

**DEED OF SALE
(SECTIONAL TITLE)**

entered into
between

The SELLER:

Name: WILCREST CONSTRUCTION (PTY) LTD
 Reg/ID No.: 2000/007453/07
 Representative: HELENUS WILLEM PAUL SCHOLTZ
 Address: HONEYDEW COUNTRY ESTATE, BERGRIVIER BOULEVARD, PAARL
 Postal Address: P O BOX 466, WEST COAST VILLAGE, 7441
 Telephone: 021-871 1856
 Email: helenus@wilcrest.co.za
 Income Tax No: 4560188445

The PURCHASER:

Purchaser 1: _____
 Reg/ID No.: _____
 Representative (if applicable): _____
 Address: _____
 Postal Address: _____
 Telephone: _____ Fax: _____
 Cell: _____ Email: _____
 VAT Reg No (if applicable): _____
 Income Tax No: _____
 Married / Unmarried: IN COMMUNITY OF PROPERTY / OUT OF COMMUNITY OF PROPERTY
 Date of marriage: _____
Purchaser 2: _____
 Identity Number (Spouse): _____
 Income Tax No (Spouse): _____
 Telephone: _____ Fax: _____
 Cell: _____ Email: _____

THE PURCHASER HEREBY PURCHASES THE HEREIN AFTER MENTIONED PROPERTY ON THE FOLLOWING TERMS AND CONDITIONS FROM THE SELLER:

1. THE UNIT IS

- (a) UNIT NO _____ in the building to be known as Blue Mountain Mews on Erf 39924 portion of Erf 29114 PAARL, measuring approximately 90 square metres; (being the outer measurements) and includes a garage.
 (b) One/Two PARKING BAY(s) as allocated by the developer in accordance with paragraph 9.3.
 (c) Together with an undivided share in the common property in the land and building as shown and more fully described on the sectional plan, apportioned to the said section in accordance with the participation quota of the said section specified in the schedule enclosed on the said Sectional Plan

2. PURCHASE PRICE

The purchase price is R _____ (which includes VAT as the Seller is a VAT Vendor)

PAYABLE AS FOLLOWS:

A DEPOSIT OF 10% OF THE PURCHASE PRICE

on signature hereof by the PURCHASER which deposit or that part that exceeds the purchase price if added to the bond proceeds shall be refunded to the purchaser on registration if he is successful in obtaining a bond larger than 90% of the purchase price.

Where the Purchaser applies for a bond of more than 90% (Ninety percent) of the Purchase Price, the Deposit shall be the difference between the purchase price and the Bond amount. A minimum deposit of R25 000.00 (Twenty-Five Thousand) is payable which will be seen as a holding deposit where the Purchaser acquires a 100% (Hundred Percent) bond.

A MORTGAGE BOND OF R _____

to be approved by a financial institution with written approval within 30 days of signature hereof by the SELLER.

BALANCE OF R _____

payable within 10 (Ten) days after the purchaser obtained a bond or the seller signed the Deed of Sale.

3. OCCUPATIONAL INTEREST (RENTAL) & DATE OF OCCUPATION:

0.75% (NAUGHT COMMA SEVEN FIVE PERCENT) of the purchase price of the property per year calculated monthly as from date of occupation till date of registration. This amount is payable monthly in advance to the transferring attorneys as is the monthly Body Corporate levy of R 1050.00 (one thousand and fifty rand) which amount is what the Seller foresees the approximate body corporate levy to be as well as the monthly Home Owners Association levy of R1 000.00 (one thousand rand) per month. **Occupational interest (rental) is the amount which the purchaser pays the seller for the right to have occupation of the unit after it has been completed but before the property is registered in the name of the purchaser and, the seller receiving the purchase price.**

DATE OF OCCUPATION: 1 December 2019

The seller does not guarantee that the property will be ready for occupation on the anticipated date of occupation. Should the property not be available for occupation on such date the Seller shall give the Purchaser one calendar month written notice (as specified in para 10.2) failing which the purchaser can accept that the property shall be available for occupation as aforesaid.

4. ANNEXURES:

The attached minimum specifications and Plans annexed hereto form part of this Deed of Sale. Other schedules referred to are merely attached as informative disclosures such as the rules and Home Owners Association Constitution.

5. DEFINITIONS

(a)	the Act	means	the Sectional Titles Act No. 95 of 1986, as amended and includes the regulations framed in terms of the Act;
(b)	the Architect	means	either the seller's architect or an independent architect appointed by the president of the South African Institute of Architects or his nominee depending on the wording of the clause;
(c)	the Buildings	means	all buildings forming the development and built /to be built on the land;
(d)	Common property	means	those portions of the land not forming part of any section, exclusive use area or the seller's right of extension;
(e)	Completion date	means	the date which the Seller's architect certifies to be the date on which the apartment is completed and ready for beneficial occupation;
(f)	Defect	means	any material imperfection in the unit that renders it less acceptable than persons generally would be reasonably entitled to expect in the circumstances or any characteristic of the unit that renders it less useful, practicable or safe than persons generally would be reasonably entitled to expect in the circumstances;
(g)	The Development	means	the land and the building built/to be built on the land (and in respect of which the Seller intends to open a Sectional Title Register;
(h)	Estate agent/s	means	the estate agent/s as appointed by the Seller at any given time,
(l)	Exclusive use area	means	the area(s) depicted as such on the plans, and listed in Annexure "A", forming part of the development and in respect of which the Purchaser shall have the sole and exclusive use and enjoyment in terms of the body corporate rules, alternatively by way of cession in terms of Section 27 of the Act;
(j)	Estate	means	the various subdivisions and developments falling within the boundaries of Honeydew Country Estate and governed by the Constitution of the Honeydew Home Owners Association;
(k)	Fault	means	a non-material imperfection in the unit which does not amount to a defect as defined in this agreement;
(l)	Home Owners Association	means	the Home Owners Association is constituted in one of the subdivisions conditions of Erf 29114 Paarl imposed by the Municipality of Drakenstein. In terms of the Constitution of the Home Owners Association all property owners within the Estate becomes for as long as they are registered owners a member of the Home Owners Association. The Home Owners Association is the owner of the roads, water rectification, electrical networks, parks, storm water and sewerage networks, sanitary instalments linking and supplying the various erven within the Estate. The Home Owners Association's objection is to regulate and manage the estate to the advantage of its members and are entitled to impose a financial contribution on the members of the Home Owners Association to protect and develop its property. The Home Owners Association is liable for the upkeep of all the private services installed as well as the parks, security and other amenities as specified in the Home Owners Association's Constitution.
(m)	Land	means	the land on which the development of which the unit sold forms part being, Erf 39924 portion of Erf 29114 Paarl;
(n)	Levy	means	the contribution payable by the Purchaser to the body corporate as

