



SAXON SQUARE

AGREEMENT OF SALE

between

SAXON SQUARE DEVELOPMENTS PROPRIETARY LIMITED

Registration No. 2018/093762/07

herein represented by Frans Maartens in his capacity as director of the company duly authorised hereto by resolution ("the seller")

and

.....
("the purchaser")

INTRODUCTION

- a The seller will develop a sectional title scheme on Erf 994 Parkwood Township
- b The seller hereby sells to the purchaser who purchases the unit as described herein and on the terms and conditions as set out in the schedule read together with annexures 1 to 6 annexed thereto being:
- annexure 1 - General conditions of sale
 - annexure 2 - Site plan
 - annexure 3 - Plan of level of the building indicating where the section is located and the floor plan of the section
 - annexure 4 - Specification and schedule of finishes
 - annexure 5 - Optional extras
 - annexure 6 - Exclusive use parking plan

SCHEDULE TO AGREEMENT OF SALE

- 1** Description of the land upon which the scheme is to be developed. Erf 733 and Erf 734 Parkwood Township, which erven shall be consolidated to Erf 994 Parkwood township, measuring 2054 square meters in extent.
- 2** Name of building/s to be erected on the land. "Saxon Square"
- 3** Description of the section to be developed by the seller and sold to the purchaser in terms of this agreement and hereinafter referred to as "the section". Section No as shown and more fully described in the plans annexed hereto marked annexures 2 to 4 read together with annexure 5.
- 4** Approximate measurement of the section. square metres as measured to the median line of the dividing walls of such section.
- 5** Description of Unit A unit comprising the section, together with an undivided share in the common property apportioned to the section in accordance with the participation quota.
- 6** Seller Details Saxon Square Developments Proprietary Limited
- Physical Address Irene Corporate Corner
37 Via Salara Crescent
IRENE
GAUTENG
0157
- 7.** Purchase price, (incl. VAT) R

which incorporates the following:

Item	Amount	√ (if applicable)
Base Price	R	
Additional Parking	R99.999.00	
Storage Facility	R20,000.00	
Oven Upgrade	R10,000.00	
TOTAL	R	

8. Securing Amount

Amount payable:

Unit Type	Amount	√ (if applicable)
Studio or 1 Bed	R15,000	
2 Bed	R30,000	

which amount shall be payable to the seller's conveyancers on signature by the purchaser of this agreement, to be used towards any outstanding occupational interest, cost contribution or consumption deposits, and which shall be invested in an interest bearing trust account as provided for in 4.1 of annexure 1.

9 Loan amount, to be secured by the registration of a mortgage bond over the unit

R

10 Balance of purchase price.

R.....

11 Date upon which an offer in principle of the loan in 9 must be obtained.

Within 21 days of signature of this agreement but subject to 14.3 of annexure 1.

12 Date when the balance of the purchase price in 10 and loan amount in 9 is to be secured.

The balance of the purchase price shall be paid by the purchaser to the seller's conveyancers, alternatively the purchaser shall issue a bank guarantee in a format reasonably acceptable to the seller's conveyancers, within 21 days of request in writing from the seller's conveyancers but provided the suspensive conditions in this agreement, if any, have been fulfilled;

The loan amount in 9 shall be secured within 30 days of submission of the sectional title plan to the Surveyor General for approval;

13. Date upon which the seller will give transfer of the unit to the purchaser.

On or as soon as practically possible after the opening of the sectional title register and against payment of the purchase price in 7.

14 Anticipated occupation date

It is anticipated that the purchaser will be given and will take occupation of the section on 30 November 2022, but subject to the provisions of 7 of annexure 1.

- 15** Purchaser's contribution to the seller's costs of managing, cleaning, maintaining and providing security services to the buildings, from the occupation date to date of transfer. R..... per month;
- 16** Purchaser's domicilium address i.e. address where purchaser will accept service of legal documents. As reflected on the schedule headed "purchaser's details" on the final page of this schedule.
- 17** Participation quota The land in 1 is currently zoned to permit the development of residential units and a hotel. The seller allocates 100% of the participation quotas to residential units. The participation quota of the section shall be as reflected on the approved sectional plan.
- 18** Name & address of seller's conveyancers. Strauss Scher Attorneys
P O Box 786473
Sandton 2146
(ref : Mr J H Scher/Nancy Chowthree)
Tel : 0027 11 883 9798
Fax : 0027 11 883 6661
e-mail : nancy@strausscher.co.za
- 19** Penalty interest. 2% above the prime overdraft rate of the seller's bankers from time to time.
- 20** Occupational Interest Purchase price multiplied by 7% and divided by 12, payable monthly in advance, pro rata from the occupation date to transfer, subject to 5 of annexure 1.
- 21** Agent Saxon Square Sales Representatives
- 22** Areas of exclusive use to be allocated to the section in the management rules in accordance with section 10(7) and 10(8) of the Sectional Title Schemes Management Act 8 of 2011 Parking bay number/s as reflected on annexure 6

PURCHASER'S DETAILS

(Purchaser's chosen domicilium in terms of 16 of this schedule)

Purchaser

Name :

Identity No.: / Registration No.: :

If natural person, are you married [YES/NO] :

If married, name and
Identity No.: of spouse :

How are you married :
(Antenuptial contract / in community
of property / married other than by
South African law)

Tax number :

Current residential address :

Current physical address :

Postal address :

E-mail address :

Telephone No. :

Cell No. :

Fax No. :

Signed at on 2021.

As Witness

1. _____ purchaser

2. _____ spouse (if the purchaser is married in community of property or married outside South Africa when the husband was not domiciled in South Africa at the time of marriage)

Signed at on 2021.

As Witness

1. _____ seller

2. _____