



THE VILLAGE

**AGREEMENT OF SALE
IN RESPECT OF**

**PORTION _____
OF ERF 1468**

HOEDSPRUIT EXTENSION 6

“THE VILLAGE”

Situated at

HOEDSPRUIT WILDLIFE ESTATE

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Annexures:

Annexure A: Particulars Schedule;

Annexure B: General Plan;

Annexure C: Schedule of Finishes and House Plans;

CONSUMER PROTECTION ACT 68 OF 2008 (CPA)

In order to protect the Purchaser's rights in terms of the CPA certain clauses in the terms and conditions of this sale agreement have been highlighted specifically to draw the Purchaser's attention thereto, as these clauses affect the rights, obligations and liabilities of the Purchaser.

WHEREAS:

The seller has agreed to sell to the purchaser who has agreed to purchase the property specified in the particulars schedule attached marked "A", upon the terms and conditions herein set out.

THE PARTIES HEREBY AGREE AS FOLLOWS:

1. INTERPRETATION

In this agreement -

1.1 an expression which denotes any gender includes the other genders, a natural person includes a legal entity and *vice versa*, and the singular includes the plural and *vice versa*;

1.2 the following expressions shall bear the meanings assigned to them below and cognate expressions shall bear corresponding meanings –

1.2.1 **"agent"** means the agent reflected on the particulars schedule;

1.2.2 **"conveyancers"** means Botha & Lovegrove Inc. (Marina Botha, telephone number (015) 793 2898 and marina@blinc.co.za;

1.2.3 **"estate"** means the residential estate, known as "The Village", established on ERF 1468 Hoedspruit Extension 6 Township, comprising free standing dwellings as well as sectional title units within a single themed development with common areas;

1.2.4 **"estate website"** means www.thevillageonhwe.co.za;

1.2.5 **"erf"** means ERF 1468 Hoedspruit Extension 6 Township;

1.2.6 **"homeowners association"** means the association established to manage the estate for the benefit of the owners of erven and sectional title units in the estate, of which all owners including the purchaser are required to be members;

- 1.2.7 “**HCPMA**” means the Housing Consumers Protection Measures Act 95 of 1998;
 - 1.2.8 “**HWE**” means Hoedspruit Wildlife Estate Home Owners Association NCP Registration Number: 2004/001076/08;
 - 1.2.9 “**imposed conditions**” means the conditions imposed by the authorities;
 - 1.2.10 “**particulars schedule**” means the schedule of particulars of the parties and property attached hereto marked Annexure “A”;
 - 1.2.11 “**property**” means the property acquired by the purchaser in terms of this agreement and reflected in the particulars schedule;
 - 1.2.12 “**purchaser**” means the person or entity described as such whose full and further particulars are set out in the particulars schedule;
 - 1.2.13 “**seller**” means Dull Prop Management and Development Services (Pty) Ltd Registration number: 1997/000456/07;
 - 1.2.14 “**signing date**” means the date of signature of this agreement by the party signing last in time;
 - 1.2.15 “**general plan**” means the general plan depicting the estate and the erven established thereon by the seller, attached marked “B”;
 - 1.2.16 “**this agreement**” means this agreement and includes all schedules attached hereto;
 - 1.2.17 “**transfer date**” means the date of registration of transfer of the property into the name of the purchaser;
 - 1.2.18 “**Village HOA**” shall mean The Village At Hoedspruit Wildlife Estate Homeowners Association
 - 1.2.19 “**Deposit**” means the amount as per Section C of the particulars schedule (Annexure “A”) attached hereto, that should be transferred to the trust account of the Conveyancer within 7 (seven) days after date of signature of the agreement by the Purchaser;
 - 1.2.20 “**Schedule of Finishes**” means Annexure “C” annexed to this agreement, containing the finishes applicable to the house/unit.
- 1.3 when any number of days is prescribed in this agreement, same shall be reckoned exclusively of the first and inclusively of the last day, excluding Saturday, Sunday or public holiday.

2. **SALE OF THE PROPERTY**

- 2.1 The seller hereby sells and the purchaser hereby purchases the property reflected in the Particulars Schedule, subject to and upon the terms and conditions contained in this agreement.
- 2.2 The dwelling to be erected on the property will be as stipulated in the plan attached to Annexure C of this Agreement.

3. **PURCHASE PRICE AND PAYMENT**

3.1 The purchase price for the property shall be the sum stated in Section C of the particulars schedule (Annexure "A") hereto, which purchase price is inclusive of VAT.

