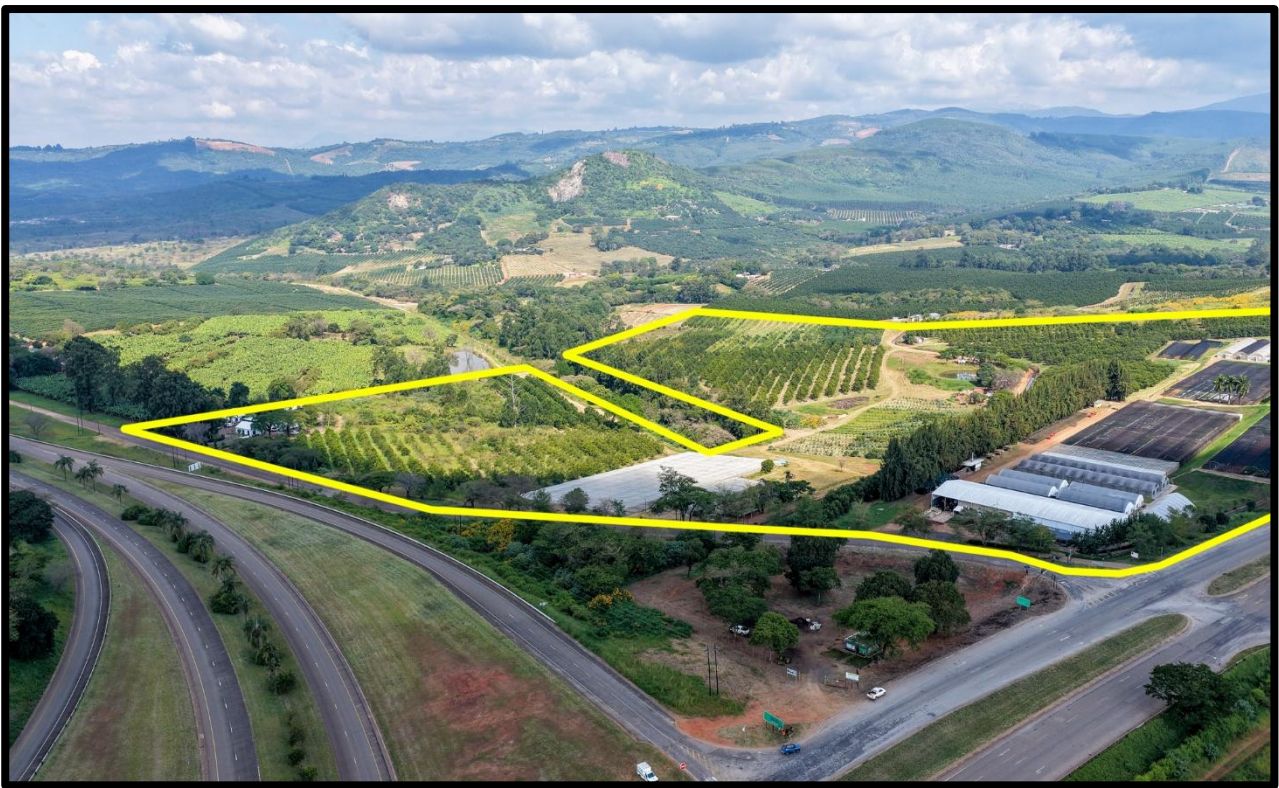


**± 32,8HA PRIME AGRICULTURAL HOLDING
PUSELA, TZANEEN**

ADDRESS:
**FARM 555 PUSELA, PORTION 194,
TZANEEN RURAL**



BIDS OPEN:	WEDNESDAY, 26 AUGUST 2026 AT 08H00
BIDS CLOSE:	THURSDAY, 27 AUGUST 2026 FROM 11H00
VIEWING:	20-21 AUGUST 2026 (10H00 – 15H00)
ADDRESS:	CALL CONSULTANT FOR DIRECTIONS



PINE - 072 254 9815

www.bidderschoice.co.za

CONTENT

1. DISCLAIMER
2. PROPERTY SUMMARY
3. RULES OF AUCTION AND CONDITIONS OF SALE
4. PROPERTY DESCRIPTION
5. PROPERTY IMAGES
6. AERIAL PHOTO
7. TITLE DEED
8. COPY OF ZONING CERTIFICATES
9. COPY OF SG DIAGRAM
10. COPY OF WATER ALLOCATION CONFIRMATION
11. COPY OF MUNICIPAL ACCOUNTS

Terms and Conditions:

- **R50 000.00 Refundable Deposit Payable and FICA documents to Register.**
- **5% Deposit payable on the fall of the hammer.**
- **10% 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: elana@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	Entities
Physical Address	Farm Pusela 555, Tzaneen
Legal Description	1. Re. of Portion 194 (Pnt 38-LG354/71) of Farm 555 Pusela, Limpopo Province 2. Re. of Portion 195 (Pnt 38-LG354/71) of Farm 555 Pusela, Limpopo Province 3. Portion 205 (Pnt 194) of Farm 555 Pusela, Limpopo Province
Title deed	1. T12104/1983 (Re. Ptn 194) 2. T151546/2003 (Re. Ptn 195) 3. T7149/1990 (Ptn 205)
Zoning	Agricultural 1 (applicable to all 3 farm portions)
Extent	1. Re. Ptn 194: ± 13,5002Ha 2. Re. Ptn 195: ± 8,42Ha 3. Ptn 205: ± 10,9Ha
Municipal Accounts	Ptn 194: ± R967 p/m Ptn 195: ± R373 p/m Ptn 205: ± R540 p/m
Deposit to be paid	10% (Ten Percent) payable on the fall of the hammer
Buyers Commission	7,5% plus VAT payable on the fall of the hammer
Confirmation Period	7 Business days
COC	Seller
Occupation	On Registration of Transfer
Registration fee	R 50 000

3. RULES OF AUCTION AND CONDITIONS OF SALE

RULES OF AUCTION

AND

CONDITIONS OF SALE

PLACE OF AUCTION: ONLINE
BIDS OPEN: WEDNESDAY, 26 AUGUST 2026 AT 08H00
BIDS CLOSE: THURSDAY, 27 AUGUST 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 REGISTERED OWNER AND DIRECTOR OF
SPEEDLING KWEKERY (PTY) LTD**

&

**THE REGISTERED OWNER AND DIRECTOR OF
MAX BOTHMA INVESTMENTS (PTY) LTD**

("The SELLER")

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

1.