			contemplated in the Act and/or the contribution payable by the purchaser to the Home Owners Association incorporated and applicable on the purchaser in terms of the subdivision conditions of Honeydew Country Estate depending on the wording in this contract;
(o)	Participation quota	means	in relation to a section, a decimal fraction determined in accordance with the provisions of Section 32(1) of the Act in respect of that section;
(p)	Plans	means	the architectural plans annexed hereto as Annexure "A" which shows the section/s, where the unit is positioned in the development and the exclusive use areas;
(q)	Purchaser	means	the Purchaser as defined in the preamble;
(r)	Rules	mean	the rules of the body corporate in force from time to time including any house rules;
(s)	Section	means	the apartment plus any other portions of the development which the Purchaser is buying which will be shown as such on a sectional plan, as defined in the Act and which are specified in Annexure "A" hereto, read in conjunction with the plans;
(t)	Seller and contractor	mean	the seller as defined in the preamble;
(u)	The schedules	mean	the schedules herein referred to;
(v)	The specifications	mean	the specifications annexed hereto and marked Annexure "B";
(w)	The unit	means	the section/s, plus the exclusive use are/s (if any) hereby sold, forming part of the development and includes an undivided share in the common property as determined in terms of the Act

When the singular of any word is used this will also include the plural and the reverse shall also apply.

When the masculine gender of any word is used this shall also include the female and neuter genders and the reverse shall also apply.

When reference is made to any "person", this shall include partnerships, companies, close corporations, trusts and other legal entities.

Reference to the agreement shall include the agreement and Annexures "A" and "B". Headings to paragraphs in this agreement shall not affect the interpretation of this agreement.

6. CONSUMER PROTECTION ACT

The seller is selling the property in the ordinary course of its business and the consumer protection act applies to this transaction. ***Certain portion of this agreement have been printed in bold italics to draw the purchaser's attention to these clauses as they either:***

- ***Limit the seller's liability or risk***
- ***Impose an obligation on the purchaser to indemnify the seller, a contractor or sub-contractor or suppliers of the seller for some cause***

The purchaser acknowledging a fact or accepting a liability or assumption of risk.

Before signing this agreement, the purchaser must make sure that he understands the terms and conditions set out in this agreement and should not sign the agreement until the terms have been explained to the purchaser's satisfaction.

Direct marketing

6.1 Section 16 of the Consumer Protection Act 68 of 2008 provides that a purchaser may cancel an agreement without reason where it results from direct marketing by giving written notice to this effect within 5 days after concluding the agreement or within 5 business days after delivery of the product (unit).

The risk of cancellation without reason within 5 business days after delivery of the unit to the purchaser can leave the seller to carry holding costs for an indefinite period while looking for a replacement purchaser which can jeopardize the seller's ability to complete the development and cause harm to the other purchasers, therefore the seller is not prepared to enter into an agreement with a purchaser that has resulted from direct marketing.

The purchaser hereby warrants to the seller that this transaction has not resulted from direct marketing and the seller accepts the purchasers warranty and enters into this transaction relying on such a warranty.

Should the purchaser successfully cancel the sale within 5 days after delivery in terms of Section 16 (direct marketing) the purchaser shall be in breach of his warranty and be liable for the damages suffered by the seller as a result of the purchaser's breach of the warranty.

Housing Consumer Protection Act, Act 95 of 1995

6.2 The builder (seller) is to be registered as a home builder with the National Home Builders Registration Council and the structure shall be duly enrolled. Furthermore, the National Home Builders fees shall be paid by the builder (seller). The structure shall be built in accordance with the architect, engineers drawings and specifications and the technical requirements of the Local Authority and National Home Builders Regulatory Council.

6.3 ***The purchaser buys the unit voetstoots. The relevance of the voetstoots clause regarding the structure is however subject to Section 13(2)(b)(1), (ii) and (iii) of the Housing Consumer Protection Act which grants the purchaser the***

following rights:

- The builder (seller) is liable to rectify any structural defects for a period of 5 years from date of occupation due to non-compliance with the National Home Builders Councils technical requirements;
- The roof is guaranteed for up to one year after occupation against leaks attributable to non-compliance of workmanship, materials and design.

The builder (seller) shall within 3 months after occupation rectify minor faults that become apparent relating to unprofessional workmanship, materials or design. **The voetstoets clause is also limited by the Consumer Protection Act as set out in Para 6.4.**

This contract may only be enforced by the original owner/occupier. It does not cover damage or loss caused by misuse, neglect, negligence, abuse or accident or any risk insured against in terms of the residential property. It is therefore in your interest that your home receives proper care and maintenance.

Consumer Protection Act 68 of 2008

- 6.4 The purchaser is aware that the unit is being built and would not have been occupied previously and the seller is not aware of any defects to the land. **The purchaser has an obligation to inspect a product before purchasing and herewith confirms that he/she viewed the land, sketch plans, building specifications and acquainted himself/herself with the layout and finishes of the property and that he is satisfied that the property would be functional and suitable for the purpose that he requires same once completed.** The purchaser hereby purchases the unit as viewed by him and is satisfied with the quality of those components that are reflected on the building specifications and drawings. The unit is subject to all the terms and conditions of title and all other conditions which may exist in regard thereto. The purchaser has been made aware of the fact that the title deed to the land is available for inspection at the Deeds Office as it is a public document. The purchaser is entitled to receive the unit in the same condition as described on the annexures referred to.
- 6.5 In the event of the Employer returning the works or a portion of the works to the Contractor in terms of the remedy provided for in the Consumers Protection Act, Act 68 of 2008 under section 56 and a Court of Law finds in favour of the Employer, the Contractor will be entitled to impose a reasonable restitution charge in accordance with the Act. The items to be returned must be delivered in the same condition as received and cost to rectify damages or wear and tear caused by the Employer as well as any outstanding obligations to the Contractor may be deducted from the amounts to be reimbursed.

Certificates

- 6.6 The seller undertakes where applicable at its own expense to arrange or supply the following certificates to the purchaser: Electrical, Plumbing, Beetle, Municipal Occupation Certificate, Glass, Roof, Gas and any other certificates required by any law, ordinance or bylaw.

