

F E E S	
Stamp Duty.....	
Reg. <i>R95-CC</i>	
Surv.....	
D/M Bond.....	

COPY

DOCUMENT NO. CASTLEDEX

 D0001325570

Prepared by me:

[Signature]
 Conveyancer
 R J LEE

ARTIKEL	WET 47 VAN 1937	SECTION 40(3)(a)	ACT 47 OF 1937
VERBIND		MORTGAGED	
B <i>31236/90</i>			
VIR <i>250 000 00</i>			
FOR R <i>250 000 00</i> <i>JK</i>			
BC 37426 / 02		<i>[Signature]</i>	
2002-09-16		REGISTRAR	

Further bond

VENN, NEMETH & HART INC.
 Attorneys, Notaries and
 Conveyancers
 281 Pietermaritz Street
 PIETERMARITZBURG

2002-09-16

T 53184 702

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of Section 40 of the
Deeds Registries Act 1937 (No. 47 of 1937)

WHEREAS, THE TRUSTEES FOR THE TIME BEING OF THE SAINT JOHN'S HIGH SCHOOL TRUST have applied for the issue to them of a Certificate of Consolidated Title under the provisions of Section 40(3) of the Deeds Registries Act, 1937;

AND WHEREAS the said TRUSTEES FOR THE TIME BEING OF THE SAINT JOHN'S HIGH SCHOOL TRUST are the registered owners of:-

1. REM OF ERF 838, PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;
2. REM OF ERF 678, PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;
3. ERF 643, PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;
4. REM OF ERF 642, PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;
5. ERF 638, PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal

ALL HELD under Deed of Transfer No. T. 28816/1990;

6. PORTION 3 OF ERF 639, PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;

HELD under Deed of Transfer No. T. 53183 /02

which have been consolidated into the land hereinafter described;

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

**THE TRUSTEES FOR THE TIME BEING OF
THE SAINT JOHN'S HIGH SCHOOL TRUST**

their successors in title or assigns, is the registered owner of the property described as:-

ERF 7136 PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal, in extent 6,5264 (SIX comma FIVE TWO SIX FOUR) hectares;

As will appear from the annexed Diagram S.G. No. 97/2000.

THIS PROPERTY IS HELD:-

1 As to the whole :

SUBJECT to such of the terms and conditions of the original Government Grant No. 1687 dated 27 July 1855, as are still in force and applicable.

2 As to the portion lettered A B C D b a on Diagram S.G. No. 97/2000 annexed hereto:

SUBJECT to the following special condition as imposed by the Town Council and to be enforced by the said Town Council, as created in Deed of Transfer No. T. 800/1939:

The property hereby transferred shall be used for educational purposes only.

3 **As to the portion lettered a b E F G d f Q on Diagram S.G. No. 97/2000 annexed hereto:**

3.1 SUBJECT to the following special conditions as created in Deed of Transfer No. T. 1082/1924:

3.1.1 A building or buildings of the value of at least R3 000,00 shall be erected on the land within two years from the date of sale (viz 30th October 1922) failing which the purchaser shall pay to the Corporation annually an amount equal to the rates which would have been levied had such buildings been erected. Should the land be purchased by the proprietor of other contiguous land upon which buildings of the value of R7000,00 or more have been erected such proprietor shall be entitled so long as he continues to own both lots, to aggregate the building liability of R3 000,00 in respect of this land and the building liability of R4 000,00 in respect of such other land.

3.1.2 The land is to be used for educational purposes only.

4 **As to the portion lettered f e d H n m h g on Diagram S.G. No. 97/2000 annexed hereto:**

4.1 SUBJECT to the following special conditions as created in Deed of Transfer No. T. 167/1917:

4.1.1 The land will be liable to have any drains, electric mains, water pipes or sewerage pipes or watercourses made in or over or upon any of it for the public use and benefit by order of the Corporation. Where such improvements are effected in, over or upon ground not actually covered by a building, no compensation shall be paid to the owner of the property or the Lessee, but in cases where such improvements necessitate the removal of any buildings reasonable compensation shall be made by the Corporation. The compensation to be made shall be in terms of the Land Clauses Consolidation Laws and the Town Council, in open Meeting, will form the Court to which persons asking for compensation shall apply for the adjustment of their claims, and the decision of the Town Council on any such application will be final.

4.1.2 The land is to be used for educational purposes only.



4.1.3 The Corporation shall have the right to construct a road through this lot at any future time should this be desired.

