

OFFER TO PURCHASE
PORT ZIMBALI ESTATE
First sale of a stand from the Developer

I/We, _____,

(Identity number(s): _____)
(hereinafter referred to as the PURCHASER),

of: (Street) _____

(Postal) _____

Telephone No: _____ Fax No: _____

Cell No: _____ E-mail: _____

which addresses and contact information we hereby collectively select as our domicilium citandi et executandi for all purposes including notices hereunder,

hereby offer to purchase from:

Viking Pony Properties 37 (Pty) Ltd

Reg. No.: 2000/010934/07

(Hereinafter referred to as the 'SELLER')

of: 217 Emerald Avenue, Lyttelton Manor X3, Centurion, 0157
P.O. Box 8307, Centurion, 0046

Fax No.: 086 647 4644

Tel No.: 012 644 1411

E-mail: allan@pze.co.za

which addresses is hereby selected as the SELLER'S domicilium citandi et executandi for all purposes including notices hereunder the PROPERTY described as

erf _____, Port Zimbali, Registration Division FU, Province of KwaZulu Natal (hereinafter referred to as the "PROPERTY"),

with street address: _____
Port Zimbali Estate; Old M4 Main Road; Ballito

measuring _____ square meters in extent, for an

amount of R _____ (_____

_____ Rand) inclusive of Value Added Tax (hereinafter referred to as the "PURCHASE PRICE").



The offer is subject to all terms and conditions and servitudes mentioned, or referred to, in the current and/or prior Title Deeds of the PROPERTY and to all such other conditions and servitudes which may exist in regard thereto and which may be imposed by the Local Authority and further upon the conditions depicted in the CONDITIONS OF SALE as attached to this offer to purchase.

In the event of the PURCHASER requiring a loan from a financial institution: -

a. The amount of the aforesaid loan is: R _____.

b. The date by which the aforesaid loan is to be granted is 30 (thirty) days from date of signature of this OFFER TO PURCHASE by the SELLER. The PURCHASER agrees to provide the SELLER with written evidence from a financial institution by this date, failing which, in the discession of the SELLER, this item of this CONTRACT may be regarded by the SELLER as not being fulfilled.

The current monthly levy is R2600.00 (applicable as from 1 March 2019 and is subject to annual and/or special revision, as the case might be, by the members of PORT ZIMBALI ESTATE HOME OWNERS' ASSOCIATION (NPC) (the "ASSOCIATION") in terms of the provisions of the Memorandum of Incorporation of the ASSOCIATION ("MOI"), without notice to the PURCHASER), and excludes the basic mandatory monthly landscaping maintenance costs of the PROPERTY.

Amount payable by the PURCHASER toward the Levy Stabilisation Fund of the ASSOCIATION established in terms of the MOI and the RULES of the ASSOCIATION is R25,000.00 – this is a once-off non-refundable contribution.

The AGENT that negotiated this agreement is: _____.
The commission payable to the AGENT is comprehensively dealt with in paragraph 9 of the Conditions of Sale attached to this Offer to Purchase.

Signed by the PURCHASER at _____ on this ____ day of _____.

Witness

PURCHASER

PURCHASER

Signed by the SELLER at _____ on this ____ day of _____.

Witness

SELLER