3.2 The purchase price shall be payable as follows:

3.2.1 The deposit in the amount as indicated in Section C of the particulars schedule (Annexure "A") attached to this agreement is payable within 7 (seven) days of the signing date, which amount shall be paid to the conveyancers in trust who, pending transfer of the property into the name of the purchaser, shall invest such amount, and/or any other deposit paid by the Purchaser, with STANDARD BANK (and are hereby authorised so to do,) on the basis that:

3.2.1.1 the amount is invested in an interest-bearing account in accordance with the provisions of Section 78 (2A) of the Attorneys Act, 1970 for the benefit of the purchaser; an

3.2.1.2 on registration of transfer of the property into the name of the purchaser, the conveyancers shall pay the deposit to the seller and the interest earned thereon to the purchaser;

3.2.2 the balance of the purchase price shall be payable within 21 (Twenty One) days from the signing date, to the conveyancers in trust who, pending transfer of the property into the name of the purchaser, shall invest such amount, and/or any other deposit paid by the Purchaser, with STANDARD BANK (and are hereby authorised to do so,) on the basis that:

3.2.2.1 the amount is invested in an interest-bearing account in accordance with the provisions of Section 78 (2A) of the Attorneys Act, 1970 for the benefit of the purchaser; and

3.2.2.2 on registration of transfer of the property into the name of the purchaser, the conveyancers shall pay the balance of the purchase price to the seller and the interest earned thereon to the purchaser;

In the alternative the balance of the purchase price shall be secured by the Purchaser, by delivering bank guarantee/s acceptable to the Conveyancer within 21 (TWENTY ONE) days from date of signature of this agreement.

3.2.3 Should this agreement be subject to the suspensive condition that the Purchaser has to secure finance, guarantees shall be delivered within 14 (FOURTEEN) days from date of the bond grant.

3.2.4 The full purchase price is payable in cash to the Seller, against registration of transfer of the property into the name of the purchaser.

4. **TRANSFER OF THE PROPERTY**

4.1 Transfer of the property shall be passed by the seller's conveyancer and shall be given as soon as the purchaser has complied with his obligations in terms of the agreement.

4.2 The purchaser shall, upon request by the Conveyancer, pay all transfer fees, bond registration fees if applicable, and any other costs incidental to the transfer. The purchaser shall in addition pay to the seller's conveyancers an amount equal to 2 (two) months' monthly levy for the period following transfer.

5. **OCCUPATION, POSSESSION AND RISK**

5.1 The seller shall give written notification to the purchaser of the date of issue of the Occupancy Certificate by Maruleng Local Municipality. The Purchaser shall then take possession and occupation of the property within 14 (Fourteen) days from written confirmation by the seller.

5.2 The purchaser will take occupation and possession of the property 14 (Fourteen) days after written confirmation by the seller of the issue of the Occupancy Certificate and all risk in the property shall pass to the purchaser on the date of possession. Occupational rent in the amount of **R7,500.00 (SEVEN THOUSAND FIVE HUNDRED RAND)** will be due and payable to the seller from date of occupation and possession even if the purchaser does not occupy the property, thereafter on the 1st day of each and every month.

5.3 The purchaser shall be liable for all levies, rates, taxes and other service charges payable in respect of the property with effect from registration of transfer..

5.4 The Purchaser shall within 7 (SEVEN) days from Date of Occupation submit a list of Latent and Patent defects in the Unit to the Seller and the Seller shall, within a period of 90 (NINETY) days thereafter, remedy those defects whether Latent or Patent.

6. **EXTENT AND TITLE CONDITIONS**

6.1 The extent of the property is set out in the General Plan applicable thereto.

6.2 **The seller renounces all claims to any excess and will not be answerable for any deficiency in the declared extent of the property and no warranties are given in respect of the boundaries of the property.**

6.3 The property is sold subject to all such conditions as are mentioned and/or referred to in the title deed(s) relating to the property, the imposed conditions and the establishment conditions.

7. **SERVITUDES AND RESTRICTIONS**

7.1 **The property is sold subject to such restrictions as may be/are imposed by any competent authority in respect of the rezoning and/or subdivision of the estate, including (without limitation thereto) restrictions in regard to height, coverage, and setback and the Architectural Guidelines (As amended from time to time) applicable to the Village Development.**

- 7.2 **The seller shall be entitled to register such servitudes across the property as may be necessary for the purposes of the installation of services** including the following servitude which the purchaser shall be required to register, without payment of compensation : "(a) to allow gas mains, electricity, telephone and television cables and/or wires, main and/or other waterpipes and foul sewers and stormwater pipes, ditches and channels of any other property or properties to be conveyed across the property, and surface installation such as mini-substations, meter kiosks and service pillars to be installed thereon if considered necessary by the Seller or the Village HOA or the Local Authority, in such manner and position as may from time to time be reasonably required; this shall include the right of access to the property at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above; and
- 7.3 The purchaser acknowledges that he is aware that the peg has been specifically located and that its position has been surveyed. The purchaser undertakes not to move such peg.
- 7.4 The purchaser acknowledges that pipes and cables may be led over his property and agrees thereto provided such cables and pipes do not adversely affect the amenity of the property or the right of the purchaser to construct any improvements on the disturbance area on the property in accordance with the design manual.
- 7.5 None of these factors shall entitle the Purchaser to refuse to take transfer, or to cancel or withdraw from this agreement, or to claim damages from any person, or institute interdict proceedings. The Seller shall not be responsible for any loss, damage or inconvenience suffered by the Purchaser by reason of any building operations.
- 7.6 The Purchaser acknowledges that he is aware of the fact the Erf 60 and Erf 61 will be subject to a right of access and right of usage in favour of this property, and furthermore that the conditions will be included in the title deeds of the abovementioned properties.