5 **As to the portion lettered g m t P on Diagram S.G. No. 97/2000 annexed hereto:**

5.1 SUBJECT to the following special conditions as created in Deed of Transfer No. T. 299/1915:

5.1.1 That a building or buildings shall be erected thereon within two years from the date of sale (viz. 13 July 1914) of the value of at least R4 000,00 failing which the owners of the property shall pay to the Corporation annually, a sum equivalent to Rates assessed on buildings R4 000,00 in value even though such buildings are not erected.

5.1.2 The land will be liable to have any drains, electric mains, water pipes or sewerage pipes or watercourses made in or over or upon any of it for the public use and benefit by order of the Corporation. Where such improvements are effected in, over or upon ground not actually covered by a building, no compensation shall be paid to the owner of the property or the Lessee, but in cases where such improvements necessitate the removal of any buildings reasonable compensation shall be made by the Corporation. The compensation to be made shall be in terms of the Land Clauses Consolidation Laws and the Town Council, in open Meeting, will form the Court to which persons asking for compensation shall apply for the adjustment of their claims, and the decision of the Town Council on any such application will be final.

5.1.3 No wood and iron buildings may be erected on the land.

5.1.4 The land is to be used for educational purposes only.

6 **As to the portion lettered m n J K L M N t on Diagram S.G. No. 97/2000 annexed hereto:**

6.1 SUBJECT to the following special conditions as created in Deed of Transfer No. T. 299/1915, namely:-

6.1.1 That a building or buildings shall be erected thereon within two years from the date of sale (viz 13 July 1914) of the value of at least R4 000,00 failing which the owners of the property

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shall pay to the Corporation annually a sum equivalent to rates assessed on buildings R4 000,00 in value, even though such buildings are not erected.

- 6.1.2 In the event of either of these Lots being subdivided before the buildings of the value of R4 000,00 are erected on one or other of the Lots, the subdivisions thereof may be transferred only upon condition that they each carry a building clause of R4 000,00 and the Remainder shall carry the original obligation.
- 6.1.3 The land will be liable to have any drains, electric mains, water pipes or sewerage pipes or watercourses made in or over or upon any of it for the public use and benefit by order of the Corporation. Where such improvements are effected in, over or upon ground not actually covered by a building, no compensation shall be paid to the owner of the property or the Lessee, but in cases where such improvements necessitate the removal of any buildings reasonable compensation shall be made in terms of the Land Clauses Consolidation Laws and the Town Council, in open Meeting, will form the Court to which persons asking for compensation shall apply for the adjustment of their claims, and the decision of the Town Council on any such application will be final.
- 6.1.4 No wood and iron buildings may be erected on the land.
- 6.1.5 The land is to be used for educational purposes only.
- 6.1.6 The Corporation shall have the right to construct a road through Lot 639 at any future time should this be desired.
- 6.2 SUBJECT to a Road Servitude represented by the figure q r N t on Diagram S.G. No. 97/2000 annexed hereto in favour of Remainder of Erf 639 Pietermaritzburg as created in Deed of Transfer No. T. 53183 / 02
- 6.3 WITH THE BENEFIT of a Sewer Servitude 1,50 metres wide over the Remainder of Erf 639 Pietermaritzburg and lettered aLMb on Diagram S.G. No. 96/2000 as created in Deed of Transfer No. T. 53183 / 02
- 7 SUBJECT to the following conditions imposed by the Minister in terms of Act 7/1998, namely: *AS CLAUDE IN DEED OF TRANSFER 53183 / 02*
- 7.1 No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that

land) shall be erected, laid or established without the written approval of the SANRAL within a distance of 20 metres measured from the boundary of the national road reserve.

7.2 In the event of the land being consolidated with any other land, the title to the consolidated land shall be subject to the abovementioned conditions.

AND that by virtue of these presents the said **TRUSTEES FOR THE TIME BEING OF THE SAINT JOHN'S HIGH SCHOOL TRUST**, their successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF, I, the said REGISTRAR have subscribed to these presents, and caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds for the Province of KwaZulu-Natal, at Pietermaritzburg on 2002-09-16


.....
REGISTRAR OF DEEDS

ANNEXURE "A"

The Council shall, without compensation, have the right to erect, lay and maintain sewers, drains, water supply piping and electricity mains above or under the ground along and within 1,5 metres of any boundary of the said land, and of any subsequent subdivision and remainder of any subdivision as well as any subsequent boundary of any remainder of the said land, with the exception of those boundaries which adjoin a public or private road, and shall have reasonable access thereto for the purpose of maintenance, removal or extension of these services. The owner of the said land or any subdivision or any Remainder thereof shall be obliged to allow, without compensation, the sewerage and drainage of any other land or street to be conveyed along such sewers and drains, and shall not permit such drains to be damaged or allow any material from whatever source to impede the flow of water within them. No buildings or trees (other than shrubs) shall be erected or planted within such 1,5 metre servitudes nor shall the ground level within the servitude areas be altered without the written consent of the Council.