PROPERTIES DESCRIPTION: RE. PORTION 194 FARM 555 PUSELA, PUSELA AGRICULTURAL HOLDING,
LIMPOPO PROVINCE
TITLE DEED NUMBER: T12104/1983
EXTENT: ± 13.5002HA
REGISTERED OWNER: SPEEDLING KWEKERY (PTY) LTD

2.

PROPERTIES DESCRIPTION: RE. PORTION 195 FARM 555 PUSELA, PUSELA AGRICULTURAL HOLDING,
LIMPOPO PROVINCE
TITLE DEED NUMBER: T151546/2003
EXTENT: ± 8.42HA
REGISTERED OWNER: MAX BOTHMA INVESTMENTS (PTY) LTD

3.

PROPERTIES DESCRIPTION: PORTION 205 FARM 555 PUSELA, PUSELA AGRICULTURAL HOLDING,
LIMPOPO PROVINCE

TITLE DEED NUMBER: T7149/1990

EXTENT: ± 10.9HA

REGISTERED OWNER: SPEEDLING KWEKERY (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 **R60 480.00 (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. Notwithstanding the aforesaid, the costs associated with the advertising of the Property shall be borne by the Auctioneers, and the Seller shall not be liable for any expenditure, charges, fees or costs incurred in respect thereof.
- 1.12. The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.
- 1.13. The sale shall be by the rise and the property shall be sold to the highest bidder, subject to the Rules of Auction.
- 1.14. Every prospective bidder must read the Rules of Auction and must not bid unless he or she has done so.
- 1.15. 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.
- 1.16. In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.
- 1.17. Any error by the auctioneer shall be entitled to be corrected by him.
- 1.18. 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.
- 1.19. 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 shall be paid by the auctioneer to the **SELLER'S ATTORNEY**, and the **PURCHASER** hereby expressly consents to and authorises such payment.
- 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 **8th DAY OF SEPTEMBER 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**, has signed this Deed of Sale in the space provided at the end thereof, and the **SELLER** shall not be required to notify the **PURCHASER** of its 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. Notwithstanding the acceptance of the **PURCHASER'S** offer by the **SELLER**, this Agreement and the sale contemplated herein shall be subject to the fulfilment of the suspensive condition that Red Sun Hortitec of the **PROPERTY** has, (i) expressly waived, in writing, any right of first refusal which such tenant may have in respect of the sale of the **PROPERTY** in terms of the existing Notarial Lease; or (ii) the applicable period within which such tenant is entitled to exercise such right of first refusal has expired without the tenant having exercised such right.
- 3.6. Should the condition precedent referred to in clause 1.5 not be fulfilled, the sale shall not proceed and this Agreement shall be of no further force or effect, without any liability attaching to the **SELLER** in respect thereof, and any deposit paid by the **PURCHASER** shall be refunded to the **PURCHASER**, subject to the terms of this Agreement.
- 3.7. 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.
- 3.8. Should the **SELLER** fail to provide written confirmation of the **PURCHASER'S** offer within the confirmation period, the confirmation period shall automatically be extended for a further period of TEN (10) Business Days, commencing on the day immediately following the confirmation date.
- 3.9. During such extended period, the **SELLER** shall be entitled to provide the required written confirmation, and all rights and obligations of the Parties in respect of the condition(s) precedent shall remain in full force and effect.

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 by the **SELLER** and after the fulfilment of all suspensive conditions as aforementioned.
- 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 in the name of the purchaser, 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 and shall accept and abide by the terms and conditions of all existing leases affecting the **PROPERTY**, which the **PURCHASER** acknowledges having been fully apprised of and having had the opportunity to inspect and consider prior to entering into this Agreement.
- 11.3 The highest bid obtained at the auction for the sale of the property subject to the lease, is insufficient to meet the amount owing under any Mortgage Bond registered over the **PROPERTY**, then the **PROPERTY** may be sold free of any lease which was entered into after registration of any mortgage bond over the **PROPERTY** or any lease entered into prior to the registration of any mortgage bond of which lease the holder of the mortgage bond had no knowledge.

11.4 The PURCHASER is aware of the provisions of:

- 11.4.1 The Restitution of Land Rights Act 22 of 1994:
- 11.4.2 The Land Reform (Labour Tenants) Act 3 Of 1996:
- 11.4.3 The Extension of Security of Tenure Act 62 of 1997,

Which regulate and / or secure the rights of tenure and occupation on land of any third party. **Save as may be herein set out, the SELLER has not given any warrant or made any representations, whether express or implied, to the PURCHASER regarding the rights in law of any occupier or potential occupier or any third party in terms of the aforementioned Acts and more particularly, that such rights may not exist. The PURCHASER indemnifies the SELLER against any claim or action which any occupier may bring in terms of the PROPERTY.**

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. **DOMICILIUM ADDRESS**

16.1 The **PURCHASER** and the **SELLER** hereby chooses their respective *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 email address as stipulated herein.

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

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 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 **SELLER** 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 **SELLER**.

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 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 26TH – 27TH AUGUST 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 solidium*)

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
Antenuptial 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

The property consists of 3 separate title deed farm portions forming one broader agricultural and commercial holding known as Farm Pusela 555.

The property is situated approximately 2.4km to ± 2.9km Southwest of Tzaneen.