7. PURCHASE PRICE AND TRANSFER**Purchase price and guarantees**

- 7.1 The deposit shall be paid to the seller's transferring attorneys Smith Davel Scholtz Trust Account, namely: First National Bank, Branch Code: 203 809, Account Number: 624 027 452 04 to be invested in terms of Section 78(2) A of the Attorney's Act, with the Attorney's bank with interest accruing to the Purchaser at the best possible rate.

The purchase price includes VAT at a rate of 15%. Should the VAT increase after date of signature of this agreement and before registration of the units into the purchasers name the purchase price will be increased accordingly as it affects the sellers' liability to the South African Revenue Services.

- 7.2 The balance of the purchase price is payable to the transferring attorneys within 7 (seven) days after being requested in writing by the transferring attorneys. If the Purchaser cannot pay the balance to the transferring attorneys, the Purchaser must furnish the said attorneys with a Bank Guarantee acceptable to the Seller with the only condition of payment being the registration of the unit bought herewith in the name of the Purchaser.

All payments made by the purchaser in terms of this agreement shall be paid to the Seller's attorney, free of deduction, set-off, bank charges or exchange at Durbanville and the purchaser is only entitled to take transfer after he has fulfilled all his obligations in terms of this contract.

Transfer costs and simultaneous transfers

- 7.3 The Seller shall pay all costs of transfer and bond registration provided that the bond registration is done by the seller's attorneys Louw & Coetzee. Excluded from the costs paid by the seller is the purchaser's bond application costs. The Purchaser shall sign all transfer and bond documents upon request of the appointed attorney's.

The purchaser is liable for water & electricity connection fees payable to the Drakenstein Municipality

Prior to completion of all the phases of the development and until the seller has sold all the units in the development the Purchaser shall not sell or alienate the property nor advertise it for sale without the Seller's written consent. This clause is not applicable where the purchaser is in default with his mortgagor bank and the bank intends to take transfer of the unit.

Should the seller consent to the selling of the unit he may impose such restrictions as he deems fit to protect the selling of the unsold units in the development including having the above restriction incorporated into such contract.

The purchaser shall not be entitled to pass transfer simultaneously to his purchaser when taking transfer of this unit and

therefore the purchaser shall ensure that his guarantees for payment remain in place at all times until date of payment.

Should the purchaser fail to honour his guarantee's the seller may cancel this agreement and enter into an Agreement with such purchaser and the purchaser shall have no claim for damages against the seller for contracting with the purchaser's purchaser.

Sectional Plan and date of transfer

7.4 It is recorded that the Seller will only be in a position to give transfer of the unit to the Purchaser after the opening of the Sectional Title Register in respect of the sectional title development of which the unit forms a portion and the seller undertakes to do everything reasonably possible to legitimize the plans as soon as possible.

The sellers Land Surveyor draws up the Sectional Plan after completion of the Units to be lodged with the Surveyor General for approval and only thereafter can the Units be transferred to the purchaser at the Deeds Office.

7.5 Transfer shall be passed as soon as possible after the 6th day after completion of the unit and as the sale is not subject to transfer duty the purchaser authorises the seller's attorney to sign the SARS Declarations for the purpose of obtaining a Transfer Duty Exemption Certificate.

8. MORTGAGE LOAN

The Loan

8.1 As set out in clause 2 this agreement is subject to the purchaser been (granted) issued a quotation for a loan for the unit purchased for an amount of not less than R _____ within 30 days after signature hereof by the seller with the only condition to such loan being the completion of the unit sold to municipal standards and the registration of a bond over the completed unit/s at an interest rate of not more than prime plus two percent.

8.2 Should this agreement lapse due to the bond not being granted or granted timeously as per the contract the seller shall refund to the purchaser the deposit and all amounts paid by the purchaser to the seller's attorney's plus any interest thereon.

8.3 ***The loan of the purchaser shall be deemed to have been fulfilled (granted) upon the issuing of a quotation upon thereof in terms of the National Credit Act 34/2005.***

Origination

8.4 The purchaser hereby undertakes to provide the sellers originator upon request the documentation and information they need to apply for a loan on the purchaser's behalf including a consent to do a credit check on the purchaser.

This condition is to the benefit of the purchaser because the system of mortgage origination used by the seller avoids delays enabling the seller to reduce the price of his products. The seller requested certain banks to pre-value his product and will release the signed contract to his bond originator as part of the bond approval process and the originator shall contact the purchaser for any further information.

8.5 ***Should the purchaser fail to make use of the seller's originator and obtain a bond through another originator or deal directly with a bank then the purchaser shall pay a penalty equal to one percent of the purchase price before transfer and on demand of the seller's attorney.***

No penalty will be payable where the seller's originator could not procure a bond and the purchaser obtained a bond through his own negotiations or where the purchaser is a private bank client and obtains a loan from his private bank.

9. PROPERTY SOLD

Identification of the Unit

9.1 The unit is sufficiently identified and sold per the plan and specification hereto annexed and is a sectional title unit as defined in Act 95/1986 which includes an undivided share in the common property ***and the Seller reserves a right of extension for the development of further phases as per section 25(1) of the Sectional Title Act for a 20-year period.***

The purchaser is aware that building works will be carried out on the site until the scheme is completed. The Seller guarantees that the land relating to the unit will be fully serviced, according to the specifications of the engineers, before registration of the unit in the name of the purchaser.

The Annexures referred to above are:

Annexure A

- *the plans of the unit showing its position in the development;*
- *the size and the layout of the unit;*
- *exclusive use areas where applicable allocated in terms of the rules of the body corporate or notarial.*

Annexure B

- *The list specifications for construction and finishing.*

9.2 ***The unit is sold subject to existing title conditions and such conditions as may be imposed by the Local Authority in approving the development and the purchaser accepts transfer on these conditions.***

9.3 Where the scheme provides for parking bays the Purchaser will not obtain title to any parking bay allocated, but shall have exclusive use rights to a parking bay through the rules of the Body Corporate governing the scheme.