Prepared by file:

CONVEYANCER
R J LEE

APPLICATION IN TERMS OF SECTION 40 OF ACT 47 OF 1937

I, the undersigned, *TIMOTHY HENRY STENT*
duly authorised hereto by a resolution of THE TRUSTEES FOR THE TIME
BEING OF THE SAINT JOHN'S HIGH SCHOOL TRUST

do hereby make application for the issue of a Certificate of Consolidated Title in terms of the abovementioned Section, in respect of the following properties, namely:-

1. REM OF ERF 838 PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;
2. REM OF ERF 678 PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;
3. ERF 643 PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;
4. REM OF ERF 642 PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;
5. ERF 638 PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;

ALL HELD under Deed of Transfer No. T. 28816/1990;

6. PORTION 3 OF ERF 639 PIETERMARITZBURG, Registration Division FT in the Pietermaritzburg-Msunduzi Transitional Local Council Area, Province of KwaZulu-Natal;

HELD under Deed of Transfer about to be registered;

which have been consolidated into:-

↓

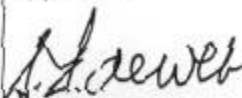
SERVITUDE NOTE

- a. The figure q r N t represents a Road Servitude vide diagram S.G.No. 96/2000

S.G. No.

97/2000

Approved


for : SURVEYOR-
GENERAL

2000-01-21

COMPONENTS

1. The figure A B C D d a represents the Remainder of Erf 838 Pietermaritzburg-FT vide diagram S.G.No.2671/1938 and Transfer No. 800/1939.
2. The figure a b E F G d f Q represents the Remainder of Erf 678 Pietermaritzburg-FT vide diagram Sub Vol 538 fol 55 and Transfer ~~No. 7340/1964~~ No. 1082/1924.
3. The figure f e h g represents Erf 643 Pietermaritzburg-FT vide diagram Sub Vol 392 fol 62 and Transfer No. 167/1917
4. The figure e d H n m h represents the Remainder of Erf 642 Pietermaritzburg-FT vide diagram Sub Vol 392 fol 61 and Transfer No. 167/1917.
5. The figure g m t P represents Erf 638 Pietermaritzburg-FT vide diagram Sub Vol 383 fol 38 and Transfer No.299/1915.
6. The figure m n J K L M N t represents Portion 3 of Erf 639 Pietermaritzburg-FT vide diagram S.G. No. 96/2000 and

The figure
represents

A B C D E F G H J K L M N P Q

6.5264 hectares

of land being

ERF 7136 PIETERMARITZBURG - FT

situate in the Pietermaritzburg-Msunduzi T.L.C
and Province of KwaZulu-Natal

Compiled in December 1999
by me



C.G. TARBOTON 0603
Professional Land Surveyor

This diagram relates to

No. 7 53184 /02

Registrar of Deeds

File No. PMB 711/-

Comp. FT-5B-24C

S.G. No.

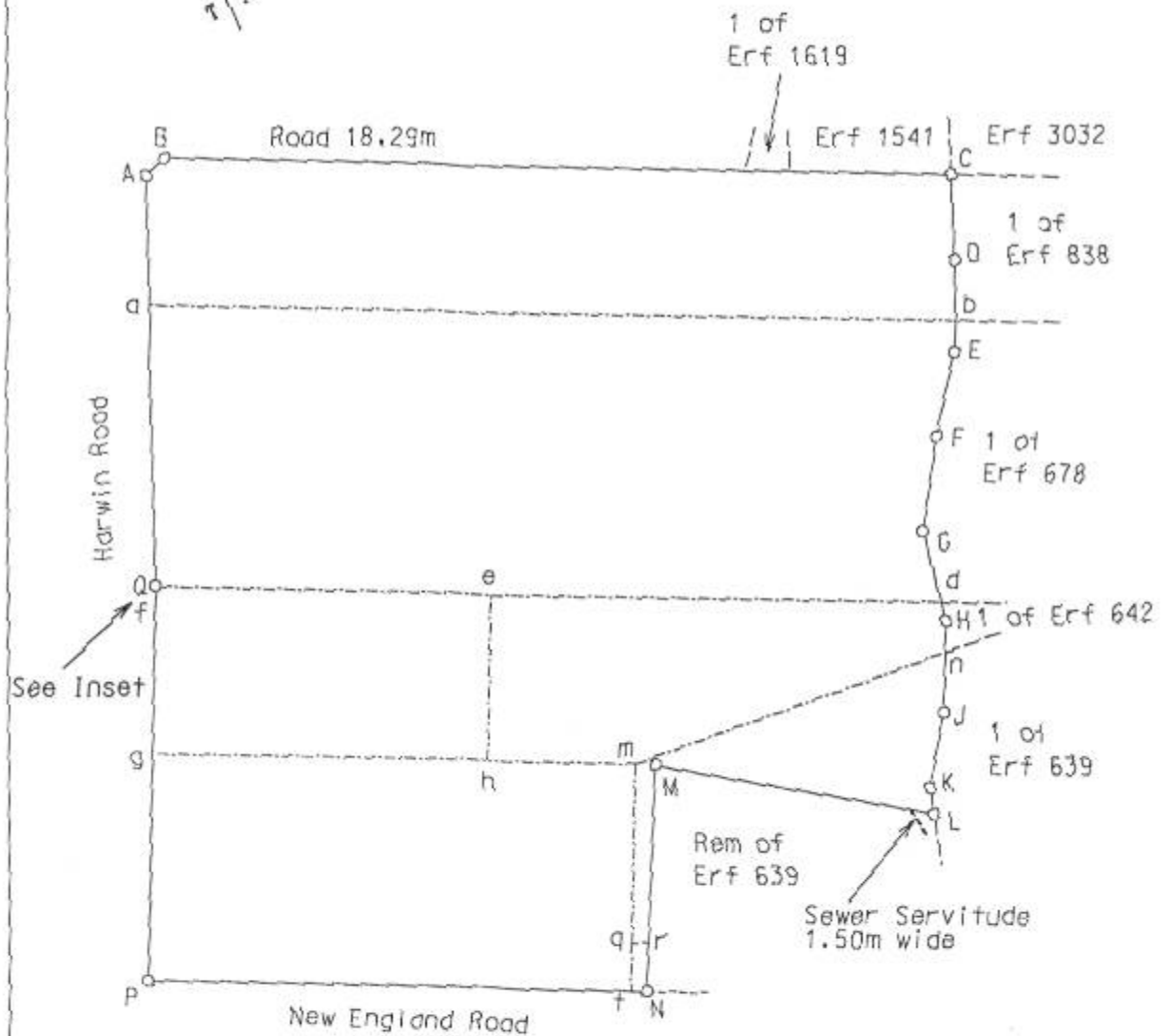
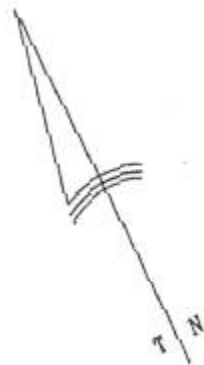
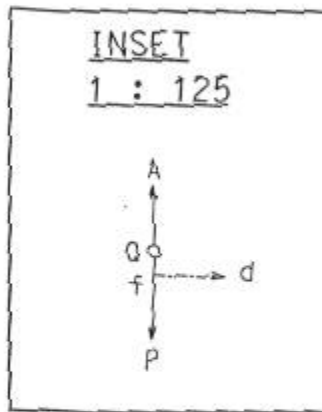
97/2000

Approved

J. Dewet

for : SURVEYOR-
GENERAL

2000-01-21



SCALE 1 : 2500

Compiled in December 1999 by me

C.G. Tarboton

C.G. TARBOTON 0603
Professional Land Surveyor

ERF 7136 PIETERMARITZBURG, Registration
Division FT in the Pietermaritzburg-Msunduzi
Transitional Local Council Area, Province of
KwaZulu-Natal, in extent 6,5264 (SIX comma FIVE
TWO SIX FOUR) hectares;

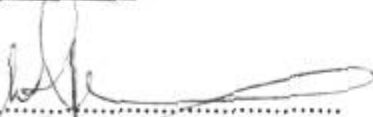
As will appear from Consolidated Diagram S.G. No. 97/2000.

DATED at PIETERMARITZBURG on

5th MARCH

2001.

As witnesses:-

1. 

2. 