Combined Extent: ± 32.8202 Ha
Zoning: Agricultural & Mixed Use

- Portion 194: ± 135002 Ha
- Portion 195: ± 8.4200 Ha
- Portion 205: ± 10.9018 Ha

The Property is currently leased (Lease expire 30 September 2027)

Improvements:

Agricultural infrastructure:

- Warehouse/Office (± 1800m²)
- ± 1000m² sheds/offices
- ± 4.6Ha nursery structures
- ± 5Ha avocado orchards
- ± 10,5Ha Macadamia orchards
- Micro irrigation in both orchards

Guesthouse:

- 8-bedroom guesthouse (± 600m²)
- Council guesthouse rights in place
- Fire damaged structure (± 200m²)

Restaurant:

- Commercial restaurant/bar ($\pm 405\text{m}^2$)
- Venue shed & outbuilding ($\pm 180\text{m}^2$)
- Valid liquor license

Residential Property:

- 4-bedroom house ($\pm 260\text{m}^2$)
 - 3 bathrooms
 - Swimming pool
 - Municipal water connection
- 3 x 1-Bedroom cottages ($\pm 100\text{m}^2$ each)
- Staff accommodation ($\pm 525\text{m}^2$ combined)
 - Building 1 - $\pm 425\text{m}^2$
 - Building 2 - $\pm 100\text{m}^2$

Water Supply:

- $\pm 16.9\text{Ha}$ combined irrigation allocation from Pusela Irrigation Scheme
- 2 x 10 000L JoJo tanks
- 1 x 20 000L reservoir
- 1 x 500 000L soil reservoir catchment dam
- 2 x 100 000 zinc réservoirs
- Concrete reservoir ($\pm 60 000\text{L}$ for irrigation)
- 3 x Steel reservoirs (100 000L each)
- 7 x Boreholes

Special Notes:

- Restaurant & Bar area:
 - The restaurant & bar premises are leased out to a tenant. (*Year-to-year lease agreement*)
- Notarial Lease agreements in place until 30 September 2027.
- The tenant shall have a period of **60 (sixty)** days in which to exercise first right of refusal

Downloadable YouTube link: <https://www.youtube.com/watch?v=VGiXL91JaQg>

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.





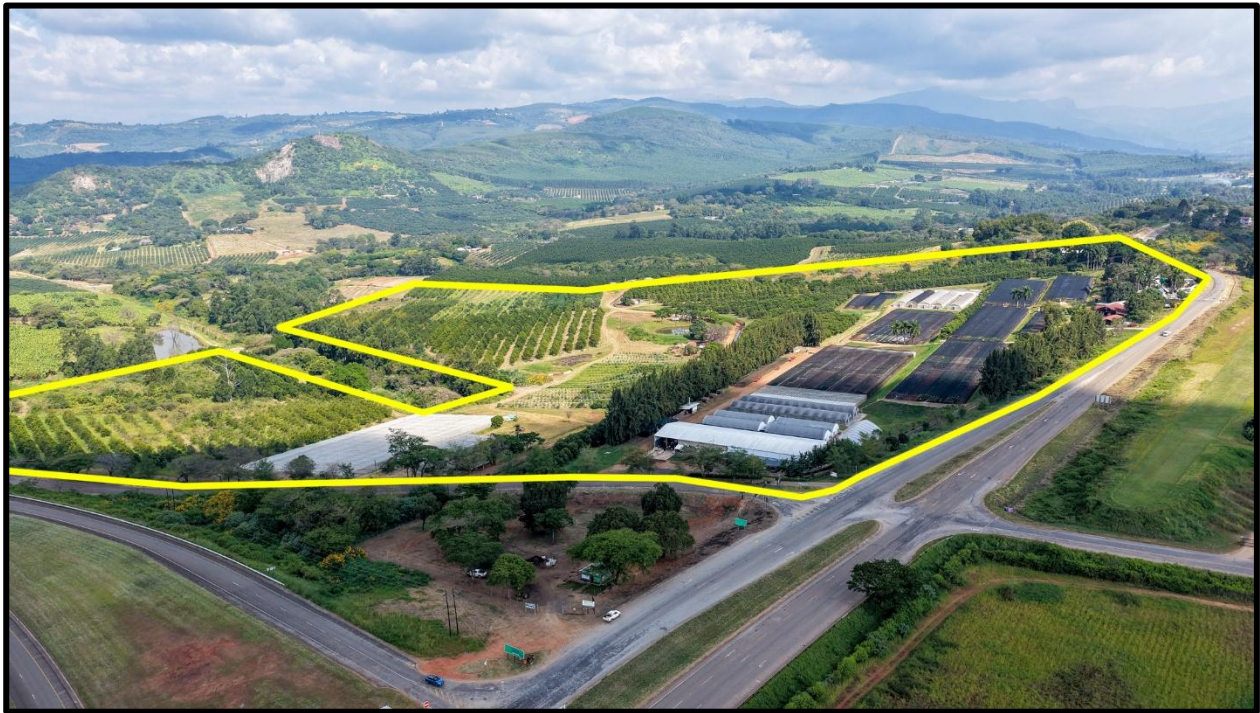
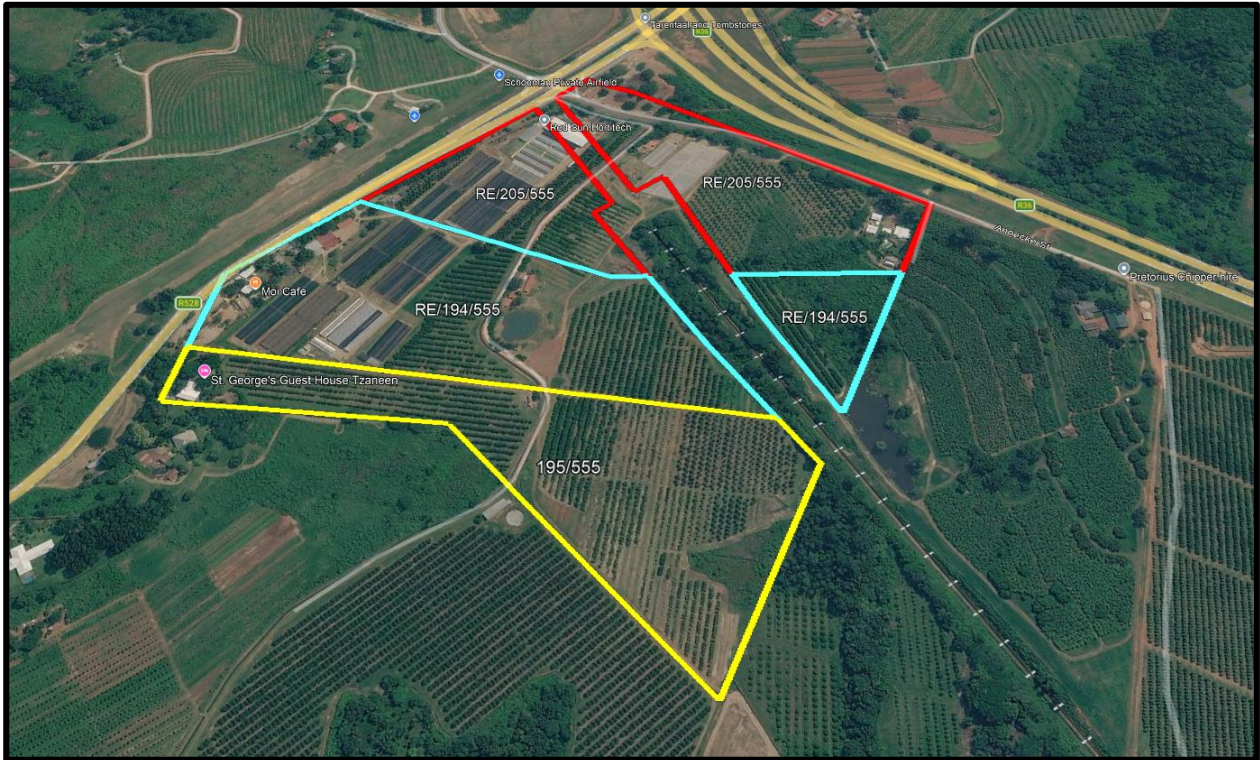
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6. AERIAL IMAGES