Boundaries and minor differences

- 9.4 It is recorded that the building is presently in the course of planning and construction and that the sectional plan cannot be drawn until completion of the structure and that the exact borderlines of the section forming part of the unit sold shall be those shown on the final approved section plan.
- 9.5 ***The PURCHASER shall not be entitled to claim cancellation of this Agreement or any reduction in the purchase price by reason of any alterations to the number, size, location or participation quota of any Section or Sections or any increase in their number. Where the boundaries or the area of the Section or any other Section or building differing in minor respects from the boundaries or area shown on the Plans annexed hereto or the numbers of the section being altered or the exclusive use areas adjoining the Section being altered, the PURCHASER undertakes to accept transfer of the Unit as defined and re-numbered in the Sectional Plan approved by the relevant Local Authority and the Surveyor General.***

As construction is not an exact science and the unit sold might be slightly larger or smaller than the size's recorded in this agreement.

The parties agree that:

"Differ in minor respects" is where the unit purchased by the purchaser is not more than 3.5% (three and a half percent) smaller or larger than the extent of the unit bought as depicted in this contract the purchaser shall have no claim for compensation for such shortfall".

Should the section be more than 3.5% (three and a half percent) smaller than the depicted size the purchaser may still not cancel the agreement but will be entitled to a proportionate reduction of the purchase price calculated as follows:

Selling price of unit

Square metre sold

= Rand value per square metre

Rand per square metre multiplied with the size by which the unit differs from the original depicted size after deducting the first 3.5% (three and a half percent) of the reduced square metres for which the parties have excused the seller from liability.

The resulting amount shall be deducted from the purchase price or refunded by the seller to the purchaser.

The parties agree that should the extent of the unit sold differ with 10% (ten percent) or more than the depicted size set out in this agreement either party may cancel this contract and that under such circumstances neither party will have a claim for damages against the other party. A certificate from the sellers Land Surveyor regarding the square metres before and after construction shall be final.

Damage or injury

- 9.6 ***The PURCHASER shall not have any claim of any nature against the SELLER for any loss, damage or injury which the PURCHASER, his agents and/or invitees may directly or indirectly suffer by reason of any latent or patent defect in the building or Scheme or by reason of the building or any other part thereof or the Scheme being in defective condition or state of disrepair or any particular repair not being effected by the SELLER/CONTRACTOR timeously or at all or arising out of any cause either wholly or partly beyond the SELLER'S/CONTRACTOR'S control or arising out of any other PURCHASE of a property in the Scheme or from any delay in the Completion Date or from any other cause howsoever arising and the PURCHASER hereby indemnifies the SELLER/CONTRACTOR against any such claims.***

As mentioned the purchaser is aware that the buildings in the development may not be complete and that there might still be building and other related activities taking place on the development to which the purchaser consents until completion of the development.

The purchaser acknowledges that he is aware of the risk of damage to property and or services, injury or death to people and that he voluntarily assumes these risks and indemnifies the seller, his agents and contractors.

Alterations by the seller to the property

- 9.7 ***The SELLER/CONTRACTOR (with the SELLER'S written approval) shall be able to make reasonable alterations or amendments to the building as depicted on the model, diagrams, plans, sketches annexed due to unavailability of materials or the impracticability thereof, without prior notice to the PURCHASER. The PURCHASER shall have no claim against the SELLER/CONTRACTOR in respect thereof provided that the seller uses replacement materials or finishes of equal or better quality.***
- 9.8 ***The PURCHASER is aware that should the Development Scheme or Sectional Plan not be approved or the Sectional Title Register not being opened, it will not be possible for the SELLER to transfer the unit to the PURCHASER in terms of the Act. In that event, the PURCHASER acknowledges that his rights shall be limited to those set out in this Agreement and that he shall have no further claim upon the SELLER for damages or otherwise by reason of the failure to transfer the property to the PURCHASER in terms of the Act.***

10. POSSESSION, OCCUPATION, COMPLETION and INSPECTION

10.1 Possession

From date of completion the purchaser takes occupation of the property and pays occupational interest as set out in para 3. Possession is on registration and **from date of possession the purchaser accepts the risk regarding the property meaning that if anything negative happens to the property the duty to rectify same is the purchaser's (owners) responsibility and the purchaser must make sure that the property is insured for replacement value (this usually arranged by the Body Corporate). The purchaser may make no alterations to the property until date of possession without the seller's written consent and shall maintain the property as received on completion date.**

10.2 Occupation and completion

From date of completion specified by the sellers architect the purchaser is liable for occupational rental as set out in clause 3 whether he moves into the property or not.

The Purchaser undertakes to accept occupation of the unit as close as possible to the date specified and the Seller shall deliver to the Purchaser not less than one (1) calendar months' notice in writing of the date upon which the property will be available for occupation, should such date differ from the date reflected in paragraph 3 of the Deed of Sale. **The Purchaser will have no claim for damages or otherwise against the Seller for any variation in the occupation date.**

The purchaser may not let the property to tenants without the sellers written consent until the property is registered in the purchaser's name which consent shall not be withheld unduly.

Should the purchaser not accept the sellers' architect's completion decision the matter shall be referred for dispute as per clause 20 for a final decision.

Where the purchaser is in default with any of this contracts' stipulations the seller may withhold occupation. The purchaser shall however still be liable for all amounts due to the seller from date of completion until date of registration and all outstanding monies in terms of this contract have been paid, the seller may inspect the property at any reasonable time.

The developer is not liable to pay a monthly levy on newly build vacant units except where he lets the unit to a third party.

10.3 Inspection

Before taking occupation of the completed buildings, the purchaser or his representative shall together with a representative of the seller inspect the property and hand a list of faults or defects to the Contractor which, according to his judgment, appear in the work, and the Contractor must rectify the defects before the Purchaser takes occupation. **Any dispute regarding faults or defects shall be solved before the Contractor hands the keys to the Purchaser and the Contractor is entitled to withhold occupation and possession of the premises until the full contract price or an unconditional guarantee for payment is received.**

Minor faults recorded in writing on a snag list shall be remedied within 3 months of the completion date and the purchaser undertakes to arrange access to the seller's contractors or subcontractors to do same. The purchaser, if he deems it necessary shall arrange for supervision during the period to avoid loss or damage of his personal effects.

11. DOMICILIUM

The parties choose their addresses and E-mail address set out above as their domicilium citandi et executandi, being the address where all notices and other documents, regarding this Agreement, may be forwarded to and where all process documents may be served and **it will be regarded that the applicable party received same even if they did not as it is the parties' responsibility to choose an address where they know they will receive documents served at or sent to that address.**

12. NOTICES

Any reference to any notice, excluding notice in terms of Paragraph 24 of this Agreement, shall be regarded as been given:

- (a) on the date on which the Post Office issues proof of the registered or prepaid registered mail; or
- (b) on successful dispatch of a fax/email to the relevant party's fax number/email address as mentioned above or later stipulated; or
- (c) on the date on which a letter, addressed to the relevant party, was delivered to the party with confirmation of an independent party that such letter was delivered.

Such notice must be addressed to the relevant parties' domicilia as indicated in the preamble of this Agreement and shall be considered to be received within three (3) days after date of dispatch where the procedure in paragraph (a) is followed and on the day following the day of despatch where the procedure in paragraphs (b) or (c) are followed.

Reference to days in this contract shall be calendar days the first day being the day after the date of notice and includes the last date of the period.

13. BREACH

Should the PURCHASER fail or neglect to fulfil any of his obligations hereunder within 10 (ten) days of delivery of written notice from the SELLER requesting him to rectify/fulfil these obligations, the SELLER or his Agent shall have the right without prejudice to any other right the SELLER might have either: -

- (a) to cancel this agreement and claim damages. If the Purchaser is in breach the seller may keep any deposit, together with

any other amounts already paid by the Purchaser on trust, until the Seller's damages have been determined by the seller, where after it can be set off against the monies held in Trust, or

- (b) to enforce performance of the terms hereof including payment of the full balance of the purchase price and all other amounts owing in terms hereof as well as any damages incurred by him.
- (c) In the event of the purchaser being placed in provisional or final sequestration / liquidation or under debt revue or enter into a compromise with his creditors, and in the event, that transfer has not taken place, this agreement shall be deemed to be cancelled from the day prior to the date of such event and any monies paid by the purchaser to the seller shall be dealt with as per Clause 13(a)

Should the SELLER be in breach with a fault or defect and it is repairable, but the period granted to perform is not possible due to the length of time granted to rectify the defect or fault the sellers architect may certify a date for due performance and this extended date shall be binding on the parties provided that the extended date is notified to the purchaser in writing before the lapsing of the 10-day period.

Should the defaulting party be the purchaser and should the purchaser dispute the seller's right to cancel and remain in occupation of the unit after date of cancellation, the purchaser shall continue to pay the occupational rent, municipal charges, levy and any other amounts for which the purchaser is liable failing which the purchaser consents that the seller may apply for an eviction order.

Where the seller claims damages or possession and accepts payment of the above amounts it shall not prejudice the sellers claim for cancellation and or return of the possession of the apartment to the seller.
This clause is *mutatis mutandis* applicable to the SELLER where he is in default.

14. GENERAL PROVISIONS

14.1 The agreement is not subject to any condition not herein contained, and no warranties or representations expressed or implied have been made by the parties other than as set out herein and no indulgence, relaxation or failure to exercise rights in terms hereof by the Seller shall constitute a waiver and any variation hereof is valid only if reduced to writing and signed by the parties.

The purchaser further confirms that neither the estate agent nor the seller or any other person acting on behalf of the seller made any representation to him other than the conditions set out in this contract.

14.2 ***The Purchaser's signature hereto constitutes an offer irrevocable for a period of 30 (thirty) days within which it may be accepted by the Seller. The purchaser shall not be able to withdraw this offer until the 30th Calendar day after signature hereof. The Seller shall evaluate this offer for acceptance once it's bond originator confirms that the purchaser's credit check is such that he/she could qualify for the land mentioned in paragraph 2 hereof.***

The parties agree that this agreement shall be concluded at the time and place that the seller accepts this offer by signing it. Notwithstanding when the purchaser was informed of the acceptance of the offer by the seller.

14.3 The Purchaser is aware that upon registration he/she becomes a member of the Body Corporate as he has bought into a sectional title scheme and not a free standing own title house as well as a member of the Honeydew Home Owners Association.

14.4 If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with law or any jurisdiction the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired thereby.

14.5 ***The rule that a contract is to be interpreted against the party that is responsible for the drafting thereof and any similar rules of interpretation shall not apply to this contract and the purchaser waives any rights that he has to rely on such rules.***

15. THE CONTRACTOR

It is within the SELLER'S discretion which CONTRACTOR he appoints to erect the building work herein referred to. It shall however be a condition that the CONTRACTOR erects the buildings according to the plans and specifications and that a NHBRC (National Home Builders Registration Council) certificate is provided for.

The CONTRACTOR must further undertake to adhere and underwrite the standard maintenance agreement as hereinbefore set out.

16. NOMINEE / COMPANY / TRUST / CLOSE CORPORATION

Nominee

16.1 In the event of the PURCHASER reserving the right to appoint a nominee to take transfer, the Nominee shall, within a period of 24 (twenty-four) hours of concluding this contract, be appointed.

The PURCHASER(S) hereby binds herself/himself/themselves as surety and co-principal debtor(s) with the nominee for due performance by it of all its obligations in terms hereof and renounces the benefits of the following namely, non numeratae pecuniae, non causa debiti, errore calculi, ordinis seu excussionis et divisionis, de duobus vel pluribus reis debendi.

Juristic Person

16.2 Where a person signs this contract as ***a PURCHASER on behalf of a company, trust or close corporation, such a person binds himself as surety and co-principal debtor to the SELLER for the due performance of the entity on behalf*** of which he has signed this contract and he renounces the abovementioned legal exceptions the meaning of which is hereinafter

set out and the parties to this contract confirm that they understand the working and implications thereof.

- 16.3 **Where a person signs this contract on behalf of a company to be formed and** the company is not incorporated within 45 days after acceptance by the seller or the company after being duly incorporated does not adopt and ratify this agreement within 7 days after incorporation **the person who signs this agreement shall remain liable to the seller as surety or co principal debtor for the obligations of the purchaser in terms of this agreement waiving the hereinafter mentioned legal exceptions.**

Representative signatory

- 16.4 Where a person purchasing signs in a capacity as a representative of a company, trust, closed corporation or company to be formed **and that entity cannot perform in terms of this contract the seller can hold the person signing on behalf of the Trust/Company/Close Corporation responsible for the purchaser's obligations** in terms of this contract, including the purchase price and all or any damages that the seller may suffer due to the non-*performance of the purchaser. This para does not prevent the seller proceeding with legal action against the company, trust or close corporation in default.

17. MEANING OF THE LEGAL EXCEPTIONS THAT MIGHT BE APPLICABLE BENEFICIUM

- 17.1 **excussion by renouncing this benefit I understand that the Lender becomes entitled to sue me for the full amount for which I am liable in terms of this suretyship without first proceeding against the Company;**
- 17.2 **cession of action by renouncing this benefit I understand that the Lender becomes entitled to sue me without first ceding the Lender's right of action against the Company to me;**
- 17.3 **exception non causa debiti by renouncing this benefit I/we understand that the onus of proving the absence of reason to perform is on me;**
- 17.4 **beneficium de duobus vel pluribus reis debendi by renouncing this benefit I/we understand that I/we become liable for the full amount of the debt (notwithstanding the fact that there may be other sureties or co-principal Companys);**
- 17.5 **beneficium ordinis seu excussionis by renouncing this benefit I understand that I/we renounce my right against the Lender to have him proceed first against the principal Company with a view to obtaining payment from him, if necessary, by execution upon his assets, before turning to me for payment of the debt or of so much of it as remains unpaid;**
- 17.6 **beneficium divisionis by renouncing this benefit I understand that I am not only responsible for a pro-rata share of the debt (in the event of two or more persons binding themselves as sureties for one obligation) but for the entire debt;**
- 17.7 **beneficium non numeratae pecuniae by renouncing this benefit I understand that I cannot allege that I received no value;**
- 17.8 **beneficium errore calculi by renouncing this benefit if I am to allege any errors in calculations the onus is upon myself to prove same.**

18. THE BODY CORPORATE – Rules, Levies and Managing Agent

18.1 The Body Corporate

The common property will be owned and controlled by the Body Corporate on behalf of all the owners in the development. A Body corporate can only be established after the first transfer of a unit has occurred.

Prior to the first transfer the Seller bears the rights and obligations of the body corporate and shall insure the development which includes the unit hereby sold against all risk. On establishment of the body corporate the body corporate takes over this function. The Body Corporate is regulated by the Act and is bound to rules established and registered in terms of the Act at the deeds office. Normal principle of law is applicable to your right of enjoyment namely you may enjoy the fruits of your unit without causing unjust nuisance to your neighbour within the scope of the rules which rules should be to the benefit of all the owners of units in the developments.

18.2 The Rules

The rules of conduct as prescribed in terms of the Act is to be registered with the opening of the sectional title register at the deeds office.

The purchaser confirms that he is aware of the rules and shall abide thereto. The rules can be altered by the body corporate once established by way of a special resolution of the members as prescribed by the Act and the purchaser is aware that all owners of a unit are members of the body corporate as long as they are owners.

18.3 Managing Agent

Until the body corporate is established the seller is entitled to recover from the purchaser expenses incurred by himself on behalf of the units relating to insurance, municipal services and where applicable other management expenses relating to the development. The seller may appoint a managing agent prior to and for the 1st year following the opening of the sectional title development to whom the seller can delegate all his powers and duties. The seller stays liable to ensure that the obligations imposed on him by the Act and this contract is fulfilled.

18.4 Levies

Levies are payable by each owner from completion date which levy is calculated as follows:

$$= \frac{\text{Total expense of the body corporate}}{\text{Total square metre of all the units}} \text{ Rates per square metre multiplied by the owners' participation quota as established by the Land}$$

Surveyor, proportionately to the size of each unit.

Until the levy is formally determined by the body corporate the amount as determined by the seller or his managing agent according to the above formula shall be paid by the purchasers monthly in advance pro rata from date of completion to the seller and after establishment of the body corporate to the body corporate.

19. THE PURCHASER UNDERTAKES:

- 19.1 ***not to give any instructions to the Contractor's workmen or sub-contractors or in any other way interfere with the building/construction process;***
- 19.2 ***not to supply any material or to employ any sub-contractors without the prior written consent of the Contractor until the units bought are registered in his name;***
- 19.3 ***where applicable to arrange for progress payments when requested by the Contractor;***
- 19.4 ***and confirms that he understands that under no circumstances is he entitled to withhold payment from the Seller or Contractor for work still to be completed unless such restraint and amount is certified by the architect and such restraint is subject to arbitration as set out hereafter.***

20. DISPUTE

Should any dispute exist between the parties relating to a fault or defect to the building or unit or the quality of the materials or workmanship, or if any party is dissatisfied with the decision of the architect, such party can call on arbitration within the scope of the following rules:

- 20.1 he must give written notification to the other party of his intention;
- 20.2 an Architect, nominated by the Cape Institute of South African Architects where the parties cannot agree on a neutral architect, shall act as arbitrator; inspection of the building work shall be within 7 (seven) days of appointment of the arbitrator, to be done by himself and the parties, at which instance the parties shall hand in a written memorandum, which, if required by the arbitrator, shall be supplemented by oral evidence;
- 20.3 no legal representation or cross-questioning shall be allowed by the arbitration procedures;
- 20.4 the arbitrator's decision must be revealed to the parties within 14 (fourteen) days of date of inspection and shall contain an order regarding the costs of arbitration;
- 20.5 in the event of the inspection not taking place within the prescribed period, or if the arbitrator's decision is not made known in time, any party can, by way of written notification to the other party, withdraw from the arbitration and may take such steps as he deems fit;
- 20.6 ***the arbitrator's decision will be final and can not be rescinded or amended by any Order of Court.***

21. JURISDICTION

For the purposes of all or any litigation, the parties hereto consent to the jurisdiction of the Magistrate's Court which otherwise has jurisdiction under Rule 28 of the Magistrate's Court Act of 1944, as amended, despite such proceedings falling outside the jurisdiction of that Court.

The parties agree that matters regarding the quality of the material or workmanship would be subject to arbitration as set out in para 20.

The above reference to jurisdiction of the Magistrates Court does not prohibit either parties to institute proceeding in any other court that has jurisdiction and should the parties litigate the successful party in the legal proceedings shall be entitled to claim from the other party all their legal costs on the scale as between attorney and client.

22. COMMISSION

The seller has an agreement with the Estate Agent to pay the Estate Agent commission against registration of the Unit in the purchaser's name on this contract for introducing the purchaser to the seller and facilitating this agreement of sale.

In the event of this agreement being cancelled as a result of the PURCHASER being unable to comply with his obligations in terms hereof, the PURCHASER hereby accepts liability, without any regress, for payment of commission due by the SELLER, should the agent hold the purchaser responsible for commission it shall be calculated at 6% of the purchase price inclusive of VAT to which the Agent is entitled but not obliged to enforce all its claims for such commission against the PURCHASER, or where applicable, to claim damages from the PURCHASER.

