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VANDERSPUY
043 051 8000

CW MALAN JEFFREYS BAY INC
15 OOSTERLAND STREET
JEFFREYS BAY
6330
ALL OTHER REGISTRATIONS

Fee Endorsement	
	Amount
Purchase Price/Value	R 3 620 000,00
Mortgage Capital Amt.	R 214 900,00
Reason For Exemption	Category Exemption.....
	Exempt i.t.o Sect/Reg Act/Proc

Prepared by me

CONVEYANCER
ADAM JACOBUS BOSHOF
(LPCM NR 84803)

VERBIND MORTGAGED	
VIR FOR R 3 102 500,00	
B000005198 / 2024	
2024-08-21	
REGISTRAR	

DEED OF TRANSFER

T	13526 / 2024
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BE IT HEREBY MADE KNOWN THAT
ANELISA GQULU
(LPCM 97030)

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said
appearer being duly authorised thereto by a Power of Attorney granted to him/her by

1. **RIAAN VILJOEN**
Identity Number 8304015126087
Married out of community of property
2. **NICOLA VILJOEN**
Identity Number 7907090229088
Married out of community of property

which said Power of Attorney was signed at JEFFREYS BAY on 5 March 2024

And the appearer declared that his/her said principal had, on 19 February 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

EXPLO TECH SA (PTY) LTD
Registration Number 2022/390917/07

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

ERF 2234 JEFFREYS BAY
IN THE KOUGA LOCAL MUNICIPALITY
DIVISION HUMANSDORP
PROVINCE EASTERN CAPE

IN EXTENT 600 (SIX HUNDRED) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T15447/1976CTN with General Plan ~~SS~~ TP8923 relating thereto and held by Deed of Transfer Number T14284/2019

- A. SUBJECT to the conditions referred to in Deed of Transfer T11335/1971CTN, save insofar as these may have since lapsed or been cancelled.
- B. SUBJECT to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope, in terms of Ordinance Number 33 of 1934 upon the approval of Jeffreys Bay Town Extension Number 15, as created in Deed of Transfer T15447/1976CTN namely:-

- "1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteits-, telefoon- of televisiekabels of drade en hoof-en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Hierdie erf mag alleenlik gebruik word vir sulke doeleindes wat deur die dorpsaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word."

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

1. **RIAAN VILJOEN, Married as aforesaid**
2. **NICOLA VILJOEN, Married as aforesaid**

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

EXPLO TECH SA (PTY) LTD
Registration Number 2022/390917/07

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 620 000,00 (THREE MILLION SIX HUNDRED AND TWENTY 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 DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at KING WILLIAM'S TOWN on

2024-08-21

In my presence

REGISTRAR OF DEEDS