7. COPY OF TITLE DEED

PTN 194 PUSELA 555

64
TEL. 21-2261

UITVOERING – EXECUTION

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

RECEIVED 16 02 1983
ONTVANG 15-03-1983
RECEIVED

(b)

2. 6. 11
R. 11
A. 2.

	Onssoekers/Examiners	Rooms	Skakeling/Linking	Verwerp/Reject	Passeer/Pass
1	S. J. FOURIE	20	2	1	
2	E. F. GIDDENS	246			
3	S. J. A. LAUBSCHER	A217			

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

TRANSPORT

T 12104/83

Verw. No./Ref. No.:
AEG/MY

Skakeling/Linking
2 1

GELYKTYDIGES/SIMULS

	Kode Code	Name van Partye/Names of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1	T	T.M. THALWITZER / SPEEDLING			T 3024/1976 R 15/3
2		KWEKERY (EIENDOMS) BEPERK	64	1	
3	B	SPEEDLING KWEKERY (EIENDOMS)			
4		BEPERK / BARCLAYS BANK	64	2	
5					
6					
7					
8					
9					
10					
11					
12					
13					

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

R/G van Gedeelte 194 (in gedeelte van gedeelte 38) van die plaas PUSELA 555, L.T., TRANSVAAL;

Hennie's 5184

AEG/MY

OPGESTEL DEUR MY:

AKTEULI MAKER

REKENAAR	RECORDING COMPUTER DATA CAPTURE
OPPOSHEM/ENTERED	DATE/TIME
DESTAAR/VERIFIED	UP-DATE/OPERATOR

17/12/82 14:19

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK :

D A T ROLE GERKE PIERRE MARAIS
voor my die REGISTRATEUR VAN AKTES vir Transvaal, te PRETORIA
verskyn het, waartoe hy die Komparant behoorlik gemagtig is,
uit krag van 'n Volmag geteken te HUMANS DORP op die 13de dag
van DESEMBER 1982, en aan hom verleen deur -

THEODORE MAXIMILIAAN THALWITZER
IDENTITEITSNOMMER : 150711 5024 00 5

- BLANKE GROEP -

welke Volmag vandag aan my getoon is.

7EN

BLADEY/PAGE 6
ENDOSSEMENT OP T. 12101.83
ENDORSEMENT ON

EIENDOM/PROPERTY A/g.
v. g. d. 194/39
Klaus 555 L.T.

B.....14654/83.....	
VERBIND MORTGAGED	
vir	(met preferensie
for R	(with preference
vir 'n verder bedrag nie te bogaande for an additional amount not exceeding	
R.....	
8	4/83
Akteskanfoor Deeds Office	Registrateur Registrar

EN die genoemde Komparant het verklaar dat sy genoemde Prinsipaal waarlik en wettiglik verkoop het op die 25ste dag van APRIL 1977; en dat hy die genoemde Komparant in sy voornoemde hoedanigheid onder hierdie Akte seeder en transporteer, in volle en vrye eiendom, aan en ten behoeve van -

SPEEDLING KWEKERY (EIENDOMS) BEPERK

- BLANKE GROEP -

diese Opvolgers in Titel of Regverkrygendes -

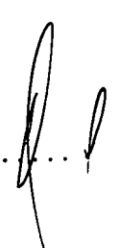
RESTERENDE GEDEELTE van Gedeelte 194 (n Gedeelte van Gedeelte 38) van die plaas PUSELA 555, Registrasie Afdeling L.T., TRANSVAAL;

GROOT DERTIEN komma VYF NUL NUL TWEE (13,5002) HEKTAAR;

EERSTE OORGEDRA by Akte van Transport 21790/1956; met Kaart daaraan geheg, en gehou kragtens Akte van Transport T 3024/1976.

DIE voormalige Resterende Gedeelte van Gedeelte "A" van Gedeelte 3 van die plaas PUSELA NR. 555, Registrasie Afdeling L.T., distrik Letaba, groot as sodanig 94,2185 Hektaar (n Gedeelte waarvan hieronder getransporteer word) is :-

A. SPESIAAL ONDERHEWIG aan die volgende serwitute en voorwaardes, naamlik :-

/(a) DIE ... 



