

# ANNEXURE A

## SCHEDULE OF PARTICULARS

### OFFER TO PURCHASE

#### 1. PURCHASER

- 1.1 Full Name: \_\_\_\_\_
- 1.2 ID Number: \_\_\_\_\_
- 1.3 Marital Status: \_\_\_\_\_
- 1.4 Residential Address: \_\_\_\_\_
- 1.5 Business Address: \_\_\_\_\_
- 1.6 Tel Number: \_\_\_\_\_
- 1.7 Tel Work: \_\_\_\_\_
- 1.8 Fax: \_\_\_\_\_

#### 2. PURCHASE PRICE

- 2.1 Total Purchase Price: R\_\_\_\_\_
- 2.2 The Initial Deposit: R\_\_\_\_\_
- 2.3 The Balance of the Deposit: R\_\_\_\_\_

#### 3. PAYMENT

- 3.1 Initial Deposit Date: \_\_\_\_\_
- 3.2 Balance of the Deposit Date: 10 days (Ten) after the Purchaser has been notified by the Seller of the Seller's Conveyancer that building work has commenced on the building in which the Property will form part.
- 3.3 Guarantee Amount: R\_\_\_\_\_ (the difference between the Purchase Price and the amounts referred to in 3.1 and 3.2).
- 3.4 Guarantee Date: Within 21 days from the request by the Conveyancer for the delivery of the guarantee, which request shall not be made before the drafting of the final documentation for registration has commenced.

#### 4. VALUE ADDED PACKAGE

- 4.1 The Purchaser is entitled to receive the value added package when purchasing a unit in the Sectional Title Scheme for a period of 5 years from date of initial transfer.
- 4.2 This package is included in the purchase price of the Sectional Title Scheme unit and at no extra charge to the Purchaser.
- 4.3 This package is a Discovery Health package which includes:

4.3.1 Discovery Coastal Saver;

4.3.2 Vitality; and

4.3.3 Stratum gap cover.

5. **THE UNIT**

5.1 Section Number as identified on the plan: \_\_\_\_\_

5.2 Floor area of section: \_\_\_\_\_

5.3 Participation quota of unit: \_\_\_\_\_

6. **LINKED EXCLUSIVE USE AREAS**

6.1 Parking Bay No: \_\_\_\_\_ as identified on the site plan.

6.2 Storage Room No: \_\_\_\_\_ as identified on the site plan.

7. **MORTGAGE BOND**

7.1 Amount of loan required: R\_\_\_\_\_

7.2 Date by which loan to be granted: Within 30 days from date of signature of this Agreement by both parties.

8. **LEVY**

8.1 Maintenance Levy (excluding VAT) approximately: R\_\_\_\_\_

8.2 Caring Levy (excluding VAT) of R3 500.00 for the first member and R2 000 for the spouse payable to the Body Corporate.

9. **OCCUPATION DATE:** is on the date the local authority issues an occupation certificate for all sectional title units.

10. **OCCUPATIONAL RENT**

10.1 0,4% of the Purchase Price of the Property per month, pro-rata for a part of a month (if applicable).

11. **DETAILS OF SELLER**

Name: Southern Wealth Management Company (Pty)Ltd

Business Address: Corner High and Gibb Street Plettenberg Bay

Telephone Number: 044 382 3006

Fax Number: 086 776 6162

Contact Person: Dries van Rooyen