The PURCHASER warrants to the seller that no other agent/agencies other than the agent reflected in the definition introduced him to the property and that the reflected agency is the affective cause of this contract and indemnifies the seller against any other estate agency instituting a commission claim against the Seller alleging that they were the effective cause of this sale.

23. SUBJECT

- 23.1 His sale is subject to the Purchaser selling their property being: _____ for an amount of not less than

R _____ or such lesser amount that the Purchaser may accept. The subject to sale is herein after referred to as the Third-Party Sale and the Third Part Sales' suspensive conditions must be fulfilled on or before _____. The transfer of such Third-Party Sale must be able to be concluded within 60 calendar days after fulfillment of the suspensive condition or such extended period that the Seller of this agreement in his sole discretion may allow, failing which the Seller of this agreement may cancel this sale and no commission shall be payable on this transaction.

23.2 The Purchaser confirms that his property being _____ has been sold and his Purchasers' suspensive conditions have been fulfilled. This property cannot be registered into the Purchasers' name until the property that the Purchaser sold has been registered in his Purchasers' name.

Should the Purchasers' property not be registered by the _____ or such extended time as the Seller may grant the Purchaser, the Seller may in his sole discretion cancel this sale and no commission shall be payable on this transaction.

23.3 To speed up the selling and construction process the purchaser agree to appoint an Estate agent nominated by the seller to market his property at a market related price so as to avoid agents who overprice the property in order to obtain a sole mandate. The parties further agree that the seller's attorneys shall be appointed to do the transfer of the purchased property sold, thereby giving the seller insight in the purchaser's ability to finance this transaction.

Should the purchaser fail to use the sellers transferring attorney the seller shall not pay the purchasers bond and transfer costs as set out in para. 7 in which case the purchaser will be liable for these cost payable on request by the sellers bond and transfer attorneys.

24. MULTIPLE OFFERS

The Parties agree that the Seller, has accepted or may accept multiple Offers to Purchase on this Erf, before this contract's finances has vested to the Sellers satisfaction. The seller shall inform the purchaser should he accept a further offer before the purchaser's finances have vested. Where there is multiple offers "vested" shall be interpreted as the date upon which the Seller accepts a Purchaser as financially complying with the Financial Terms and Conditions of his Offer to Purchase and informing the acceptable Purchaser in writing that he accepts his/her offer as the Final Complying Agreement, and notifying all other competing offeror/s in writing, that they were unsuccessful due to their finances not vesting timeously.

Where this sale is subject to the sale of the Purchaser's property, or the Registration of his property to his Purchaser, the Purchaser must provide the Seller with Bankers Payment Guarantees to the seller's satisfaction (or other acceptable guarantees to the Seller's discretion) before this contract can qualify as a financially vested contract.

Notice shall be communicated in accordance with Para 12 of this Agreement without giving notice to rectify as in clause 13. Seller shall have full discretion on deciding whether a Purchaser's finances are acceptable to him and whether he accepts the Purchaser's Proof of Compliance of the financial requirements of the Offer to Purchase and the Building Contract.

25. WARRANTIES BY THE PURCHASER

The purchaser warrants to the seller that he has acquainted himself with the contents of this contract and where necessary requested assistance to have it explained to him and by signing this contract is aware of the implications thereof upon himself.

Where there are more than one person purchasing the unit, the parties agree that they understand that they are liable jointly and severally with the other to the seller for the due compliance of their obligations in terms of the agreement. They understand the undertakings, confirmations and warranties given in terms of this agreement.

The parties warrant that they are fully up to date with all their obligations to South African Revenue Services and will remain so until date of transfer so as not to jeopardize their mortgage finance offered by the bank.

26. SPECIAL CONDITIONS RELATING TO THE HONEYDEW COUNTRY ESTATE OF WHICH THIS PROPERTY FORMS PART

26.1. The Purchaser is purchasing a property forming part of the development to be known as Honeydew Country Estate hereafter to be referred to as "the Estate" and is aware that it is a private estate with private internal services regarding roads, storm water, sewerage, electricity and private open spaces. The purchaser becomes a member of the Honeydew Home Owner's Association on registration of the property bought into the purchasers' name and is aware that the Home Owners Association is entitled to charge a levy for the upkeep and maintenance of the property of the Home Owner's Association as well as the services provided/contracted by the Home Owners Association.

The purchaser confirms that he is aware of the contents of the Constitution of the Honeydew Home Owners Association, a copy of which Constitution he has signed as proof that he accepts the contents thereof and undertakes to abide thereto.

The purchaser is aware that the roads and private open spaces is to be utilized as parks and on completion is to be transferred to the Home Owner's Association.

26.2. The purchaser is aware that on completion the estate can be made up of approximately 410 completed housing units either as erven or sectional title units and accepts same. Until such time as the estate has been completed the purchaser shall not sell their property without the written consent of the developer which consent shall not be unreasonably withheld or denied.

This condition is inserted to protect the development and to ensure that the seller's purchaser shall be aware of the special conditions contained in this Deed of Sale and accept same as conditions applicable to them and should such purchaser not accept same the developer may withhold his consent.

So as not to create over-marketing of the Estate on a resale the owner (purchaser) wishing to sell their property shall utilize the developer's agents and one additional agency of their choice. The additional agency shall not be allowed to display any for-sale sign on the property or at the entrance of the property, nor shall they be entitled to market the property under the name of Honeydew.

- 26.3. The proposed possible final outlay is attached hereto marked Annexure "A". The purchaser is aware that the seller might alter the proposed outlay by reducing / increasing the density of the erven (building opportunities) in the attached outlay to erven instead of sectional title units or to sectional title units instead of erven and hereby consents thereto.

The developer does not foresee that that the development will consist of less than 400 residential units.

- 26.4. The purchaser is aware that the seller might develop a part of the development (estate) as a retirement housing development scheme as contained in Act 65 of 1988 and herewith confirms that he has no objection and consents thereto.

- 26.5. The purchaser is aware that the two erven in the middle of the development is currently zoned as private parks totaling approximately 1 hectare, and that the seller intends constructing a barn on one of the erven for usage by the developer during the construction period and thereafter by the HOA and consent there to.

- 26.6. The Purchaser is aware that the estate is being developed in phases and that the developer cannot predict how long the completion of the estate might take and accepts that the development will be completed over a period of time. (The developer hopes to be able to construct at least 75 units per year. The sale of the units will indicate the speed of the completion of the development).

- 26.7. The seller has:

- Erected a wall along the outer boundaries of the estate and installed security cameras thereon to be monitored as decided by the Home Owners Association;
- Installed optic fiber technology in the development enabling the purchaser to connect to the internet and communicate via intranet;

The developer shall make a contribution if needed to the monthly security and gardening costs until at least 150 properties are completed for occupation to keep the security and gardening personnel costs within the amount reflected on the proposed levy, attached hereto as an Annexure;

On the first transfer of a unit owner that purchased from the developer to a transferee, the Seller shall receive 50% (fifty percent) of the special levy mentioned in Paragraph 26.8 as a contribution to the Sellers' expenses subsidizing the associations operating costs regarding infrastructure and services.

The developer constructed a Gate House at the entrance of the Estate to be manned by security guards with booms and gates regulating the access of the vehicles.

The abovementioned services was installed by the developer but the purchaser shall be liable for the monthly upkeep and operational cost thereof which will be part of the monthly levy charged by the Home Owners Association.

The purchaser is aware that this service can only be offered at affordable rates if all the Association members contribute to such a service and the purchaser herewith explicitly states that he is aware of the services and costs and hereby purchases the unit knowing the financial implication of the services and accepts the rights and obligations imposed thereby and acknowledges that he is bound to pay for such services whether he uses them or not.

- 26.8. The Homeowners Association shall collect as a special levy from each owner when a unit erf is transferred from one person to another at 1% (one percent) of the selling price or the fair value of the erven transferred (calculated on the higher value). This Seller or their attorney shall furnish the Homeowners Association with an acceptable guarantee or undertaking for this special levy payable on transfer of the property to the transferee before the Homeowners Association shall issue their consent to such transfer.

This condition is not applicable to transfers between spouses married according to the Laws of the Republic of South Africa. When the spouse so acquiring the property sells the property, the levy shall become payable.

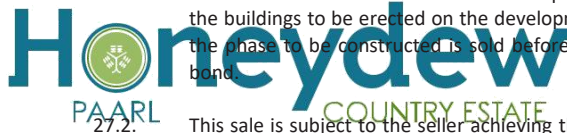
This special levy may only be increased/decreased by a special general resolution of the members of the Homeowners Association as defined in para 7.10 of the Honeydew Home Owners Association Constitution.

Until completion of the development as approved by the Council, the developer by choice has the right to act as the Managing Agent and shall be entitled to the remuneration that is normally charged by Managing Agents.

- 26.9. The proposed levy for the erven is R1,000.00 made up as follow: Fibre Optic Connections R250.00, security R300.00, gardening services for the communal gardens R200.00 and other services which includes admin, banking and Auditing fees R250.00.

- 26.10. As the developer is developing the estate in phases it is not possible for the developer to develop the parks upfront. The parks will be developed in not more than 5 phases with 20% of the parks to be completed with every 50 erven serviced or sectional title units developed by the developer. The Home Owners Association shall be liable for the upkeep and maintenance of the parks as the phases are completed.

27. CONDITIONS IN FAVOUR OF THE SELLER



27.1. The Purchaser is aware that the seller requires a mother bond to enable him to finance the construction process of the buildings to be erected on the development. It shall be a condition of the Seller's financiers that at least 70% of the phase to be constructed is sold before the bank shall allow the seller to make draws against its development bond.

27.2. This sale is subject to the seller achieving the to-be-sold percentage and finances before the 31st May 2019 or such extended time as the seller may grant and that construction of the buildings can commence during the second month after the date that the pre-sales must be acquired. The purchaser is further aware that in calculating whether a unit have been sold or not the bank only takes into consideration those units of which the suspensive conditions have been fulfilled and the purchaser have delivered bank guarantees and made their payments as per clause 2 and 3 of this agreement.

27.3. This condition is imposed by the seller for his protection and he may before the 31st of May 2019 extend the period up to 100 days by informing the purchaser in writing thereof as per clause 12.

27.4. Should the seller so wish he may renounce the benefit of this condition 27 before the 31st of May 2019 or such extended time by informing the purchaser thereof in writing as per para 12.

28. ELECTRONIC ALTERATIONS TO CONTRACT

The Purchaser with his signature, hereto guarantees that, none of the clauses of this contract or any attachments referred to in the Agreements, have been altered electronically by himself without the knowledge of the Seller and should the Purchaser be in breach of this guarantee, no alterations and or additions shall have binding power on the parties and be treated as per Para 14.4 of this agreement.

The Seller in his discretion may invoke the rights granted to him in terms of Para 13.

THUS DONE and SIGNED at _____ on _____

SELLER

WITNESS

THUS DONE and SIGNED at _____ on _____

PURCHASER 1

WITNESS

PURCHASER 2

WITNESS

PRICE LIST 2019

Updated: 14/02/2019 | **Subject to change

BLUE MOUNTAIN MEWS

UNIT NO	HOUSE (m ₂)	GARAGE (m ₂)	HOUSE PRICE	OCCUPATION
Unit 1	70	20	R1 650 000	Dec 2019
Unit 2	70	20	R 1635 000	Dec 2019
Unit 3	70	20	R 1635 000	Dec 2019
Unit 4	70	20	R 1 640 000	Dec 2019
Unit 29	70	20	R1 640 000	Dec 2019
Unit 30	70	20	R 1640 000	Dec 2019
Unit 31	70	20	R 1635 000	Dec 2019
Unit 32	70	20	R 1 635 000	Dec 2019
Unit 33	70	20	R 1 630 000	Dec 2019
Unit 34	70	20	R 1 630 000	Dec 2019
Unit 35	70	20	R 1607 000	Dec 2019
Unit 36	70	20	R 1607 000	Dec 2019
Unit 37	70	20	R 1607 000	Dec 2019
Unit 38	70	20	R 1607 000	Dec 2019
Unit 39	70	20	R 1 597 000	Dec 2019
Unit 40	70	20	R 1 597 000	Dec 2019
Unit 41	70	20	R 1 597 000	Dec 2019
Unit 42	70	20	R 1 597 000	Dec 2019
Unit 43	70	20	R 1 610 000	Dec 2019
Unit 44	70	20	R 1 610 000	Dec 2019
Unit 45	70	20	R 1 610 000	Dec 2019
Unit 46	70	20	R 1 610 000	Dec 2019
Unit 47	70	20	R 1620 000	Dec 2019
Unit 48	70	20	R 1620 000	Dec 2019
Unit 49	70	20	R 1620 000	Dec 2019
Unit 50	70	20	R 1620 000	Dec 2019