(a) DIE Regte van die Staatspresident soos in Artikels 31 en 34 van die Kroongrond Nedersettingswet 1912, bepaal, waaronder, ondermeer, alle regte op minerale, aan die Staat voorbehou is, welke voorbehoud ten opsigte is van die plaas 'PUSELA' Nr. 555, Registrasie Afdeling L.T., distrik Letaba (n Gedeelte waarvan hieronder getransporeer word).

(b) DAT die eienaar ter enige tyd, sonder vergoeding, vrye toegang oor die hierby getransporeerde grond, in n gerieflike rigting na en van enige publieke pad, aan die Huurders en/of eienaars van aangrensende of ander hoewes moet verleen.

B. DIE eiendom hiermee getransporeer is onderhewig aan die volgende voorwaardes opgelê kragtens Wet Nr. 21 van 1940 naamlik :-

BEHALWE met die skriftelike toestemming van die Beherende Gesag :-

(i) MAG die grond nie onderverdeel word nie.

(ii) MAG die grond slegs vir woon- en landboudoeleindes gebruik word. Op die grond, of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie n groter getal geboue wees as een woonhuis tesame met die buitegeboue wat gewoonlik vir gebruik in verband daarmee nodig is en verdere geboue en bouwerke wat vir landboudoeleindes nodig mag wees nie.

(iii) GEEN winkel of besigheid van watter aard ookal mag op die grond geopen of gedryf word nie.

/(iv) GEEN ...

- (iv) GEEN gebou of bouwerk van watter aard ookal mag binne 'n afstand van 94,46 Meter van die middellyn van enige publieke pad opgerig word nie.

welke voorwaardes opgelê is deur die Beherende Gesag kragtens die Bepalings van Wet Nr. 21 van 1940.

- C. 'n GEDEELTE groot ongeveer 1,61 Hektaar van die eiendom hiermee getransporeer is onteien deur die Suid-Afrikaanse Spoorweë en Hawens Administrasie, kragtens Endossement in terme van Artikel 11 (1) (B) van Wet Nr. 37 van 1955.

EN VERDER ONDERHEWIG aan sodanige voorwaardes as in genoemde Aktes vermeld is of na verwys word.

WESHALWE die Komparant, terwyl hy afstand doen van al die reg en aanspraak wat sy genoemde Prinsipaal tevore op die voornoemde eiendom gehad het, ten behoeve soos voormeld bygevolg ook erken dat hy geheel en al uit die besit daarvan onthof is en nie meer daartoe geregtig is nie, en dat uit krag van hierdie Akte, die genoemde -

SPEEDLING KWEKERY (EIENDOMS) BEPERK

diese Opvolgers in Titel of Regverkrygendes, nou daartoe geregtig is en voortaan geregtig sal wees, ooreenkomstig met plaaslike gebruik; die Staat nogtans sy reg behoudende; en tenslotte erken hy dat die koopprys van voornoemde eiendom die som van

bedra.

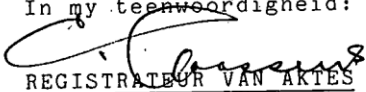
IN GETUIENIS WAARVAN ek, die genoemde REGISTRATEUR VAN AKTES, tesame met die Komparant, q.q. hierdie Akte onderteken en met my ampseël bekragtig het.

/ALDUS

- 5 -

ALDUS GEDOEN EN GETEKEN op die Kantoor van die
REGISTRATEUR VAN AKTES vir die Transvaal, te PRETORIA
op -8 / 4/83

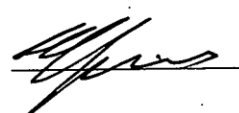
In my teenwoordigheid:


REGISTRATEUR VAN AKTES

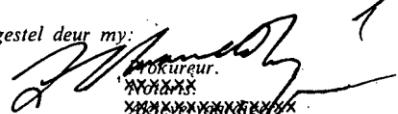
HEREREGTEKWITANSIE NO. 1076
op 14 FEBRUARIE 1983

uitgereik te PRETORIA

vir

(NAGESIEN 1.  2. 

1-5-6 ✓
1

Opgestel deur my: 
Prokureur.
XXXXXX
XXXXXXXXXXXX

64
TEL. 21-2261

Prokurasie om Transport te Gee

_____, die ondergetekende
THEODORE MAXIMILIAAN THALWITZER ✓
(Identiteitsnommer : _____)

benoem, magtig en stel hiermee aan EWALD LOCHNER DUMMER en/of
ROLF GERKE en/of LOUIS MARTIN BREDELL en/of PIERRE MARAIS
en/of ROELOF CORNELIS MEINTJES

met mag van substitusie as my ware en wettige Gemagtigde en Agent
om in my naam, en namens my te verskyn voor die
Registrateur van Aktes, Pretoria ✓

en dan en aldaar namens my te verklaar dat ek

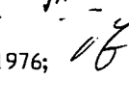
op die 25ste dag van APRIL 1977 ✓

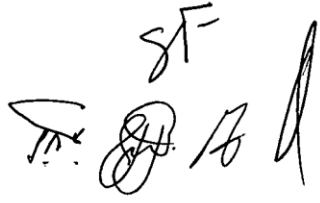
verkoop het aan SPEEDLING KWEKERY (EIENDOMS) BEPERK ✓

vir die som van

RESTERENDE GEDEELTE van Gedeelte 194 (n Gedeelte van Gedeelte 38)
van die plaas PUSELA 555, Registrasie Afdeling L T TRANSVAAL; ✓ 

GROOT : 13,5002 (Dertien komma Vyf Nul Nul Twee) Hektaar; ✓ 

GEHOU kragtens Akte van Transport T3024/1976 gedateer 30 Januarie 1976; ✓ 

SF


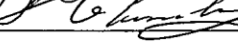
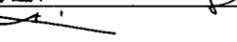
SPEEDLING KWEKERY (EIENDOMS) BEPERK

vroeër in, tot en op genoemde eiendom gehad het; te belowe om die genoemde eiendom aldus verkoop te onthef en te vrywaar en ook om dit te bevry van alle laste en hipoteke volgens wet; die nodige aktes, stukke en ander dokumente op te trek en te onderteken; en ten einde bogemelde doeleindes uit te voer en alles wat in die algemeen vereis mag word te doen of te laat doen ewe tenvolle en kragtiglik in alle opsigte, as ek self kon doen indien persoonlik teenwoordig en hierin, handelende; en ek beloof hiermee om te bekragtig en goed te keur alles wat my gemelde Gemagtigde en Agent hieromtrent wettiglik doen of laat doen uit krag van hierdie akte.

