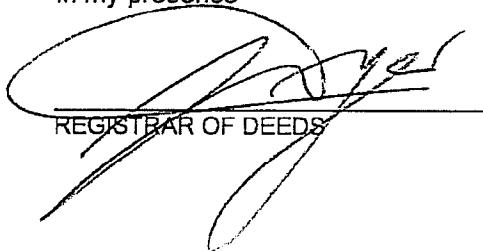
THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg on

25 NOV 2005



q.q.

In my presence



REGISTRAR OF DEEDS

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