

3-BEDROOM HOUSE

SS VICTORIA, BOARDWALK MEANDER A, PRETORIA EAST

ADDRESS:

6 Falkson Oval Street, SS Victoria, Boardwalk Meander A

CoCre8 Properties (Pty) Ltd (In liquidation) Masters reference number: T001027/2025



<u>Bids Open:</u>	Wednesday, 18 March 2026 at 08h00
<u>Bids Close:</u>	Thursday, 19 March 2026 from 11h00
<u>Viewing:</u>	Wednesday, 11 March 2026 (15h00 – 17h00)



BRANDON 078 194 5024

www.bidderschoice.co.za

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Terms and Conditions:

- R50 000.00 Refundable Deposit and FICA documents to Register.
- FICA documents to register.
- 10% Deposit payable on the fall of the hammer.
- 7.5% Buyers Commission plus VAT payable on the fall of the hammer.

BANKING DETAILS:

BIDDERS CHOICE (PTY) LTD

BANK: NEDBANK

ACCOUNT: 1030 1200 64

BRANCH CODE: 194 842

REF: *USE YOUR SURNAME/COMPANY NAME*

EMAIL PROOF OF PAYMENT TO: helen@bidderschoice.co.za

BIDDERS CHOICE OFFICE: 0861 44 42 42

1. DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness and/or completeness of the information, and none of the aforementioned will be held liable for any damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller or any other person.

The Purchaser acknowledges that he acquainted himself with whatever he is bidding on at the auction and on an as-is basis.

2. PROPERTY SUMMARY

Registered owner	Entity
Physical Address	6 Falkson Oval Street, SS Victoria Boardwalk Meander A
Legal Description	Section 41 Of Plan 918/2005, Known as SS Victoria, Situated at Erf 189 Boardwalk Meander, City of Tshwane Metropolitan Municipality, Gauteng Province
Property	
Title deed	ST36120/2022
Zoning	Residential
Local Authority	City of Tshwane Metropolitan Municipality, Gauteng Province
Extent	± 169m ²
Rates, Taxes	To be confirmed
Levies	± R2 069 p/m
Deposit to be paid	10% (Ten Percent) On the fall of the hammer
Buyers Commission	7,5% plus VAT on the fall of the hammer
COC	Purchaser
Occupation	On Registration of Transfer
VAT Registered	Yes
Registration fee	R 50 000

3. RULES OF AUCTION AND CONDITIONS OF SALE

RULES OF AUCTION

AND

CONDITIONS OF SALE

BIDS OPEN: WEDNESDAY, 18 MARCH 2026 AT 08H00

BIDS CLOSE: THURSDAY, 19 MARCH 2026 FROM 11H00

BIDDERS CHOICE (PTY) LIMITED

Reg: 2012/123036/07

Corner of Atterbury & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria

(The "AUCTIONEER")

Duly instructed by

THE APPOINTED LIQUIDATORS OF

COCRE8 PROPERTIES (PTY) LTD (IN LIQUIDATION)

MASTERS REFERENCE NUMBER: T001027/2025

(The "SELLERS")

The **SELLERS** hereby sells to the **PURCHASER** who purchases the following immovable **PROPERTY**:

DESCRIPTION: SECTION 41 OF PLAN 918/2005, KNOWN AS SS VICTORIA, SITUATED AT ERF 189
BOARDWALK MEANDER, CITY OF TSHWANE METROPOLITAN MUNICIPALITY,
GAUTENG PROVINCE
TITLE DEED NUMBER: ST36120/2022
STREET ADDRESS: 6 FALKSON OVAL STREET, BOARDWALK MEANDER A
EXTENT: ± 169M²
REGISTERED OWNER: COCRE8 PROPERTIES (PTY) LTD

Together with all existing lease agreements pertaining thereto and all improvements of a permanent nature thereon ("the **PROPERTY**") on the following terms and conditions:

1. AUCTION RULES AND PROCEDURE

1.1. The property will be sold subject to confirmation.

1.2. The seller and the auctioneer have a right to bid on the property, but shall not make a bid equal to or exceeding the reserve price.

- 1.3. The rules of auction comply with section 45 of the Consumer Protection Act, Act 68 of 2008 ("the Act") and with the Consumer Protection Act Regulations ("the Regulations") that have been published in terms thereof in Government Gazette No. 34180 on 1 April 2011 (Volume 550) and any amendments thereto from time to time.
- 1.4. Section 45 subsection (2) of the Act provides that: *"When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction."*
- 1.5. The auction will commence at the published time and will not be delayed to allow any specific person or more persons to take part in the auction.
- 1.6. Registration to bid at the auction:
 - 1.6.1. Anyone that intends to bid at the auction must register his or her identity on the bidder's record **prior to the commencement of the auction** and such registration must meet the requirements of FICA (Financial Intelligence Centre Act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.
 - 1.6.2. A person who attends the auction to **bid on behalf of another person (i.e. on behalf of a company)** must produce a letter of authority that expressly authorises him or her to bid on behalf of that person and that person and the person bidding on his or her behalf must meet the requirements set out in clause 1.6.1 above. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
- 1.7. The bidder's record and the vendor roll will be made available for inspection at the offices of the auctioneer during normal business hours without the charge of a fee. The bidders' record will also be available for inspection at the auction.
- 1.8. The auctioneer has a trust account. All money due to the seller in terms of the Rules of Auction will be paid into this trust account for the benefit of the seller, minus any commission payable to the auctioneer.
- 1.9. The auctioneer will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of property by the seller.
- 1.10. The total cost of advertising and conducting the auction of the property is **R23 950.00 (Excl. VAT)** which costs are broken down as follows:
 - 1.10.1. Advertising costs;
 - 1.10.2. Brochure and marketing material;
 - 1.10.3. Photography.
 - 1.10.4. Boards

- 1.11. The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.
- 1.12. The sale shall be by the rise and the property shall be sold to the highest bidder, subject to the Rules of Auction.
- 1.13. Every prospective bidder must read the Rules of Auction and must not bid unless he or she has done so.
- 1.14. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained herein, which the seller or the auctioneer may accept or reject in their absolute discretion.
- 1.15. In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.
- 1.16. Any error by the auctioneer shall be entitled to be corrected by him.
- 1.17. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the Rules of Auction, during which time the offer shall be open for acceptance by the seller or his AUCTIONEER and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
- 1.18. The highest bidder ("the purchaser") shall on the fall of the hammer be deemed to have offered to purchase to property for the amount of his or her bid on the terms and conditions contained herein and shall sign the Rules of Auction immediately after the fall of the hammer.

2. **PURCHASE PRICE**

And the purchase price shall be paid as follows:

- 2.1. A deposit of 10% (TEN PERCENT) of the purchase price to the **AUCTIONEER** by the **PURCHASER** immediately on signature of this agreement, which amount the **PURCHASER** hereby authorises the **AUCTIONEER** to pay over to the **SELLERS ATTORNEY**.
- 2.2. The balance of the Purchase Price shall be paid in cash and secured, to the satisfaction of the **SELLER's** Attorneys, by a written guarantee from a registered financial institution, payable free of exchange, against registration of transfer of the **PROPERTY** into the **PURCHASER's** name. The **PURCHASER** may elect to secure the balance of the Purchase Price by payment in cash to the **SELLER's** Attorneys, who shall hold same in trust, pending registration of transfer into the name of the **PURCHASER**. The aforesaid guarantee shall be presented and/or cash shall be payable by the **PURCHASER** to the **SELLER's** Attorneys within 30 (thirty) calendar days from date of acceptance hereof by the **SELLER**.

- 2.3. If guarantees are not provided as per 2.2 above, then the **PURCHASER** shall become liable for the payment of interest on the balance of the purchase price (being the total purchase price minus the amount of the deposit that has been paid in terms hereof) at the rate of 2% (two per centum) above the Prime Rate, per month, calculated from the due date of the guarantees to the actual date when the guarantees are being provided (both days inclusive). Any such interest shall be payable by the **PURCHASER** to the **SELLER** against registration of transfer, but this provision shall not detract in any manner whatsoever from the **SELLER's** rights to act in terms of the breach of contract provisions contained herein below.
- 2.4. Any payment made by the **PURCHASER** in terms of this Agreement shall be allocated first to the payment of **AUCTIONEER's** Commission when due then interest and thereafter to the payment of any other monies due in terms hereof.