AS GETUIES :

AS GETUIES :

1  1 
2  2 

1  1 
2  2 

1  1 
2  2 

Vorm25 (Afr.) Hortors - 2

R5,00
INKOMSTESSEL

GROEPSGEBIEDESERTIFIKAAT

(Hierdie deel moet deur applikant voltooi word)

Naam van applikant

Beskrywing van eiendom

.....

Kaartnommer

Akteverwysing

N.B. VOLLEDIGE BESKRYWING EN BESONDERHEDE VAN EIENDOM MOET VERSTREK WORD.

.....
Handtekening van applikant

SERTIFIKAAT KRAGTENS ARTIKEL VIER-EN-DERTIG (1) VAN

WET NO. 36 VAN 1966

Ek, Jacob Johannes Badenhorst

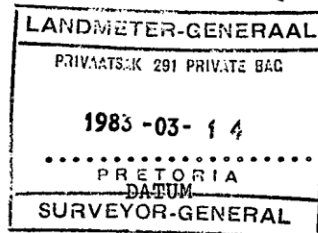
Landmeter, werksaam in die kantoor van die Landmeter-generaal, Provinsie Transvaal, en behoorlik deur hom ingevolge Subartikel (2) van Artikel 5 van Wet No. 9 van 1927 (soos gewysig) daartoe opdrag gegee, sertifiseer hierby dat die stuk grond beskryf as:

Restant van Gedeelte 194 van die plaas PUSELA 555 LT

groot 13,5002 ha volgens Kaart A 1037/56

.....

geleë is in 'n Beheerde Gebied.






LANDMETER

32

612

✓

bevestig/verklaar onder eed en sê hiermee:-

- mit 

- 1001 racialis

KOMMISSARIS VAN EDE
Datumstempel en/of Ampsleel

SF

KOMMISSARIS VAN EDE
Distrik van Humansdorp
Ampshalwe as Takbestuurder van
BOLAND BANK BEPERK
HUMANSDORP

Affidavit Re Birth & Group

*By Transferor
Transferee of immovable property

I, the undersigned,

hereby affirm / make oath and say:-

1. THAT I honestly and firmly believe that the DATE OF MY BIRTH was on the _____ day of _____ 19____
2. THAT I have always regarded the above date as my birthday.
- 3.a. THAT I am a MEMBER of the _____ GROUP as defined in Act No. 36/66, as amended, or any Proclamation thereunder.
- *3.b. THAT I may, in terms of the said Act, lawfully dispose of
acquire and hold the following property:-

(a) THAT I am not a Black as defined by Section 49 of the Development Trust and Land Act, 1936.

I certify that the Deponent has acknowledged that he / she knows and understands the contents of this Declaration / Affidavit which was signed and affirmed / sworn to before me at _____ on this _____ day of _____ 19____ and that the provisions of the Regulations contained in Government Notice R 1258 of the 21st July, 1972, (as amended) have been complied with.

Full Name and Address: (Print)

Area for which appointment held:

*Delete which is inapplicable

COMMISSIONER OF OATHS
Date Stamp and / or Seal of Office

Copyright reserved - Hortors Stationery - Form G.A.A.1



BEËDIGDE VERKLARING

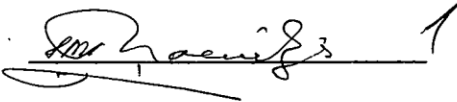
EK, die ondergetekende -

THEODORE MAXIMILIAAN THALWITZER 1

Identiteitsnommer :

verklaar hiermee onder eed soos volg -

1. EK is nie 'n ongerehabiliteerde insolvent nie.
2. MY Boedel is nooit as insolvent oorgegee nie en my Boedel is nooit voorlopig of finaal geskwestreer nie.
3. INDIEN daar in enige openbare kantoor 'n rekord is van die oorgawe, insolvensie of voorlopige sekwestrasie van 'n Boedel van enige persoon met dieselfde naam as myne of 'n naam soortgelyk aan myne, dit nie op my of my Boedel van toepassing is nie.


ALDUS GETEKEN en BEËDIG voor my, te Humansdorp 1
op hierdie die 13de dag van Desember 1982. 1
Die Verklaarder erken dat hy/sy die inhoud van hierdie
Verklaring ken en verstaan.


KOMMISSARIS VAN EDE


KOMMISSARIS VAN EDE
Distrik van Humansdorp
Ampshalwe as Takbestuurder van
BOLAND BANK BEPERK
HUMANSDORP





WET OP GROEPSGEBIEDE NR 36 VAN 1966

VERKLARING

EK, die ondergetekende,

JOHN HENRY EDWARD GEORGE MAXIMILIAN BOTHMA

verklaar hiermee onder eed :

1.

DAT ek 'n Beampte is van

SPEEDLING KWEKERY (EIENDOMS) BEPERK

2.

DAT elke persoon wat 'n beherende belang in die gemelde maatskappy hou of geag word te hou, 'n lid van die Blanke Groep is soos omskryf in die Groepsgebiede Wet Nr 36 van 1966 of enige proklamasie daarkragtens.

3.

DAT die voormelde maatskappy nie 'n onbevoegde maatskappy is kragtens die bepalings van Artikel 37(1) van die gemelde Wet nie, en ooreenkomstig die gemelde Wet die volgende eiendom wettiglik mag verkry en besit :-

RESTERENDE GEDEELTE van Gedeelte 194 ('n Gedeelte van Gedeelte 38) van die plaas PUSELA 555, Registrasie Afdeling L T TRANSVAAL;

GROOT : 13,5002 (Dertien komma Vyf Nul Nul Twee) Hektaar;

4.

DAT die voormelde maatskappy nog op die Register is.

ALDUS GETEKEN en BEËDIG voor my, te Tzaneen
op hierdie 20de dag van Februarie 1983

Die Verklaarder erken dat hy/sy die inhoud van hierdie Verklaring ken en verstaan.

FREDERICK HENDRIK CHRISTOFFEL VAN DER VYVER

Rentmeester Gebou
Postbus 35 - Tzaneen
Kommissaris van Edg
Rechtsgebied Pretoria

KOMMISSARIS VAN EDE

Notas.

- ① Die L. G. Sentfibaat is n/s
groep: Gedoor. - nou thans

Bens: Lang na my: T21790/56 is nie
beskikbaar nie, Ec 313/72 moet
blykbaar terug getrek word.

- ② Transportreue se naam ver-
skil hierin van die oormeld in No. 2
v/d stel. Stel reg indien nodig
- Aktevervaardiger mag para-
feer op volmag. Laat bladsy
2 blykbaar die akte wysig
benodig.

NAAM SOOS HIERIN VERMELD EN IN NO. 2
VAN STEL KAN WEL GEBRUIK WORD - SIEN AFSCRIF VAN APPLIKASIE
HIERMEE WAARVOLGENS MAATSKAPPY TOEGELAAT WORD OM VERTAALDE
NAAM TE GEBRUIK. LAAT DEUR ASB. DANKIE.

- ③ Tov. nota 1, agter AKTEUTMAKER Sentfiseer
asb. dat die oorkom nie belas-
baar is nie. na reggestel.

- ④ Ikwerk se def se x op Br 2.
Lytle Hela Akte
oorgedoen

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels : Simult with other registries/sectional titles:

Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Ak
Client copies of deed filed permanently in Deeds Office.

Aard en nommer van akte Nature and number of deed	Kode Code	Parawe van ondersoekers Initials of examiners
	T.R.	

(c) Notas/Notes:

1. Volgens 'n mededeling van die Stadsraad van Tzaneen is binne gemelde stad nie onderhewig aan enige betaling van belastinge nie.
[Signature] AKTEUITMAKER

2. Ek sertifiseer dat die naam en nommer van binne gemelde stad korrek is.
[Signature] AKTEUITMAKER

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

Interdikte nagesien deur Interdicts checked by	Datum Date	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	(2) Begiftigingserwe Endowment erven	(3) Begiftiging Endowment	(4) Voorwaardes Conditions	(5) Mikro Micro	(6) Algemene plan General plan	(7) Titel akte Title deed	(8) Verbande teen dorpsitel Bonds against township title	(9) Datum nagesien Date checked	Opmerkings Remarks	Paraaf Initials
<i>[Signature]</i>	23/2											
1983-03-21												
Interdikte nagesien deur Interdict. checked by	Datum Date											

Kantoor instruksies/Office instructions:

Sekse/Situation:

[Handwritten notes and signatures]

N.R.D.A(10)
Rat. de. geman. T.C.
"notule groep calls for S.C. Contradict."

8. COPY OF ZONING CERTIFICATES

PTN 194 PUSELA 555



**GREATER TZANEEN MUNICIPALITY
GROTER TZANEEN MUNISIPALITEIT
MASIPALA WA TZANEEN
MASEPALA WA TZANEEN**

P.O. Box 24
Tzaneen, 0850

Tel: 015 307 8000
Fax: 015 307 8049

www.greatertzaneen.gov.za



Ons Verw.
Our Ref

Pusela 194/R

15 July 2026

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

Property description: Remainder of Portion 194 of the Farm Pusela 555LT

Present zoning in terms of Greater Tzaneen Municipality Land Use Scheme, 2024

"Agriculture 1"

B. M. MATHEBULA
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

PTN 195 FARM PUSELA 555



**GREATER TZANEEN MUNICIPALITY
GROTER TZANEEN MUNISIPALITEIT
MASIPALA WA TZANEEN
MASEPALA WA TZANEEN**

P.O. Box 24
Tzaneen, 0850

Tel: 015 307 8000
Fax: 015 307 8049

www.greatertzaneen.gov.za



Ons Verw.
Our Ref

Pusela 195/R

15 July 2026

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

Property description: Remainder of Portion 195 of the Farm Pusela 555LT

Present zoning in terms of Greater Tzaneen Municipality Land Use Scheme, 2024

"Agriculture 1"

B. M. MATHEBULA
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT



**GREATER TZANEEN MUNICIPALITY
GROTER TZANEEN MUNISIPALITEIT
MASIPALA WA TZANEEN
MASEPALA WA TZANEEN**

P.O. Box 24
Tzaneen, 0850

Tel: 015 307 8000
Fax: 015 307 8049

www.greatertzaneen.gov.za



Ons Verw.
Our Ref

Pusela 205

15 July 2026

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

Property description: Portion 205 of the Farm Pusela 555LT

Present zoning in terms of Greater Tzaneen Municipality Land Use Scheme, 2024

"Agriculture 1"

**B. M. MATHEBULA
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**



**GREATER TZANEEN MUNICIPALITY
GROTER TZANEEN MUNISIPALITEIT
MASIPALA WA TZANEEN
MASEPALA WA TZANEEN**

P.O. Box 24
Tzaneen, 0850

Tel: 015 307 8000
Fax: 015 307 8049

www.greatertzaneen.gov.za



Ons Verw.
Our Ref

Pusela 194/R
Pusela 195/R

25 August 2022

To whom it may concern

ZONING CERTIFICATE

Property description: Part of the Remainder of Portion 194 and Part of the Remainder of Portion 195 of the Farm Pusela 555LT

Present zoning in terms of the Tzaneen Town Planning Scheme, 2000:

"Special" with Annexure 34

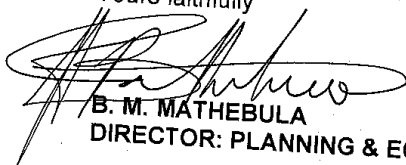
The property and buildings thereon or to be erected thereon, may only be used for, a guesthouse and related activities such as a Restaurant and recreation areas, or a dwelling house, subject to the following conditions:

1. The floor area buildings may not exceed 1000m²
2. One (1) gross parking space per bedroom suite and six (6) gross parking spaces per 100m² public floor area must be provided.