7.7 The Purchaser acknowledges that he is aware that the electricity supply is restricted to 40 Amps Single Phase per freehold property and 30 Amps Single phase per Sectional Title Unit.

8. **HOMEOWNERS ASSOCIATION**

8.1 It is recorded that the homeowners association has been established for the benefit of all owners of erven at the estate to provide for the orderly control and management of the estate and the maintenance of the common services and infrastructure comprised therein.

8.2 The purchaser shall become a member of the Village HOA (The Village at Hoedspruit Wildlife Estate Homeowners Association NPC) and Hoedspruit Wildlife Estate NPC against transfer of the property and shall be bound to remain a member for as long as the purchaser is the registered owner thereof.

8.3 The seller shall be entitled to procure that the following conditions of title are inserted in the deed of transfer in terms of which the purchaser takes title to the property:

8.3.1 EVERY owner of the erf or any subdivision thereof or any interest therein or any unit thereon as defined in the sectional titles act shall become and shall remain a member of the homeowners association and be subject to its constitution and Rules and Regulations until he ceases to be an owner as aforesaid. Neither the erf nor any subdivision thereof no any interest therein shall be transferred to a person who has not bound himself to the satisfaction of such association to become a member of the homeowners association

8.3.2 The owner of the erf or any subdivision thereof, or any interest therein, shall not be entitled to transfer the erf or any subdivision thereof or any interest therein without a clearance certificate from the homeowners associations that the owner has complied with the provisions of the Memoranda of Incorporation of the said homeowners associations.

8.4 The Seller confirms that copies off the following documentation are available for inspection by the Purchaser at the relevant estate agent's offices:

- 8.4.1 The Village Memorandum of Incorporation;
- 8.4.2 The Village Conduct Rules;
- 8.4.3 The Village Architectural Guidelines;
- 8.4.4 Hoedspruit Wildlife Estate Memorandum of Incorporation;
- 8.4.5 Hoedspruit Wildlife Estate Conduct Rules;
- 8.4.6 Hoedspruit Wildlife Estate Architectural Guidelines.

8.5 The Purchaser will be provided with copies of same on date of signature of transfer documents at the Conveyancer's office. The purchaser confirms that he has inspected said documents prior to signing the deed of sale.

9. **CONSTRUCTION OF BUILDINGS**

9.1 The purchaser acknowledges that he is aware of and is bound by the following provisions relating to the construction of buildings on the property:

- 9.1.1 for the protection of all purchasers and their successors-in-title, the location of all improvements to existing buildings on the property hereby purchased, as well as the plans and specifications relating thereto, must be approved by the Village HOA prior to commencement of construction;
- 9.1.2 in terms of the local authority approvals, title deed restrictions and the design manual, there are planning controls, architectural controls, landscaping requirements, environmental guidelines and other requirements relating to the development of the estate by which the purchaser and his successor-in-title shall be bound;
- 9.1.3 all building work shall be undertaken subject to and in accordance with the Building Plans as approved by the Maruleng Local Authority.

10. **AGENTS COMMISSION**

10.1 The parties record that the agent specified in the particulars schedule was the effective cause of this transaction.

10.2 The seller shall pay the agreed brokerage to such agent provided that such agent is a duly appointed agent of the seller in writing which brokerage shall be payable after registration of transfer of the property into the name of the purchaser in the Deeds Office.

10.3 The purchaser warrants and undertakes to the seller that the purchaser has not been introduced to the seller, the property or the estate by any third party entitled to commission other than the agent specified in the particulars schedule.

11. **MORTGAGE BOND (IF APPLICABLE)**

11.1 This agreement is subject to the purchaser obtaining a loan from a bank or other recognised financial institution for not less than the amount (if any) stated in paragraph C of the particulars schedule against the security of a first mortgage bond to be registered over the property.

11.2 The purchaser shall use its best endeavours to obtain such loan as soon as is reasonably possible after signature of this agreement by the seller.

11.3 In the event of such loan not being granted within **30 (thirty)** days after signature hereof by the last party to this agreement, then this agreement shall become of no force or effect in which event the seller shall, subject to clause 12.1, refund to the purchaser the deposit paid in terms of the particulars schedule, together with the accrued interest thereon, less the conveyancer's reasonable charges for managing such deposit.

11.4 The purchaser acknowledges that he is aware of the requirements of financial institutions relating to the grant of loans of the size and nature of the loan specified in clause 11.1 and warrants to the seller that he has the means and income to satisfy such requirements.

11.5 The purchaser acknowledges that this property forms part of a Development and that the Development has been pre-approved by all the major financial institutions. The Developer has appointed BOTHA & LOVEGROVE ATTORNEYS INC (“the bond attorneys”) as the bond attorneys and the bank has agreed that BOTHA & LOVEGROVE ATTORNEYS INC will attend to the registration of all bonds with regards to this Development on their behalf. The purchaser confirms that he understands the above and agrees hereto by signing this agreement.

12. **BREACH BY PURCHASER**

12.1 If the purchaser commits a breach of this agreement and/or fails to comply with any of the provisions hereof, then the Seller shall be entitled to give the purchaser not less than 7 (seven) days notice in writing to remedy such breach

and/or failure and if the purchaser fails to comply with such notice, then the seller shall forthwith be entitled, but not obliged, without prejudice to any other rights or remedies which the seller may have in law, including the right to claim damages:

12.1.1 to cancel this agreement (in which event the purchaser shall forfeit all monies paid to the seller or its attorneys or agent(s) in terms of this agreement and all interest thereon which the attorneys are hereby authorised to pay to the seller); or

12.1.2 to claim immediate performance and/or payment of all the purchaser's obligations in terms of this agreement, and/or

12.1.3 to recover from the purchaser all or any brokerage payable or paid by the seller in respect of this transaction.

12.2 Should the seller take steps against the purchaser pursuant to a breach by the purchaser of this agreement, then without prejudice to any other rights which the seller may have, the seller shall be entitled to recover from the purchaser all legal costs incurred by it including attorney and own client charges, tracing

fees and such collection commission as the seller is obliged to pay to its attorneys.

12.3 Should the transfer be delayed by the purchaser for whatever reason, then the purchaser shall pay to the seller interest on the full purchase price at two percent above the prime overdraft rate charged by the seller's bankers from time to time calculated from the date that the seller's conveyancers (acting as experts) certify in writing that in their opinion the transfer ought reasonably to have been registered, but for such delay.

13. **CAPACITY OF THE SIGNATORY**

13.1 If the purchaser is not a natural person or nominates a third party as the purchaser under this agreement, each person signing this agreement on behalf of the purchaser hereby binds himself as surety and co-principal debtor to the seller for the due and proper fulfilment of all the obligations of and for the

punctual payment of all sums which are or may become due by the purchaser in terms of, or in connection with or arising in any way whatsoever out of this agreement or any amendment or cancellation hereof.

13.2 If any signatory to this agreement reserves the right to nominate a third party as the purchaser in terms of this agreement, the signatory shall be deemed to

be the purchaser in the event of the signatory failing to nominate such third party in writing on the same day of signature of this agreement and the nominee failing to duly ratify, adopt and confirm this agreement in writing within the said period

13.3 If any signatory to this agreement acts on behalf of a third party, such signatory shall be deemed to be the purchaser in the event of the third party failing to duly ratify, adopt and confirm this agreement in writing within 30 days of date of signature hereof.

14. **SURETYSHIP**

14.1 In the event that the purchaser is a legal entity or trust, then the person signing this agreement on behalf of such legal entity or trust shall, by his signature hereto, binds himself as surety for and co-principal debtor *in solidum* with the purchaser for all its obligations in terms of this agreement.

15. **CO-OPERATION**

Each of the parties hereby undertakes to:

15.1 sign and/or execute all such documents

15.2 do and procure the doing by other persons, and to refrain and procure that other persons will refrain from doing, all such acts; and

15.3 pass, and to procure the passing of all such resolutions of directors or shareholders of any company;

to the extent that the same may lie within such party's power and may be required to give effect to the import or intent of this agreement, or any other contract concluded pursuant to the provisions of this agreement.

16. **GENERAL PROVISIONS**

16.1 No alteration, cancellation, variation of, or addition hereto, including this paragraph, shall be of any force or effect unless reduced to writing and signed by all parties to this agreement or their duly authorised representatives.

16.2 This document contains the entire agreement between the parties and no party shall be bound by any undertakings, representations, warranties, promises or the like not recorded in this agreement.

16.3 No indulgence, leniency or extension of time which any party may grant or show to any other party, shall in any way prejudice or preclude the party granting or showing such indulgence, leniency or extension of time from exercising any of his or her rights in the future.

17. **CESSION**

17.1 The purchaser shall not cede, transfer, alienate or otherwise dispose of any of his rights under this agreement without the prior written consent of the seller.

17.2 The seller shall be entitled at all times to cede and delegate its rights and obligations in terms of this agreement and the purchaser hereby consents to such cession and delegation.

18. **IRREVOCABLE OFFER**

18.1 Signature by the purchaser of this agreement constitutes an offer to purchase the property upon the terms and conditions contained in this agreement which offer shall be irrevocable for the period of 30 days after the date of signature hereof by the purchaser and which offer shall be capable of being accepted by the seller or its duly appointed agent signing this agreement at any time within such period.

19. **DOMICILIUM**

19.1 The parties choose their *domicilium citandi et executandi* for all purposes at:

19.1.1 Seller

Physical Address: "Schoongezicht Farm, Timbivati, Maruleng, Limpopo;

Postal Address: Post Net Suite 21, Private Bag X3008, Hoedspruit, 1380;

Tel nr: 0836257009

Email: howard.b.walker@gmail.com

VAT registration number: 4380163263

19.1.2 Purchaser

As reflected on the particulars schedule

19.2. Any formal notice to be given or to be made for any purpose under this agreement shall be in writing and shall:

19.2.1. be delivered to the addressee's physical address in which event it shall be deemed to have been received when so delivered; or

19.2.2 sent by registered post to the addressee's postal address, in which event it shall be deemed to have been received 7 (seven) days after it has been posted; or

19.2.3 sent by telefax in which event it shall be deemed to have been received on the day on which it was sent; or

19.2.4 sent by email in which event it shall be deemed to have been received the day after dispatch of the email;

19.3. Any of the parties shall be entitled to change its respective *domicilium* and any other address, as the case may be, on 14 (fourteen) days' written notice to the other, provided such address is within the Republic of South Africa.

20. **GOVERNING LAW AND JURISDICTION**

20.1 This agreement shall be governed by and construed in accordance with the laws of the Republic of South Africa.

20.2 The parties hereby consent to the non-exclusive jurisdiction of the North Gauteng High Court of South Africa.

21. **SEVERABILITY**

21.1 If any clause or term of this agreement should be invalid, unenforceable or illegal, then such clause or term shall be deemed to be severable and shall not affect the validity of the remaining terms and provisions of this agreement which shall continue in full force and effect unless such invalidity, unenforceability or illegality goes to the root of this agreement.

22. **SPECIAL CONDITIONS**

23. **CONSUMER PROTECTION ACT**

23.1 The Seller declares that it is selling the hereinmentioned property in the ordinary course of its business and the provisions of the Consumer Protection Act No. 68 of 2008 (“CPA”) apply.

23.2 In the event that this agreement of sale was concluded as a result of “direct marketing”, as defined in the CPA, the Purchaser may exercise his “cooling off” right in terms of this Act, to rescind the transaction, without reason or penalty,

within 5 (five) days of the date of signature hereof, by giving written notice to the Seller within the 5 day period. For the benefit of the Purchaser it is recorded that the CPA provides that an agreement is concluded as a result of “direct marketing” as defined in the CPA if the Purchaser entered into it as a result of a direct approach by the Seller to the Purchaser in person, per electronic communication or ordinary mail.

23.3 The Purchaser shall accept transfer of the property subject to all conditions and servitudes benefiting or burdening the property whether existing or hereafter imposed by any competent authority and/or imposed by the Seller.

24. **STATUTORY CERTIFICATES**

24.1 The Seller is obliged to furnish the Purchaser, on Transfer, with an Electrical Compliance Certificate, in respect of the electrical installation as constituted at the Possession Date.

25. **WARRANTY BY PURCHASER**

The Purchaser warrants that the he/she/it is not currently, and until transfer of the Property to the Purchaser will not be, in default of any income or other tax law obligations to the South African Revenue Service (SARS) which may delay the obtaining of transfer duty receipts or exemption certificates from SARS or may cause the financial institution granting mortgage finance to the Purchaser (if applicable) to withdraw the mortgage finance offered.

26. **BOND ORIGINATING**

26.1 The Purchaser acknowledges that the Developer has appointed the following firm to attend to the bond origination of this agreement:

MARIE ACKERMANN FROM OOBA
TEL NR: 0716053342

26.2 The Purchaser and the Agent confirm by signature of this agreement that they agree to this paragraph as part of the contractual conditions hereto as agreed between all parties.

SIGNED ON THIS THE __ DAY OF _____ 20__ AT _____

AS WITNESSES:

1. _____

2. _____

SELLER

SIGNED ON THIS THE ___ DAY OF _____ 20__ AT _____

AS WITNESSES:

1. _____

2. _____

PURCHASER

PURCHASER

SIGNED ON THIS THE ___ DAY OF _____ 20__ AT _____

AS WITNESSES:

1. _____

2. _____

ESTATE AGENT

ANNEXURE "A"
PARTICULARS SCHEDULE

A: Details of Seller:

Name: Dull Prop Management and Developments Services (Proprietary) Limited

Reg Nr: 1997/000456/07

Business Physical Address: Schoongezicht Farm, Timbivati, Maruleng, Limpopo

Postal Address: Post Net Suite 21, Private Bag X3008, Hoedspruit 1380;

Telephone Number: 0836257009

VAT Registration Number: 4380163263

B: Details of Purchaser:

(1) Full Names: _____

Registration Number/Identity Number: _____

(2) Full Names: _____

Registration Number/Identity Number: _____

Full names of authorised person in the case of a legal entity or trust: _____

Physical Address: _____

Postal Address: _____

Telefax Number: _____

Telephone Number: _____

E-mail Address: _____

Cellular Number: _____

Marital Status: _____

Place of Marriage: _____

VAT Registration Number (if applicable): _____

Income Tax Registration Number: _____

C: Sale:

PROPERTY: Portion _____ of Erf 1468 Hoedspruit Extension 6 Township
 In extent: _____sqm

With dwelling to be erected as per specifications of this agreement.

PURCHASE PRICE	
HOUSE PLAN: (Choose A or B)	
Purchase Price:	R
Deposit payable within 7 (SEVEN) days from date of acceptance	R
Balance of Purchase Price:	R
Mortgage Bond Required – Y / N	
Amount Required	R
Name of Agent	
ESTIMATED DATE OF OCCUPATION	
Date:	
ESTIMATED DATE OF TRANSFER	
Date:	
ESTIMATED LEVY (EXCLUDING RATES)	
	R
The Village Home Owner’s Association	R
Hoedspruit Wild Life Home Owner’s Association	R
	R
RATES	
Determined and collected by Maruleng Local Authority	

D: Conveyancers Banking Details:

BOTHA & LOVEGROVE INC

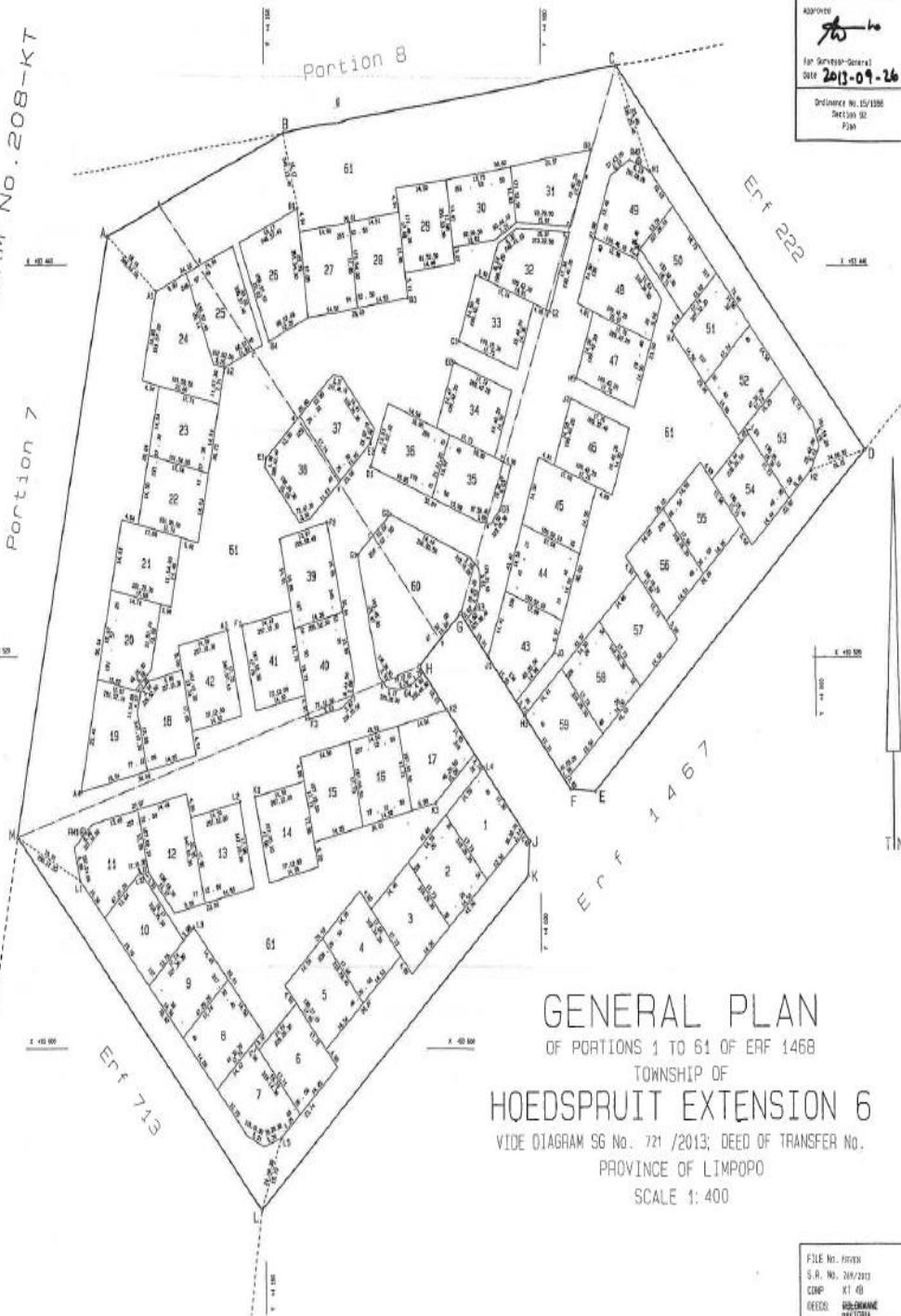
BANK: STANDARD BANK
 BRANCH: MENLYN
 BRANCH CODE: 012345
 ACCOUNT NR: 013-217-577
 PROOF OF PAYMENT: karen@blinc.co.za or marina@blinc.co.za

ANNEXURE "B"

MAIN FIGURE						
DATA			CO-ORDINATES			
Station	metres	Angles of Circumference	System X	System Y	metres	metres
A/B	26.85	248.57.40	44 224.95	432 433.54		
B/C	52.81	355.53.56	44 224.95	432 433.54		
C/D	102.12	311.32.56	44 224.95	432 433.54		
D/E	104.84	48.25.53	43 845.28	432 477.05		
E/F	7.87	53.25.53	44 984.76	432 547.09		
F/G	47.71	138.25.41	44 971.37	432 548.77		
G/H	51.80	43.25.46	44 102.71	432 513.27		
H/I	42.42	318.25.46	44 114.81	432 525.87		
I/J	7.87	3.25.50	44 983.74	432 557.38		
J/K	103.26	48.25.53	44 983.74	432 558.44		
K/L	103.26	137.32.39	44 951.44	432 632.93		
L/M	103.26	355.53.40	44 224.95	432 433.54		
M/A	26.85	248.57.40				

CO-ORDINATES				AREAS	
System X	System Y	Partion number	Scale metres		
44 224.95	432 433.54	1	257		
44 224.95	432 433.54	2	257		
44 224.95	432 433.54	3	257		
44 224.95	432 433.54	4	257		
44 224.95	432 433.54	5	257		
44 224.95	432 433.54	6	257		
44 224.95	432 433.54	7	257		
44 224.95	432 433.54	8	257		
44 224.95	432 433.54	9	257		
44 224.95	432 433.54	10	257		
44 224.95	432 433.54	11	257		
44 224.95	432 433.54	12	257		
44 224.95	432 433.54	13	257		
44 224.95	432 433.54	14	257		
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AMSTERDAM No. 208-KT



SG No 721/2013
 APPROVED
 (Signature)
 for Survey-General
 Date 2013-09-26
 Ordinance No. 15/1995
 Section 82
 FSA

GENERAL PLAN
 OF PORTIONS 1 TO 61 OF ERF 1468
 TOWNSHIP OF
HOEDSPRUIT EXTENSION 6
 VIDE DIAGRAM SG No. 721 /2013; DEED OF TRANSFER No.
 PROVINCE OF LIMPOPO
 SCALE 1: 400

DESCRIPTION OF BEACONS
 B Iron standard
 All other 12cm Iron peg
 REFERENCE MARKS
 RM1, RM2 12cm Iron peg in concrete
 below ground level

Surveyed in July 2013
 by Me
 (Signature)
 J.J. MEIRING
 Professional Land Surveyor (PLS 0294)

FILE No. 15/1995
 S.R. No. 20/2013
 COMP. XI 48
 DEEDS: HOEDSPRUIT
 PRETORIA

ANNEXURE "C"

**SCHEDULE OF FINISHES FOR HOMES, RECREATIONAL CENTRE
AND SECTIONAL TITLE UNITS.**

- Floors:** Cement screed on concrete floor with specialist coloured floor topping and floor sealer.
- Skirtings:** 75mm high Meranti wood skirting with polyurethane sealer.
- Walls:** Single coat steel trowled plaster finished with 2 coats PVA colour "floating feather".
- Ceilings:** Herculite Ceilings + 75mm coved cornice painted 2coat PVA "white".
- Door Frames:** 0.6mm steel frames painted with polyurethane paint.
Front and Scullery door frame: Meranti 80 X 45 with Rystix wood sealer..
- Doors:** **Internal:** Hollow core sepele veneer painted 2 coat clear wood sealer
.
Front and Scullery Door: Saligna Double Sided slatted with glass panel in top section + obscure glass

Satin Chrome door handles with 3 lever locks.
- Windows and Sliding Doors:** Prima Bronze aluminium glazed. Elite Range.
- Front Patio:** Full width 3.6m wide x 12m long with cement screeded floor. 150 x 150 sq cut tantalised saligna structure with laths shading as per architectural guide lines.
- Kitchen:** 16mm chipboard white melamine coated with "mellow wood" wrap doors with Rustenberg Granite tops.
One top cupboard approx 1600 long included.
- Scullery:** (Where applicable on plan) 16 mm chipboard white melamine coated with "mellow wood" wrap doors with Rustenberg Granite tops with Franke Nouveau NVN621 double bowl stainless steel drop in sink.
No top cupboards supplied.
- Built in Cupboards:** 16mm chipboard white melamine coated with "mellow wood" wrap doors supplied in Bedrooms 1 and 2.
- Stove:** Gas and Electrical connection supplied, stove and gas bottle by purchaser
- Fridge:** fridge/freezer by purchaser.
- Washing Machine:** Under counter. Fittings provided. Appliance by purchaser.
- Sanitary Ware:** **Basins:** 55cm Atlas Basin with half Pedestal.
Toilets: Geberit under Wall cistern With Atlas wall hung pan +Atlas

(sidney) seat.

Bath: 1700x750 Indus bath and central pop up waste. Shower rose over bath.

Shower: Over Bath in Br2.. Recess base into floor in Br1 with under plaster mixer

Taps and Mixers: All Hans Grohe'.

Electricity Supply; 220v Single Phase 40 amp max through pre-paid wall mounted meter.

Water Supply; Estate Mains through pre-paid meter.

Hot water Geyser: 150 litre Kwikot Geyser. Solar optional extra.

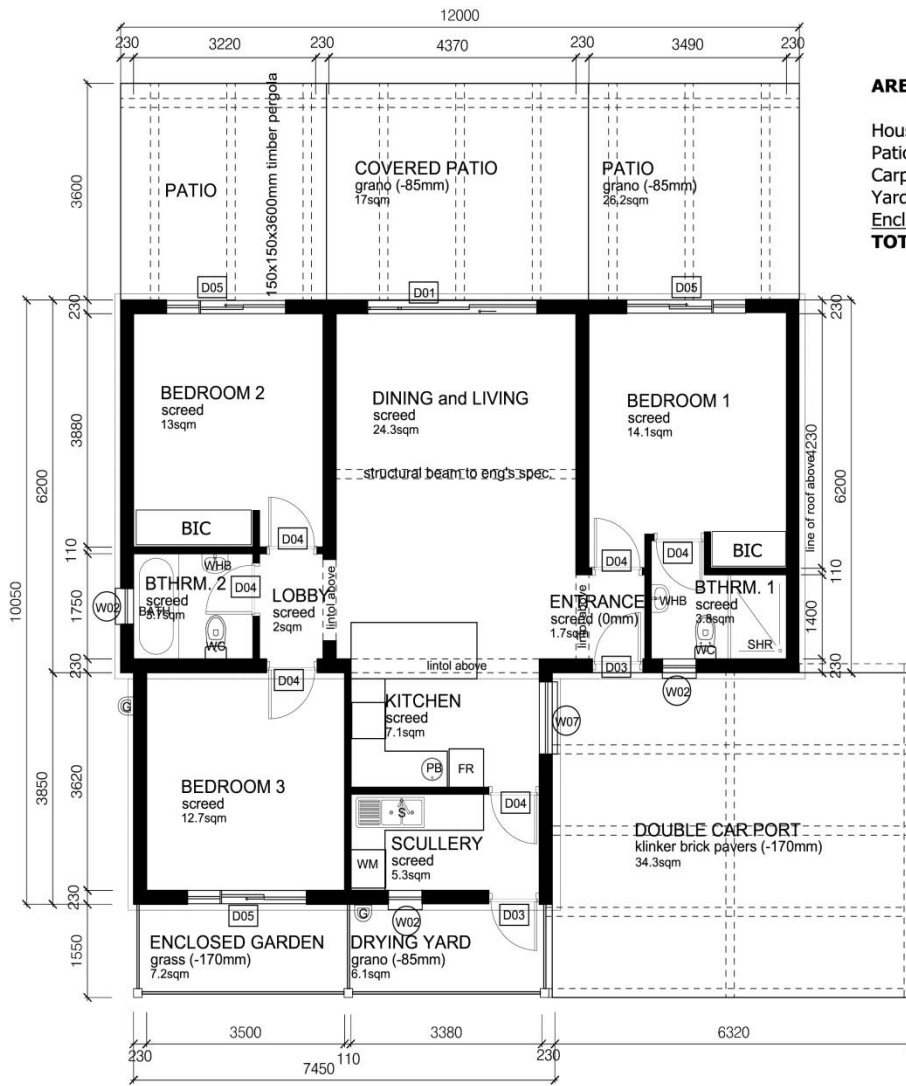
Carport Patio (double) and utility area: 150 x150 squ. cut tantalised saligna structure with laths shading and laths screening as per architectural guide lines. Screeded concrete floor..

External wall finishes; Red oxide tinted plaster brush finished.

Roof Finish; . 5mm CLO galv. core. Iron painted "plumb brown" as per architectural guidelines.

Gutters: Continuous rolled aluminium gutters fixed to fascia boards and square aluminium downpipes chromadek coated color buffalo brown.

ANNEXURE C – HOUSE PLAN A



AREA SCHEDULE

House	105 sqm
Patio	43 sqm
Carports	34 sqm
Yard &	
Encl. Garden	14 sqm
TOTAL	196 sqm

ANNEXURE C - HOUSE PLAN B

AREA SCHEDULE

House	105 sqm
Patio	43 sqm
Carports	34 sqm
Yard & Encl. Garden	14 sqm
TOTAL	196 sqm