3. ACCEPTANCE AND CONFIRMATION

- 3.1. By signing this Deed of Sale at the end thereof, the **PURCHASER** offers to purchase the **PROPERTY** on the terms and conditions contained herein and the **PURCHASER's** offer shall remain open for acceptance by **THE SELLER** or by the **AUCTIONEER** on behalf of the **SELLER**, until 16H00 on the **30th DAY OF MARCH 2026** ("7-business day confirmation period"). The **PURCHASER** and the **AUCTIONEER** acknowledge and agree that this provision is inserted and intended for the benefit of the **SELLER**.
- 3.2. The **PURCHASER's** offer shall be deemed to have been accepted only when the **SELLER** or the **AUCTIONEER**, whichever may be applicable, has signed this Deed of Sale on behalf of the **SELLER** in the space provided at the end thereof and the **SELLER** shall not be required to notify the **PURCHASER** of the acceptance of its offer prior to expiry of the confirmation period.
- 3.3. Should the **SELLER** reject the **PURCHASER's** offer, the **AUCTIONEER** will repay to the **PURCHASER** any deposit and commission paid to it in terms of this agreement.
- 3.4. The **SELLER** shall notify the **PURCHASER** in writing of either its acceptance or its rejection of the **PURCHASER's** offer immediately upon receipt of written request therefore from the **PURCHASER**, which request shall not be made before the last day of the Confirmation Period.
- 3.5. In the event of the sale requiring the consent of any statutory authority or any court of law, then this sale is subject to the granting of such consent.

4. VALUE-ADDED TAX

- 4.1 The Purchase Price is exclusive of VAT.
- 4.2 In the event of VAT being payable on the Purchase price as a result of the sale, such VAT shall be paid by the **PURCHASER** to the **SELLER's** Attorneys immediately on demand therefore.
- 4.3 In the event of the rate of which VAT is chargeable being amended after the date of signature hereof by the **PURCHASER** and in circumstances in which the amended rate will apply to this transaction, then the Purchase Price shall be adjusted accordingly, the intention being that the **SELLER** shall receive and retain the same amount after payment regardless of the rate at which VAT is payable.

5. **AUCTIONEER'S COMMISSION - PURCHASER**

- 5.1. The **PURCHASER** shall be liable for and pay, in addition to the amounts payable in terms hereof, **AUCTIONEER's commission of 7,5% (SEVEN COMMA FIVE PERCENT) Plus VAT of the Purchase Price, which commission shall be deemed to have been earned and is payable immediately upon signature of the sale agreement.**
- 5.2. The **PURCHASER** shall pay the full amount of **AUCTIONEER's** commission into the trust account of the **AUCTIONEER** immediately upon the signing of hereof by the **PURCHASER**, but this amount shall remain the property of the **PURCHASER** and shall be retained in trust by the **AUCTIONEER** pending acceptance by the **SELLER** of the **PURCHASER's** offer or until the **SELLER** either rejects the offer or until expiry of the confirmation period.

6. **OCCUPATIONAL INTEREST**

Should the **PURCHASER** take occupation of the Property prior to registration of transfer, the **PURCHASER** shall pay occupational interest to the **SELLER** calculated at 1% (one percent) of the balance of the Purchase Price per month in advance on the first day of every month, from date of occupation until date of transfer, both days inclusive, payable directly to the **SELLER's** Attorney (reduced *pro rata* for any period less than a month). If this agreement is cancelled for any reason then the **PURCHASER** undertakes to immediately restore vacant occupation of the property to the **SELLER**, it being recorded that no tenancy shall be deemed to have been created hereby.

7. **RATES AND TAXES AND LEVIES**

- 7.1 The **SELLER** shall be liable for all rates and taxes, levies and other Municipal charges levied on the **PROPERTY** for the period prior to occupation and the **PURCHASER** shall be liable for all rates and taxes, levies and other Municipal charges levied thereafter.
- 7.2 The **PURCHASER** shall refund to the **SELLER** a pro rata share of all rates and taxes, levies and services paid in advance by the **SELLER** for the period after registration of transfer, which refund shall be paid upon registration of transfer.

8. **SELLER RESIDENCY AND WITHHOLDING TAX**

It is recorded that **the SELLER, AUCTIONEER and PURCHASER** are aware of an obligation on the part of the **PURCHASER** to withhold part of the Purchase Price from the **SELLER**, if he is a non-resident of the Republic of South Africa and pay such withheld portion to the South African Revenue Services (hereinafter referred to as "SARS") in terms of Section 35A of the Income Tax Act, (hereinafter referred to as the "Act") and in that regard:

- 8.1 The **SELLER** warrants that he is / is not a **RESIDENT** of the Republic of South Africa; (delete whichever is not applicable);

- 8.2 The **SELLER** hereby indemnifies and holds harmless both the **AUCTIONEER** and the **SELLER'S** Attorneys attending to the transfer of the **PROPERTY** hereby sold, against any claim howsoever arising by virtue of them having acted in terms of the Act, on information supplied by the **SELLER**, or from any other source and the **SELLER** further waives any right of recourse he may have against the said **SELLER's** Attorneys and/or **AUCTIONEER**, in respect of any action or omission by them in terms of the Act, on information supplied to them by the **SELLER**, or any other source.

9. **TRANSFER AND COSTS OF TRANSFER**

- 9.1. Transfer shall not be passed to the **PURCHASER**, notwithstanding anything to the contrary herein contained, until such time as the total Purchase Price and all other amounts for which the **PURCHASER** may be liable in terms hereof have been paid and/or payment thereof has been secured as herein provided.
- 9.2. Transfer of the **PROPERTY** shall be passed, by the **SELLER's** Attorneys, as soon as reasonably possible after date of acceptance, providing the **PURCHASER** has complied with the provisions of the aforementioned sub-clause.
- 9.3. The **PURCHASER** hereby specifically authorises and agrees to the **SELLER's** Attorneys preparing and completing from information provided by the **PURCHASER** herein, a transfer duty form required by SARS for the clearance of the **PROPERTY** for transfer; and specifically authorises and agrees to the **SELLER's** Attorneys on behalf of the **PURCHASER** signing and submitting such form to SARS for which preparation, completion, signature and submission this Agreement shall be sufficient authority.
- 9.4. Transfer of the **PROPERTY** shall be effected by the **SELLER's** Attorneys and all expenses of and incidental to the preparation and registration of transfer, the conveyancing fees, transfer duty (if applicable), disbursements and VAT (if applicable), in respect of such transfer, shall be borne by the **PURCHASER** including all expenses and legal costs incidental to the preparation and registration of any mortgage bond to finance the Purchase Price herein, including any disbursement levied by the financial institution approving the finance.
- 9.5. In the event of the **PURCHASER** failing to comply within 7 (seven) days of being requested by the **SELLER's** Attorneys, to furnish them with signed documents or documentation of whatever nature necessary for effecting transfer, or in the event of the registration of transfer being delayed as a consequence of a default on part of the **PURCHASER** (and the widest possible interpretation shall be used in respect of the terms hereof), then *ipso facto* on the 8th (eighth) day after such request, the **PURCHASER** shall pay to the **SELLER** penalty interest, at the rate of 2% (two per centum) above prime, per month calculated on the balance of the purchase price from the said 8th (eighth) day until the date of transfer, (both days inclusive).
- 9.6. The **PURCHASER** acknowledges and accordingly undertakes to comply with all the FICA requirements as set out in **Annexure "1"** annexed hereto within 7 (seven) days from date of acceptance of this Agreement by the **SELLER** and to supply the **SELLER's** Attorneys all information and documentation required by the **SELLER's** Attorneys to enable the **SELLER's** Attorneys to fulfil their obligations in terms of FICA.

- 9.7. This agreement and the sale contemplated herein shall not be subject to the **PURCHASER** obtaining finance to fund the transaction. The **PURCHASER** warrants that he has the financial ability to proceed with this transaction whether or not a bond is going to be applied for or granted.