A copy of the Annexure is attached herewith.

**THE REST OF THE REMAINDER OF PORTIONS 194 AND 195 OF THE FARM
PUSELA 555LT REMAINS "AGRICULTURE"**

Yours faithfully


B. M. MATHEBULA

DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

2022/08/25



**GREATER TZANEEN MUNICIPALITY
GROTER TZANEEN MUNISIPALITEIT
MASIPALA WA TZANEEN
MASEPALA WA TZANEEN**

P.O. Box 24
Tzaneen, 0850

Tel: 015 307 8000
Fax: 015 307 8049

www.greatertzaneen.gov.za



Ons Verw.
Our Ref

Pusela 194/R
(Mr. Mathye)

1 October 2020

Messrs. Jacques du Toit & Associates
P.O. Box 754
TZANEEN
0850

**APPLICATION FOR SUBDIVISION OF THE REMAINDER OF PORTION 194 OF
THE FARM PUSELA 555LT: SECTION 60 OF THE SPLUMA BY-LAW OF
GREATER TZANEEN MUNICIPALITY**

Your application in the above regard refers.

This application was considered on 1 October 2020 when the Manager: Town Planning, Planning & Economic Development, notwithstanding the provision of any other law, on behalf of Council and in terms of his duly authorized delegated authority, in terms of Section 35(2) of SPLUMA, 2013 (Act 16 of 2013), granted consent for the proposed subdivision of the Remainder of Portion 194 of the Farm Pusela 555LT in terms of Section 60 of SPLUMA By-Law of Greater Tzaneen Municipality, subject without prejudice to the following conditions:

1. That normal connection fees with regard to municipal services will be payable by the developer.
2. That should any internal and external services be relocated or servitudes be registered, it will be for the cost of the developer. It is the developer's own responsibility to ensure that all internal services are relocated. Greater Tzaneen Municipality does not accept any responsibility for possible claims in this regard.
3. Submission of the consent of the Controlling Authority in terms of Act 21 of 1940 namely MEC: Department of Co-operative Governance, Human Settlements & Traditional Affairs.
4. That the owner/s provides own water, sewer and electrical services at own cost from alternative sources, since no municipal connection can be provided by Greater Tzaneen Municipality.

A Green, Prosperous and United Municipality that Provides Quality Services to All

Approval: subdivision/subdivision

These services should comply with Environmental and Health Regulations.

5. That the applicant must provide proof of availability of water in good quantity and quality as per SANS 241:2011. Water to be analysed by a SANAS accredited laboratory at the cost of the applicant and the results be submitted to Greater Tzaneen Municipality.
6. That final diagrams as approved by the Surveyor-General be submitted to the Municipality.
7. That the applicant submits proof of registration of the subdivision in the Deeds Office.

Kindly note that the applicant must within a period of twelve (12) months from date of this approval viz. 1 October 2020 comply with all the above conditions, failing which the Municipality will lapse the approval as contemplated in Section 61 of the SPLUMA By-Law of Greater Tzaneen Municipality.

Attached herewith are three copies of the approved proposed Subdivision Sketch Plan, duly stamped and signed. The Municipality accepts no responsibility for the accuracy of the figures/dimensions shown on the Plan.

Yours faithfully



MR. M. J. MATHYE
MANAGER: TOWN & REGIONAL PLANNING

Approval: subdivision/subdivision

**Physical Address:**

RAL Towers
26 Rabe Street
Polokwane
0700
Email: info@ral.co.za
Web: www.ral.co.za

Postal Address:

Roads Agency Limpopo
Private Bag X9554
Polokwane
0700
Tel: +27 15 284 4600
+27 15 291 4236

Website: www.ral.co.za

Jacques du Toit and Associates
P.O. Box 754
TZANEEN
0850

Attention: Jacques du Toit,

**COMMENTS ON APPLICATION FOR REZONING AND SUBDIVISION ON THE
REMAINDER OF PORTION 194 OF THE FARM PUSELA 555 LT: MOPANI DISTRICT**

Thank you for your request dated 04 November 2020.

The Roads Agency Limpopo SOC Limited (RAL) has no objection to the approval of your application for rezoning and subdivision on the remainder of portion 194 of the farm Pusela 555 LT in terms of Section 49 of the Limpopo Roads Agency Limited and Provincial Roads Act, 1998 (Act No 7 of 1998) and Section 7 and 11 of the Advertising on Roads and Ribbon Development Act, 1940 (Act No 21 of 1940) subject to the following conditions:

1. Building Restriction Area:

No new buildings or structures whatsoever shall be erected, laid or established within a distance of 20 metres, measured from the road reserve boundary line of road D548 without the written approval of RAL.

2. Access and Physical Barrier:

2.1. No new direct accesses to or egresses from road D548 at shall be allowed. The existing access at (GPS LAT S 23°50'19.37" LONG E 30°07'55.42") must be used. Other accesses to road D548 from the remainder of portion 194 of the farm Pusela 555 LT must be closed. The detailed engineering drawings of the access must be submitted to RAL for approval by the CEO before construction of the access.

2.2 If and when it becomes necessary in the opinion of the Chief Executive Officer of RAL, he may, in the interest of public safety, demand that:

(a) The access be re-planned, re-designed and re-build to a higher standard and the applicant / owner / successor-in-title shall do so within a period of six (06) months

Directors:

Mr. M.S. Ralebipi (Chairperson), Mr. G.M. Maluleke (CEO), Ms. W.N.G. Moleko, