



BROWN BRAUDE & VLOK INC.
317 Cape Road
Newton Park
Port Elizabeth
6045

Prepared by me

CONVEYANCER

FRANCOIS DE VILLIERS (81622)

Fee Endorsement		
	Amount	Office
Purchase Price/Value	R 3 100 000,00	R 2281,00
Mortgage Capital Amt.	R	R
ALL OTHER REGISTRATIONS R		
Reason For Exemption	Category Exemption	Exempt Lto Sect/Regi Sct/Prac

T 000000609 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

BRIAN HENRY VON DER DECKEN
LPC PRACTICE NO: 80120

appeared before me, REGISTRAR OF DEEDS: EASTERN CAPE at QONCE, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

- ADRIAAN VIVIAN BEZUIDENHOUT**
Identity Number 841114 5024 08 0
Married out of community of property
- ANNEMI BEZUIDENHOUT**
Identity Number 860413 0163 08 3
Married out of community of property

which said Power of Attorney was signed at DURBANVILLE
JANUARY 2026

on 8

And the appearer declared that his/her said principal had, on 2 December 2025, 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 PROPRIETARY LIMITED
Registration Number 2022/390917/07

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

ERF 70 SUNRIDGE PARK
NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
DIVISION OF PORT ELIZABETH
PROVINCE OF THE EASTERN CAPE

IN EXTENT 1884 (ONE THOUSAND EIGHT HUNDRED AND EIGHTY
FOUR) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T15551/1959 with
Diagram Number 467/1955 relating thereto and held by Deed of Transfer
Number T22720/2021~~GTN~~.

- A. SUBJECT to the conditions referred to in Certificate of Township Title Number T19225/1949 save insofar as these may have since lapsed or been cancelled.
- B. SUBJECT FURTHER to the following conditions contained in the said Deed of Transfer Number T15551/1959 imposed by the Administrator on the establishment of SUNRIDGE PARK TOWNSHIP under Ordinance Number 33 of 1934:
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice Number 401 dated 17th October 1935, and in the Memorandum which accompanied the said regulations.
 2. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven inside or outside this Township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required; this shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel conduit or other works pertaining thereto.
 3. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the said Municipality, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

- (a) it shall not be subdivided;
- (b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
- (c) not more than 40% of the area thereof shall be built upon;
- (d) no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 9,45 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or lateral boundary common to any adjoining erf;
- (e) no building for human habitation shall be erected on this erf unless provision is made above ground for the storage of rain water, such storage to have a capacity of not less than 2 000 gallons unless a piped water supply is available to the erf from local authority.

C. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T15551/1959 imposed by and for the benefit of the Transferor Company (W.E. Londt Estates (Proprietary) Limited) and its successors in title to the remainder of Sunridge Park Township held by it under Deed of Transfer No. T9030/1950, there being no obligation upon the said Company or its successors in title as Township Owner to compel compliance with such conditions, nor any liability upon the said Company or its successors in title as Township Owner to compel compliance with such conditions, nor any liability upon the said Company or its successors in title as aforesaid, in the event of any contravention by any erf holders:

- (i) No building having a value of less than R5 000,00 shall be erected on this erf.
- (ii) No building shall be erected on this erf until the plans have been submitted to and approved by the Company or a duly qualified architect appointed by the Company for that purpose. The walls of any such building shall be of brick and/or stone and/or concrete and the roof of tiles, thatch, slate, shingles or other material approved by the Company.
- (iii) Every erf shall on its street boundary or boundaries be enclosed by a wall of brick, stone and/or concrete of a design approved by the Company's architect.

- (iv) No garage or building for housing motor cars or other vehicles shall be constructed on this erf except to such extent as may be necessary for the use of persons residing upon this erf.

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

1. **ADRIAAN VIVIAN BEZUIDENHOUT, Married as aforesaid**
2. **ANNEMI BEZUIDENHOUT, 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

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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 100 000,00 (THREE MILLION ONE HUNDRED 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.

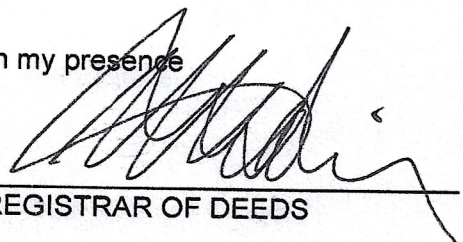
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
EASTERN CAPE at QONCE on

2026-01-27



q.q.

In my presence



REGISTRAR OF DEEDS