10. OCCUPATION AND RISK

- 10.1. Possession and Occupation of the **PROPERTY** shall be given by the **SELLER** and taken by the **PURCHASER** on registration of transfer and from this date all risks and benefits of ownership in respect of the **PROPERTY** shall pass to the **PURCHASER**.
- 10.2. Should the **PURCHASER** and the **SELLER** agree (in writing) to an earlier occupation date and therefore prior to transfer of the property into the name of the **PURCHASER**, the **PURCHASER** shall at its own expense insure the **PROPERTY** and improvements thereon for the full replacement value thereof from date of occupation, against risk of loss or damage by any cause with an insurer acceptable to the **SELLER**. The **SELLER's** interest in the **PROPERTY** shall be endorsed against such policy for such period.
- 10.3. Upon the **PURCHASER** taking occupation of the **PROPERTY** and pending transfer, the following further provisions shall apply –
- 10.3.1. the **PURCHASER** shall not sell, let or in any other manner dispose of or part with (whether temporarily or otherwise) the **PROPERTY** or his rights of occupation thereof, except with the written consent of the **SELLER**, which consent shall not be unreasonably withheld;
- 10.3.2. The **PURCHASER** shall be responsible for and pay all costs of electricity and water consumed in the **PROPERTY**.

11. EXISTING TENANCIES

- 11.1. The **SELLER** does not warrant that the **PROPERTY** is currently vacant and gives no undertakings in this regard. It is specifically agreed that it shall be the **PURCHASER's** responsibility, for the **PURCHASER's** own account, to ensure vacant occupation of the **PROPERTY**.
- 11.2 The **PURCHASER** shall be bound by the terms and conditions of all existing leases in respect of the **PROPERTY**, of which he acknowledges he is fully apprised alternatively which he has elected to accept and abide by.

12. REPAIRS AND IMPROVEMENTS

- 12.1. Prior to registration of transfer, the **PURCHASER** shall not be entitled to effect any alterations to the **PROPERTY** without the prior written consent of the **SELLER**.
- 12.2. The **SELLER** shall not be obliged to compensate the **PURCHASER** for any authorised alteration effected in the event of the sale being cancelled.

- 12.3. The **PURCHASER** shall be liable for any damages suffered by the **SELLER** as a result of any alterations effected by the **PURCHASER**, not authorised by the **SELLER**.

13. **VOETSTOOTS, EXTENT AND REPRESENTATIONS**

- 13.1. The **PROPERTY** is sold “*voetstoots*” and subject to the terms and conditions and servitudes mentioned or referred to in the current and/or prior Title Deeds and to the conditions of establishment of the Township in which it is situated and to the zoning applied to it under any Town Planning Scheme. The **SELLER** shall not profit by any excess nor shall it be answerable for any deficiency in the extent thereof. Neither the **SELLER** nor the **AUCTIONEER** shall be responsible for pointing out to the **PURCHASER** any surveyor’s pegs or beacons in respect of the **PROPERTY** **unless requested do so by the PURCHASER or unless the SELLER and/or AUCTIONEER had knowledge of any material deficiencies in the extent.**
- 13.2. The **PURCHASER** acknowledges that he has not been induced into entering into this Agreement by any express or implied information, statement, advertisement or representation made or given any warranties in respect of the **PROPERTY** or anything relating thereto, by the **AUCTIONEER** or any other person, or by or on behalf of the **SELLER** and that is not contained in this Agreement.
- 13.3. The **PURCHASER** acknowledges that he has fully acquainted himself with the **PROPERTY** that he has purchased alternatively that he/she has elected to purchase the **PROPERTY** without fully acquainting him/herself therewith.

14. **BREACH**

- 14.1. If one of the Parties commits a breach of this Agreement or fails to comply with any of the provisions hereof, then the Aggrieved Party shall be entitled to give the Defaulting Party 7 (seven) days notice in writing to remedy such breach or failure (unless such breach or failure occurs after the transfer documents have been lodged in the Deeds Office for registration, in which case the 7 (seven) day period may, at the election of the Aggrieved Party be reduced to 48 (forty eight) hours). If the defaulting party fails to comply with such notice then the innocent party shall forthwith be entitled, but not obliged, without prejudice to any other rights or remedies which it may have in law, including the right to claim damages:

- 14.1.1. to cancel this Agreement and upon cancellation: -

- 14.1.1.1. if the defaulting party is the **PURCHASER** the **SELLER** shall be entitled to retain all amounts paid by the **PURCHASER**, excluding **AUCTIONEER**’s commission, as *rouwkoop* or as a genuine pre-estimate of damage suffered by the **SELLER**, and furthermore the **PURCHASER** shall not be entitled to compensation from the **SELLER** for any improvements of whatsoever nature it may have caused on the **PROPERTY**, whether with or without the **SELLER**’s consent; and
- 14.1.1.2. if the defaulting party is the **SELLER** the **PURCHASER** shall be entitled to a full refund of all money paid in terms hereof to the **SELLER** and to the **AUCTIONEER** and to claim any other damages from the **SELLER** that it may have suffered as a result of the **SELLER**’s default;

(OR)

14.1.2. To claim immediate performance and/or payment of all the defaulting party's obligations in terms hereof.

14.2. Upon cancellation of this Agreement for whatever reason, the **PURCHASER** hereby undertakes to forthwith vacate the **PROPERTY** and to procure that the **PROPERTY** shall be vacated by any persons who occupy the **PROPERTY** through the **PURCHASER's** title or by his permission. Occupation shall be re-delivered in the same good condition as at the date of occupation.

14.3. Occupation of the **PROPERTY** by the **PURCHASER** or persons on the authority of the **PURCHASER** shall not create a tenancy either in terms of any statutory provision or at common law.

15. LEGAL COSTS

The Defaulting Party shall be liable for all legal costs incurred by the Aggrieved Party, the **AUCTIONEER** and his **AUCTIONEER** / Attorneys in enforcing the terms of this agreement, on an Attorney and own client scale, including collection commission.

16. ADDRESS / DOMICILIUM

16.1. The **PURCHASER** and the **SELLER** hereby choose their respective addresses / *domicilium citandi et executandi* for all purposes in respect of this Deed of Sale, including all notices and Court process to be delivered in terms hereof, the address recorded below his signature hereunder. Any notice sent by pre-paid registered post shall be deemed to have been received on the fifth day after posting; any notice delivered by hand shall be deemed to have been received on the day of delivery; any notice sent by telefax or electronically transmitted by email, shall be deemed to have been received on the first business day after date of despatch thereof.

16.2. Notwithstanding anything to the contrary herein contained, any written notice or communication actually received by a Party to this Agreement shall be deemed to be adequate written notice or communication to him notwithstanding that it was not sent or delivered at the chosen address / *domicilium citandi et executandi* or transmitted to such Party's telefax number and/or email address as stipulated herein.

16.3. The terms of "writing" shall include communications by email or facsimile.

16.4. The parties undertake on request to provide the Conveyancing attorney with documentation necessary to comply with FICA (Financial Intelligence Centre Act).

17. **JOINT AND SEVERAL LIABILITY**

If this agreement is concluded with more than one **PURCHASER**, the liability of all such **PURCHASERS** to the **SELLER** and to the **AUCTIONEER** shall be joint and several *in solidum*.

18. **SECTION 112 AND 115 OF THE COMPANIES ACT**

18.1. It is recorded that the **SELLER** and the **PURCHASER** are aware of the provisions of Sections 112 and 115 of the Companies Act 71 of 2008 (as amended) ("Section 112"), namely that if the **SELLER** is a company and if the **PROPERTY** constitutes either all or the greater part of the assets or the undertaking of the **SELLER**, then the directors of the **SELLER** shall not have the power, save by a special resolution of the shareholders of the **SELLER**, to dispose of the **PROPERTY**.

18.2. Accordingly, the **SELLER** warrants that the provisions of Section 112 are / are not (delete as appropriate) applicable to the sale of the **PROPERTY**.

18.3. If Section 112 is applicable to the sale of the **PROPERTY** and if the directors of the **SELLER** have not already been granted the necessary authority in terms of Section 112 to dispose of the **PROPERTY**, then within 45 (forty five) days of the acceptance date the **SELLER** shall procure that its shareholders pass a special resolution ratifying the sale of the **PROPERTY**.

19. **INSOLVENCY ACT NO. 24 OF 1936**

The Parties agree that notice of the sale of the property, pursuant to this Agreement, will not be published by the **SELLER** and the **SELLER** indemnifies the **PURCHASER** against any claims which may be made arising from the said sale not being advertised. The **SELLER** warrants the **PURCHASER** that if any proceedings of any kind referred to in SECTION 34 of the Insolvency Act No. 24 of 1936, are instituted prior to the date of transfer, it will immediately pay all amounts due by the entity that has instituted such proceedings. The **SELLER** furthermore indemnifies and holds the **PURCHASER** harmless against any losses or damages that the **PURCHASER** may suffer by reason of such proceedings being instituted.

20. **NOMINEE**

The **PURCHASER** shall be entitled, by notice in writing to the **SELLER**, to nominate a nominee in his place as **PURCHASER**, upon the following terms and conditions:

20.1. the aforesaid notice shall be handed to the **SELLER** by not later than 24h00 on the same day as the acceptance date by the **SELLER**;

20.2. the notice shall set out the name and address of the nominee so nominated as **PURCHASER**;

20.3. the notice shall be accompanied by the nominee's written acknowledgement:

20.3.1. that it is fully aware of all the terms and conditions of this Deed of Sale as if fully set out in such written acknowledgement; and

20.3.2. that it is bound by the provisions of this Deed of Sale as the **PURCHASER**;

20.4. should the **PURCHASER** nominate a nominee in terms of this clause, then:

20.4.1. all reference to the **PURCHASER** in this agreement shall be deemed to be a reference to its nominee; and

20.4.2. the **PURCHASER** by his signature hereto, hereby interposes and binds himself as surety and co-principal debtor *in solidum*, for and on behalf of all the obligations of the aforesaid nominee as **PURCHASER**, to and in favour of the **SELLER**, for all the **PURCHASER'S** obligations under this agreement, including damages, and renounces the benefits of division and *excussion*.

21. COMPANY TO BE FORMED

21.1. In the event of the **PURCHASER** signing this agreement in his capacity as AGENT for a company to be formed and the **PURCHASER** fails within 20 (twenty) days from date of acceptance and confirmation of this agreement to register such company having as one of its objects the ratification and adoption of this agreement, or such company fails to adopt or ratify this agreement within 15 (fifteen) days after date of its incorporation, then in such an event the **PURCHASER** shall be deemed as from the date thereof to have entered into this agreement in his personal capacity and to have acquired all the rights and obligations of the **PURCHASER** under this agreement.

21.2. In the event of such company being registered and duly adopting or ratifying this agreement, or the nomination effected, then the **PURCHASER** by his signature hereunder, shall be deemed to bind himself to the **SELLER** as surety and co-principal debtor *in solidum* with such company for the due performance by it as **PURCHASER** of the terms, conditions and obligations arising out of this agreement.

22. COMPANIES, CLOSE CORPORATIONS, ASSOCIATIONS OR TRUSTS

22.1. Should the **PURCHASER** be a company, close corporation, association or trust, the person signing this agreement on behalf of such **PURCHASER**, by his signature hereto interposes and binds himself as surety for and co-principal debtor with the **PURCHASER** for the due and proper discharge of all its obligations arising from this agreement.

22.2. If any individual person to be representing another person including a company, close corporation, association or trust, and signs this Deed of Sale on that basis, that individual shall by signing this agreement on behalf of such other person be held personally liable for the due and proper discharge of all the **PURCHASER'S** obligations in terms of this Deed of Sale and that individual shall be deemed to be the **PURCHASER** where such other person does not exist at the time of signing this Deed of Sale by that individual. This provision does not apply to instances contemplated in clause 19.

23. ELECTRICAL INSTALLATION CERTIFICATE OF COMPLIANCE

- 23.1 The **PURCHASER** hereby undertakes to furnish the **SELLER's** Attorneys, prior to transfer by the **SELLER**, with a Certificate of Compliance in respect of the **PROPERTY** and any electric fence (if applicable), in terms of the Electrical Installation Regulations of 2009 under the Occupational Health and Safety Act (Act No. 85 of 1993, as amended), issued by an electrical contractor who is registered in terms of the Regulations. All costs incurred in obtaining such a certificate, including costs of any repairs or replacements required in order for the certificate to be issued, shall be borne by the **PURCHASER**.

24. DISPUTE RESOLUTION: MEDIATION THEN ARBITRATION

- 24.1. Should any dispute, disagreement or claim arise between the parties, which includes the **AUCTIONEER**, ("**the dispute**") concerning this agreement then the parties shall, notwithstanding anything to the contrary contained herein, have the right, but not be obliged, to:
- 24.1.1. submit the dispute to mediation to be administered by the Arbitration Foundation of Southern Africa ("**AFSA**"), upon such terms as agreed between the parties and the secretariat of AFSA; and
- 24.1.2. Failing agreement as aforesaid within 7 (seven) days of the dispute being submitted to mediation, the parties shall refer the dispute to arbitration as provided below.
- 24.2. Failing agreement as referred to above, the dispute shall be submitted to arbitration for final resolution in accordance with the rules of the AFSA by an Arbitrator or Arbitrators appointed by the AFSA.
- 24.3. Unless otherwise agreed in writing by all the parties, any such mediation or arbitration shall be held in Pretoria, South Africa.
- 24.4. The decision of the arbitrator shall be final and binding on the parties to the dispute and may be made an order of the court at the instance of any of the parties to the dispute. The parties hereby exclude all rights of appeal, which might otherwise be conferred upon them by law.
- 24.5. The parties agree to keep the arbitration (including the subject matter of the arbitration and the evidence heard during the arbitration) confidential and not to disclose it to anyone except for purposes of obtaining an order of court as contemplated herein.
- 24.6. The provisions herein constitute an irrevocable consent by each party to any proceedings in terms hereof and no party shall be entitled to withdraw therefrom or claim at any such proceedings that it is not bound by such provisions if invoked by the other. Such provisions are further severable from the rest of this Agreement and shall remain in effect despite the termination of or invalidity for any reason of this Agreement.

25. MAGISTRATES' COURT JURISDICTION

The Parties hereto consent to the jurisdiction of the Magistrates' Court in terms of Section 45 read with Section 28 of the Magistrates' Court Act of 1944 as amended. Notwithstanding the aforementioned, this shall not preclude either Party from approaching the High Court of South Africa for any relief sought. This Agreement shall further be governed in terms of the law of the Republic of South Africa.

26. GENERAL CLAUSES

- 26.1. This Deed of Sale constitute the whole agreement between the Parties as to the subject matter hereof and no agreement, representation or warranty between the Parties other than those set out herein are binding on the Parties.
- 26.2. No extension of time, waiver, indulgence or suspension of any of the provisions of this agreement, which any Party hereto may have given, shall be binding unless recorded in a written document signed by all Parties.
- 26.3. No variation or alteration or cancellation of this Deed of Sale or any of the terms hereof, shall be of any force or effect, unless in writing and signed by the Parties hereto.
- 26.4. Words importing the singular shall include the plural and vice versa, and words importing the masculine gender shall include the feminine and words importing persons shall include partnerships and bodies corporate, and *vice versa*.
- 26.5. The Parties signing this document confirm that they have read and understood all of the terms and conditions contained herein and agree that they are bound hereto.
- 26.6. The **SELLER** and the **PURCHASER** warrant that they are duly authorised to sign this Deed of Sale.
- 26.7. In the event that the property sold in terms hereof forms part of a sectional scheme or Homeowners Association, then the **PURCHASER** acknowledges that the owner and the property are subject to the rules and regulations of the Body Corporate or Homeowners Association, which have been promulgated. The **PURCHASER** warrants he has read and familiarised himself with the applicable rules and regulations and undertakes to sign all documents and do all things necessary in order for him to become and remain a member of the Body Corporate or the Homeowners Association for as long as he is the owner of the section purchased in terms of this agreement. Where relevant it is recorded that the developer has secured and reserved for himself a real right of extension in respect of the property and that the **PURCHASER** purchases this property accepting the developer's real right of extension.

27. CONDITION OF THE PROPERTY

The **SELLER** discloses to the **PURCHASER** that the property is not new, forms part of a Liquidation and is sold on an "as is" condition. The **PURCHASER** acknowledges the aforesaid condition of the property and accepts the PROPERTY in that condition. Accordingly, the **PURCHASER** shall have no claim against the **SELLER** in respect of the condition of the property, which conditions may include, without limitation that the property is not suitable for the purpose for which it is generally intended or that the property is not of good quality, in good working order and / or free of any defects.

CONSUMER PROTECTION ACT

In the event that this agreement is subject to the provisions of the Consumer Protection Act 68 of 2008, then in such event the **SELLER** and the **PURCHASER** hereby incorporate by agreement those provisions of the Act that are applicable to this transaction.

In particular and notwithstanding anything to the contrary hereinbefore contained:

The notice for any breach by the **PURCHASER** shall be 20 working days.

The cooling off provisions contained in section 16 of the Act shall apply only if this transaction arose as a result of direct marketing.

THE PROPERTY WAS PUT UP FOR SALE BY PUBLIC AUCTION ON THE 18TH – 19TH DAY OF MARCH 2026

And sold by the rise for the amount of R _____

(words) _____

(PLUS VALUE ADDED TAX IF APPLICABLE)

COMPANY/ CLOSE CORPORATION/ TRUST/ OTHER _____

(hereinafter referred to as the "**PURCHASER**")

ENTITY REGISTRATION NO.: _____

ENTITY ADDRESS: _____

TELEPHONE DETAILS: (landline) _____

(Fax) _____

(Email) _____

(Cell) _____

TO:

MR/MRS/MS _____

(hereinafter referred to as the "PURCHASER")

IDENTITY NO.: _____

ADDRESS: _____

TELEPHONE DETAILS: (home) _____

(Work) _____

(Fax) _____

(Email) _____

(Cell) _____

MARITAL STATUS _____ (In/Out of Community of PROPERTY)

SPOUSE'S NAME _____

SPOUSE'S ID NO _____

I, THE PURCHASER, HEREBY CONFIRM THAT THE FULL EXTENT OF MY OBLIGATIONS AND RIGHTS HEREIN HAVE BEEN EXPLAINED TO ME AND THAT I HAVE BEEN GIVEN AN OPPORTUNITY TO MAKE THE NECESSARY ENQUIRIES IN RESPECT OF THE PROPERTY AND ALL MATERIAL ASPECTS RELATED TO THIS PROPERTY AND SALE AND THAT I UNDERSTAND THE EFFECT OF THIS AGREEMENT.

SIGNED BY THE PURCHASER AT _____ ON THE ____ DAY OF _____

AS WITNESS:

1. _____

PURCHASER (and where applicable, the signatory
binding himself as surety and co-principal debtor *in
solidum*)

AS WITNESS:

1. _____

BIDDERS' CHOICE (PTY) LTD duly authorised
(Bidders' Choice hereby accepts all the rights
conferred upon it in terms of this Agreement)

Bidders Choice hereby warrants the validity of
its Fidelity Fund Certificate as at the date of
signature of this Agreement.

ACCEPTANCE AND CONFIRMATION

SIGNED BY THE SELLER AT _____ ON THE ____ DAY OF _____

AS WITNESS:

1. _____

SELLER (and where applicable the

SELLER is duly authorised)

SELLER'S ADDRESS:

DEED OF SURETYSHIP

I / We the undersigned, _____

ID NUMBER: _____

do hereby interpose and bind myself / ourselves as surety and co-principal debtor/s in solidum for and on behalf of the **PURCHASER** to and in favour of the **SELLER** and the **AUCTIONEER** for all the obligations of the **PURCHASER** under this agreement and in particular for all amounts of money that may be due, including damages, from whatsoever cause arising under renunciation of the benefits of division and excussion. I/We do accept *domicilium et executandi* at the address hereinafter set out.

THUS DONE AND SIGNED at _____ this _____ day of _____

AS WITNESSES:

1. _____

SURETY

2. _____

SELLER

BIDDERS' CHOICE (PTY) LTD duly authorised

SURETY ADDRESS: _____

Tel No: _____

INFORMATION FOR CONVEYANCER AND ADMINISTRATION

PURCHASER SPOUSE / CO-PURCHASER

SURNAME _____

FIRST NAMES _____

MARITAL STATUS _____

(State whether Unmarried, Married in Community of PROPERTY, Married by Antenuptial Contract, Married in a country other than South Africa)

DATE OF MARRIAGE _____

COUNTRY OF MARRIAGE _____

IDENTITY NUMBER _____

TELEPHONE NUMBER (H) _____

(W) _____

(FAX) _____

(CELL) _____

EMAIL ADDRESS _____

POSTAL ADDRESS _____

FUTURE ADDRESS _____

INCOME TAX NUMBERS _____

ANNEXURE 1
BIDDERS CHOICE (PTY) LTD
FINANCIAL INTELLIGENCE CENTRE ACT (FICA), 2001

PURCHASER PROFILE

FICA REQUIREMENTS: Natural Persons

1. South African identity document / Foreigner passport;
2. Utility bill addressed to your residential address less than 3 months (accounts for mobile phones are not acceptable);
3. South African Income Tax reference number.
4. Confirmation marital status, i.e. ANC or COP

If Married

5. Marriage certificate –
Community of property – Copy of spouses ID
Ante nuptial Contract – Copy of contract
6. Page 1 (and page 2 if necessary) reflecting the registered number and names of both parties, if your marriage is governed by the Laws of another country/state
8. Name of the country/state governing your marriage, i.e. the country where the Buyer was living at the time of the marriage with the intention of staying there permanently.

FICA REQUIREMENTS: Entities

- Person acting on behalf of the Entity must comply with paragraphs 1 to 4 above.
 - All directors / members / trustees must also comply with paragraphs 1 to 4 above
- with the following attached:

Companies:

1. CM1.
2. CM22.

Close Corporations:

1. CK1;
2. and, if applicable, CK2.

Trusts:

1. Letters of Authority / Master's Certificate;
2. Trust Deed and all amendments thereto.
3. Resolution to approve the purchase (and loan application, if applicable) taken before the Agreement of Sale was signed. (The only exception is where it is a cash transaction and all the Trustees have signed the Agreement of Sale.)

- Detailed FICA requirements for Entities or other, if applicable, will be supplied to such Purchasers, in due course.

4. PROPERTY DESCRIPTION

Erf extent: ± 169m²

Main Dwelling:

- Bedroom 1
- Bedroom 2 (with air conditioning)
- Bedroom 3 (en suite) with a walk-in wardrobe and air-conditioning
- Separate bathroom
- Kitchen
- Scullery
- Open-plan dining room
- Lounge with air conditioning
- Sunroom with a built-in braai
- Double garage

Other Improvements:

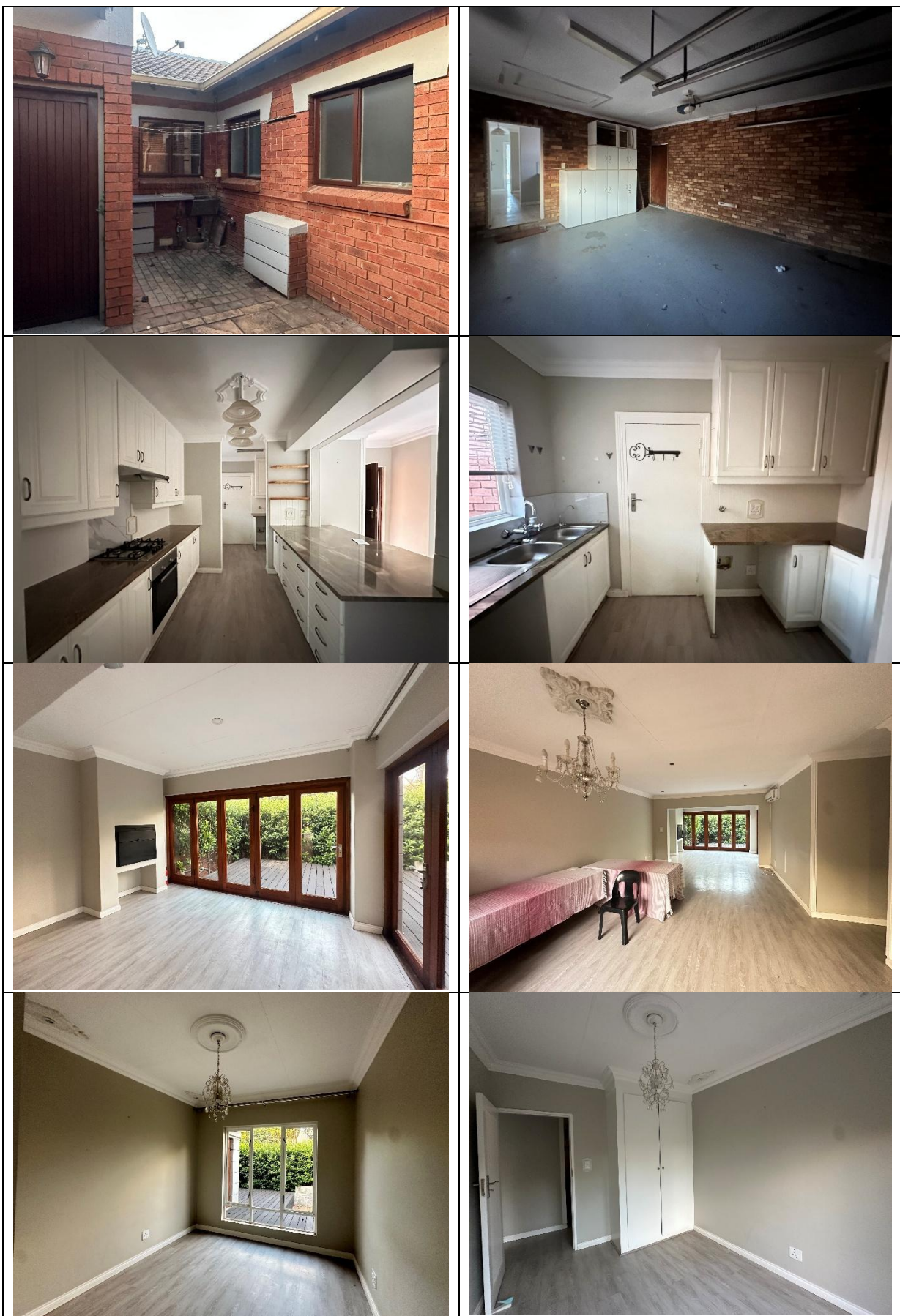
A deck area located off the sunroom, overlooking a boma and well-manicured garden.



5. PROPERTY IMAGES



DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, not the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller or any other person.



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6. AERIAL IMAGES



DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, not the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller or any other person.

7. COPY OF TITLE DEED

WESSELS & VAN ZYL
1074
Tel 012 342 0006

UITVOERING - EXECUTION

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:
(a) Datum van indiening/Date of lodgement: 2022-05-04
PRETORIA DEEDS

(b) MUST BE REQUESTED BY: 2022-05-17
P. 1074-1-0053-10-3V

Hof : 30.06.2022
CC : 06.06.2022

Ondersoekers/Examiners	Kamers/Rooms	Skakeling/Linking	Viewers/Reclut	Passer/Pass
1 TERRANCE MATHE				
2 LOUISA LAIRD	913	1	1	
3				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:
Aard van Akte by: Transport, Verband, ens.
Natuur of Deed e.g.: Transfer, Bond, etc.

ST 000036120 / 2022

Www.Nr/Ref. No. JFo 68619

Skakeling/Linking 1-1

Kode/Code	Name van Party/Names of Parties	Firma Nr./Firm No.	Nr. in skakeling/No. in linking	Titulasie ens./bina/Title etc./bin
1 ST	Recher 00188 pup	1074-1	ST 19801201	
2				
3				
4				
5				
6				
7				
8				
9				
10				

DEKTYDIGES / SIMULS

Registrasie versoek deur: 2022-05-11
By: RA-MOHA...-STAC-40

Barcode: 010016019472

Kort beskrywing van eiendom (slegs para. 1 in Akte) / Brief description of property (only para. 1 in Deed)

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:
(a) Gelyktydiges met ander registrasie kantore/deelittels : Simuls with other registries/Sectional title:
Kode/Code Firma/Firm Eiland/Property Kantoor/Office
1
2
3
4

(b) Klient atskrifte van akte permanent in Aktekanthoor gelassies:
Client copies of deed filed permanently in Deeds Office:
Aard en nommer van akte Nature and number of deed Kode Code TR JNR SNR
Paraw van ondersoekers Initials of examiners

(c) Noots/Notes

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

Interdite nagaan deur Interdicts checked by	Gemerkings/Remarks	Privaal/Privately
(1) Dors goetpakeur/ (ingeduldsmat) Township approved (proclaimed)		
(2) Beglynging/Deed		
(3) Beglynging		
(4) Voorsendes		
(5) Akte		
(6) Akte		
(7) Titel akte		
(8) Titel akte		
(9) Datum nagaan deur checked		

Kantoor instruksies / Office instructions:
Seksie / Section:

Wessels & van Zyl
Attorneys Inc.
Prokureur/Attorney

1074

TEL: 0860 061 061

DEED OF TRANSFER

in favour of

COCRE8 PROPERTIES PROPRIETARY LIMITED

over

SECTION 41 VICTORIA

WESSELS & VAN ZYL ATTORNEYS INC.
1ST FLOOR
474 LYNNWOOD ROAD
PRETORIA
Tel: 0860 061 061

Lexis® Convey 18.1.9.7

1074

Wessels & van Zyl Attorneys Inc.
1st Floor
474 Lynwood Road
Pretoria

SEELREG
STAMP DUTY R.....
FOOI
FEES R. 1.500,00

Prepared by me



CONVEYANCER
CATHARINA FREDRIKA PIETERSE
(16756)

DEED OF TRANSFER

ST 000036120 / 2022

BE IT HEREBY MADE KNOWN THAT:

ANNETTE JOHANNA LOUW (6332)

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said
Appearer being duly authorised thereto by a Power of Attorney signed
at PRETORIA on 7 APRIL 2022 and granted to him/her by:

1. JOHANNES LOUIS FISCHER
Identity Number
Married out of community of property
2. JOHANNA CATHARINA FISCHER
Identity Number
Married out of community of property

Lexis® Convey 18.1.9.7

And the Appearer declared that his/her said Principal had on 17 March 2022 truly and legally sold the undermentioned property to the undermentioned Transferee/s and that he/she, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

COCRE8 PROPERTIES PROPRIETARY LIMITED
Registration Number: 2017/146517/07

A Unit consisting of

- (a) Section No. 41 as shown and more fully described on Sectional Plan No SS 918/2005 in the scheme known as VICTORIA in respect of the land and building or buildings situated at BOARDWALK MEANDER TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 169 (One Hundred and Sixty Nine) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST 79801/2021

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.
- (III) THIS property is subject to the following conditions imposed by the developer in favour of BOARDWALK MEANDER HOME OWNERS ASSOCIATION (An Association without gain incorporated in accordance with Section 21);
 - (a) The transferee, their successors in title or assigns, are compelled to be a member of the abovementioned Home Owners Association from date of registration of the property into their name.
 - (b) The transferee, his heirs, executors and successors in title shall not be entitled to transfer the property in any manner, without obtaining the prior written permission from the said Home Owners Association and then only, subject to the condition that the purchaser will become a member of the said Home Owners Association on the date of registration of the property in his/her name.

WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the Unit aforesaid is renounced and in consequence it is also acknowledged that the Transferor/s are entirely dispossessed of and disentitled to the same and that by virtue of these presents, the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

In my presence

REGISTRAR OF DEEDS

12 MAY 2022

q.q.

1074

Wessels & van Zyl Attorneys Inc.
1st Floor
474 Lynwood Road
Pretoria

•Prepared by me


CONVEYANCER
CATHARINA FREDRIKA PIETERSE
(16756)

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

1. JOHANNES LOUIS FISCHER
Identity Number
Married out of community of property
2. JOHANNA CATHARINA FISCHER
Identity Number
Married out of community of property

do hereby nominate, constitute and appoint ANNETTE JOHANNA LOUW (6332) and/or CATHARINA FREDRIKA PIETERSE (16756) and/or JOHAN LUTTIG VAN ZYL (14583)

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the REGISTRAR OF DEEDS at PRETORIA and there to declare that we did on 17 March 2022 sell to:-

COCRE8 PROPERTIES PROPRIETARY LIMITED
Registration Number: 2017/146517/07

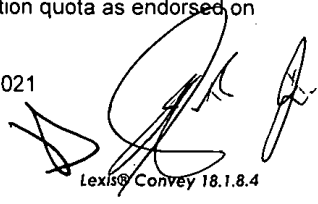
for the sum of
namely-

the below mentioned property,

A Unit consisting of

- (a) Section No. 41 as shown and more fully described on Sectional Plan No SS 918/2005 in the scheme known as VICTORIA in respect of the land and building or buildings situated at BOARDWALK MEANDER TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 169 (One Hundred and Sixty Nine) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

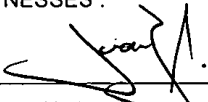
HELD BY Deed of Transfer Number ST 79801/2021

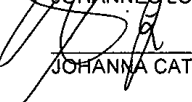

LexisConvey 18.1.8.4

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at PRETORIA on 7 APRIL 2022
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 
JOHAN LUTTIG VAN ZYL
Kommissaris van Ede / Commissioner of Oath
Praktiserende Prokureur / Practising Attorney, RSA
2. 1st Floor, 474 Lynwood Road
Lynnwood, Pretoria


JOHANNES LOUIS FISCHER

JOHANNA CATHARINA FISCHER



WESSELS & VAN ZYL

1074

0860 061 061

Transfer Duty

TDREP

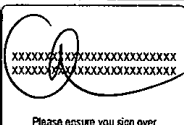
Declaration

Reference Details

Transfer Duty Reference Number: TDE04C3969

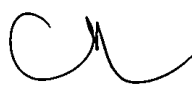
Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name ID Number Passport Country Company / CC / Trust Reg No. Marital Notes if applicable	FISCHER 6807045109008 ZA Company / CC / Trust Reg No. Marital Notes if applicable South Africa
Full Name Date of Birth (CCYYMMDD) Passport Number Marital Status Spouse Initials	JOHANNES LOUIS 1968-07-04 Passport Number M.O.C OF PROPERTY Spouse Initials
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name ID Number Passport Country Company / CC / Trust Reg No. Marital Notes if applicable	FISCHER 6909050245089 ZA Company / CC / Trust Reg No. Marital Notes if applicable SOUTH AFRICA
Full Name Date of Birth (CCYYMMDD) Passport Number Marital Status Spouse Initials	JOHANNA CATHARINA 1969-09-05 Passport Number M.O.C OF PROPERTY Spouse Initials
Details of Purchaser / Transferee	
Full Name Company / CC / Trust Reg No.	COCRE8 PROPERTIES PROPRIETARY LIMITED 201714651707
Surname / Registered Name Marital Notes if applicable	COCRE8 PROPERTIES PROPRIETARY LIMITED Marital Notes if applicable
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD) Total Fair Value	2022-03-17 R 3000000.00
Total Consideration	R 3000000.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person	R 3000000.00
Property Description	
1 Section No. 41 as shown and more fully described on Sectional Plan No SS 918/2005 in the scheme known as VICTORIA in respect of the land and building or buildings situated at BOARDWALK MEANDER TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 169 (One Hundred and Sixty Nine) square metres in extent	

Receipt	
Receipt Details	
Transfer Duty Reference Number Receipt Amount	TDE04C3969 R 146000.00
Receipt No.	1200941027

Declaration by Conveyancer/Attorney	
I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.	 Please ensure you sign over the 2 lines of "X"s above
Date (CCYYMMDD): 20220503	For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

CONVEYANCER
CATHARINA FREDRIKA PIETERSE

I certify the 1st seller, Johannes Louis Fischer's identity number is 6807045109081. The TDR covers the transaction.


Conveyancer

CATHARINA FREDRIKA PIETERSE



Certificate Number: 0000513566

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, (Act No. 32 of 2000), it is hereby certified that all amounts that become due to the City of Tshwane Metropolitan Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other Municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid:

DESCRIPTION OF PROPERTY:

Municipal Reference Number: 005017581438
Erven: 00189
Portion: 000
Extension: 000
Zoning: 2-Group Housing / Groepsbehuising
Registration Division / Administrative District: CTMM
Suburb: BOARDWALK MEANDER
Town: PRETORIA
Sectional Title Unit Number: S0041
Exclusive Use registered plan
Real Right: Residential Other
Scheme Registration Number: 918/2005
Sectional Title Scheme Name: SS VICTORIA
Registered Owner: FISCHER J L & J C
Purchaser Name: COCRE8 WEALTH PROPERTIES
Purchaser Identity Number: 2017/146517/07
Date Issued: 07.04.2022
This certificate is valid until: 06.06.2022

Digitally signed by City of Tshwane Municipality

Signee: BATCH_USER
Authorized Officer: DIMAKATSOMAS

Certificate by Conveyancer: WESSELS VAN ZYL ATT

CATHARINA FREDRIKA PIETERSE

(full name and surname)

hereby certify that this is a print-out of a data message in respect of the original clearance certificate issued by the City of Tshwane Metropolitan Municipality.

o I certify the purchaser is COCRE8 Properties Proprietary Limited
o The Clearance covers the transaction
C
Conveyancer

CATHARINA FREDRIKA PIETERSE

Conveyancer

2022-04-14

Date

CATHARINA FREDRIKA PIETERSE

Stamp

(14)

CONVEYANCER'S CERTIFICATE

In terms of Section 15B(3) of the Sectional Titles Act 95, 1986 (as amended)



I, CATHARINA FREDRIKA PIETERSE (16756), the undersigned Conveyancer, do hereby certify and confirm that as at date of registration:

1. **JOHANNES LOUIS FISCHER**
Identity Number
Married out of community of property
2. **JOHANNA CATHARINA FISCHER**
Identity Number
Married out of community of property

("the Transferees" _____ rs of _____)

A Unit consisting of

- (a) Section No. 41 as shown and more fully described on Sectional Plan No SS 918/2005 in the scheme known as VICTORIA in respect of the land and building or buildings situated at BOARDWALK MEANDER TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 169 (One Hundred and Sixty Nine) square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.
-
2. **COCRE8 PROPERTIES PROPRIETARY LIMITED**
Registration Number: 2017/146517/07
- _____ is the transferee of the said unit/s.
3. The body corporate is deemed to be established in terms of Section 2(1) of the Sectional Titles Scheme Management Act 8 of 2011 and has certified that as at date of registration provision has been made to the satisfaction of the Body Corporate and all moneys due to the Body Corporate in respect of the abovementioned unit have been provided for.
 4. No real right of extension of the undermentioned scheme as contemplated in section 25 of the Sectional Titles Act 95 of 1986 is registered in favour of the developer or the body corporate of a scheme known as VICTORIA.
 5. The transferor herein is not a developer, and a Section 10 Affidavit is not lodged herewith.

C

Lexis® Convey 18.1.9.7

Page 2

6. Provision has been made for the separate rating of the said section and a clearance certificate by the local authority is lodged herein.

SIGNED AT Pretoria on 14 April 2022.


CONVEYANCER

CATHARINA FREDRIKA PIETERSE (16756)

Lexis® Convey 18.1.9.7

60 YEARS

Integrity in Property



(S)



CERTIFICATE OF CONSENT

I, CHARLOTTE AUTH, the undersigned duly authorized by a resolution dated 01 MARCH 2003 in our capacity as Managing Agents and duly authorized by resolution by the Directors of BOARDWALK MEANDER HOME OWNERS ASSOCIATION NPC (REGISTRATION NUMBER: 2002/001628 /08)

A Unit consisting of

- (a) Section No. 41 as shown and more fully described on Sectional Plan No SS 918/2005 in the scheme known as VICTORIA in respect of the land and building or buildings situated at BOARDWALK MEANDER TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 169 (One Hundred and Sixty-Nine) square meters in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST 79801/2021

From:

1. JOHANNES LOUIS FISCHER
Identity Number
Married out of community of property
2. JOHANNA CATHARINA FISCHER
Identity Number
Married out of community of property

To:

COCRES PROPERTIES LIMITED
Registration Number: 2017/146517/07

We confirm that the purchaser has bound itself to become a member of the Association and has agreed to be bound by the provisions of the Articles of Association and any Rules and Regulations of the Home Owners Association.

The Home Owners Association accepts all the rights and obligations in terms of Section 65(1) of Act 47 of 1937, created in the Power of Attorney to transfer this property.

The restrictive conditions contained in the title deed of the property safeguarding the company's interest shall however remain.

This consent will be valid until the 30th DAY OF JUNE 2022 where after it shall lapse

SIGNED AT PRETORIA ON THIS 20TH DAY OF APRIL 2022

Charlotte Auth

CHARLOTTE AUTH
PRETOR GROUP PROPRIETARY LIMITED
For an on behalf of -
BOARDWALK MEANDER HOME OWNERS ASSOCIATION NPC

I certify the purchaser is
COCRES Properties
Proprietary Limited
The HOA certificate covers the transaction
Conveyancer of Pretoria

Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services

Directors GO von Broembsen BA (LLB) (Managing), DO Weir Bcomm (Hons) CA (SA) (Financial), BN Cowie Bcomm.
Reg No 1960/000260/07 Vat No 4920102888 Registered Debt Collector Reg No 0037104/09
Tel: +27 (0) 12 001 9000 • Fax: +27 (0) 86 502 9999 • River Falls Office Park, 202 Rose Avenue, Doringkloof, 0157 • Private Bag X115, Centurion, 0046
Email: pretor@pretor.co.za • www.pretor.co.za

8. COPY OF SG DIAGRAM

Await a copy of the SG Diagram

9. COPY OF MUNICIPAL ACCOUNT

Await a copy of the Municipal Account

10. COPY OF LEVY STATEMENT



Victoria Body Corporate
Reg No: SS1036/2005
Email: correl@prideprop.co.za
Contact No.: 084 521 7573

ADDRESS
C/o Pride Property
Services
203 Frangipani Street,
La Montagne,
Pretoria, 0184

Meyer F
6 Falkson Oval,
Boarwalk Meander,
Pretoria,
0043

Door No 41
Reference: MEY001-D41

INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV01640	2026-01-01	2026-01-01	R 3005.82

Account	Description	Qty	Unit Price	Disc	Tax	Total
Levy - Normal	Levies	1.00	2089.23	0.00	0.00	2089.23
RFI/001 Reserve Fund Levies	Reserve Fund Levies	1.00	905.21	0.00	0.00	905.21
CSOS Control Account	CSOS Levies	1.00	31.38	0.00	0.00	31.38

BANKING DETAILS
Bank Name: FIRST NATIONAL BANK
Account Number: 63077456284
Branch Code: 250655
Reference: MEY001-D41

Reference: MEY001-D41
Account Holder: VICTORIA
Account Type: CURRENT
Branch Name: UNIVERSAL

Sub-Total excl.	3 005.82
Discount excl.	0.00
Sub-Total excl. (after discount)	3 005.82
TOTAL	R 3 005.82

PROVISIONAL STATEMENT

Page 1 of 2

COCRES PROPERTIES PTY LTD (H/O)
MERLOT UNIT 6
MEANDER AVENUE
OLYMPUS
0081

ACCOUNT NO: BBWMT041F
DATE: 11 March 2026
E-MAIL :
SCHEME NAME: BOARDWALK MEANDER HOA VT041

Debit Order: No

Date	Description	Amount	Cumulative
	Balance Carried Over	-9 056.47	
2025/03/01	Community Schemes Levy	31.76	-9 024.71
2025/03/01	Administrative Levy	2 088.00	-6 936.71
2025/04/01	Community Schemes Levy	31.76	-6 904.95
2025/04/01	Administrative Levy	2 088.00	-4 816.95
2025/05/01	Community Schemes Levy	31.76	-4 785.19
2025/05/01	Administrative Levy	2 088.00	-2 697.19
2025/06/01	Community Schemes Levy	31.76	-2 665.43
2025/06/01	Administrative Levy	2 088.00	-577.43
2025/07/01	Community Schemes Levy	31.76	-545.67
2025/07/01	Administrative Levy	2 088.00	1 542.33
2025/07/15	Debt Collection Admin Fee	24.15	1 566.48
2025/08/01	Community Schemes Levy	31.76	1 598.24
2025/08/01	Administrative Levy	2 088.00	3 686.24
2025/08/11	Debt Collection Admin Fee (Email)	24.15	3 710.39
2025/08/11	Debt Collection Admin Fee (Sms)	24.15	3 734.54
2025/08/18	Interest On Arrears	33.72	3 768.26
2025/09/01	Community Schemes Levy	31.76	3 800.02
2025/09/01	Administrative Levy	2 088.00	5 888.02
2025/09/15	Debt Collection Admin Fee (Email)	24.15	5 912.17
2025/09/15	Debt Collection Admin Fee (Sms)	24.15	5 936.32
2025/09/18	Interest On Arrears	59.70	5 996.02
2025/10/01	Community Schemes Levy	34.26	6 030.28
2025/10/01	Administrative Levy	2 213.00	8 243.28
2025/10/02	1Xcorres Sent@24.15	24.15	8 267.43
2025/10/11	Debt Collection Admin Fee (Email)	24.15	8 291.58
2025/10/11	Debt Collection Admin Fee (Sms)	24.15	8 315.73
2025/10/21	Interest On Arrears	1.52	8 317.25
2025/10/23	1Xcorres Sent@24.15	24.15	8 341.40
2025/11/01	Community Schemes Levy	34.26	8 375.66
2025/11/01	Administrative Levy	2 213.00	10 588.66
2025/11/18	Interest On Arrears	124.46	10 713.12
2025/11/27	1Xcorres Sent@24.15	24.15	10 737.27

Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services

Directors: GO von Broembsen BA (LLB) (CEO), BN Cowie BCom (COO), A Serfontein BCom (Hons) (CAO)
Reg No 1960/00265/07 Vat No 4920102888 Registered Debt Collector Reg No 0037104/09 Registered with the PPRA
Tel: +27 (0) 12 001 9000 • River Falls Office Park, 262 Rose Avenue, Doringkloof, 0157 • Private Bag X115, Centurion, 0046
Email: pretor@pretor.co.za • www.pretor.co.za

PROVISIONAL STATEMENT

Page 2 of 2

COCRE8 PROPERTIES PTY LTD (H/O)
MERLOT UNIT 8
MEANDER AVENUE
OLYMPUS
0081

ACCOUNT NO: BBWMT041F
DATE: 11 March 2026
E-MAIL :
SCHEME NAME: BOARDWALK MEANDER HOA VT041

Debit Order: No

Date	Description	Amount	Cumulative
2025/11/27	Deed Search	287.50	11 024.77
2025/11/27	Handover Notification Sent To 0721410400 @ 24.15	24.15	11 048.92
2025/12/01	Community Schemes Levy	34.26	11 083.18
2025/12/01	Administrative Levy	2 213.00	13 296.18
2025/12/15	Interest On Arrears	147.34	13 443.52
2025/12/18	Attorney Invoice - Mat55373/0851	929.32	14 372.84
2025/12/18	Notification Of Legal Charge For R929.32	24.15	14 396.99
2026/01/01	Community Schemes Levy	34.26	14 431.25
2026/01/01	Administrative Levy	2 213.00	16 644.25
2026/01/19	Interest On Arrears	236.60	16 880.85
2026/02/01	Community Schemes Levy	34.26	16 915.11
2026/02/01	Administrative Levy	2 213.00	19 128.11
2026/02/03	Attorney Invoice - Mat55373/0886	6 249.16	25 377.27
2026/02/03	Notification Of Legal Charge For R6249.16	24.15	25 401.42
2026/02/17	Interest On Arrears	244.05	25 645.47
2026/03/01	Community Schemes Levy	34.26	25 679.73
2026/03/01	Administrative Levy	2 213.00	27 892.73
Interest not yet charged as at 11/03/2026			250.13
Debt Collection Commission not yet charged as at 11/03/2026			585.35
Total to settle the account as at 11/03/2026			28 728.21

The balance reflected on this statement does not constitute clearance figures

PAYMENT REFERENCE: BBWMT041F

Bank Name	First National Bank
Account Name	Pretor Group (Pty) Ltd
Account Number	514 242 794 08
Branch Code	251445

Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
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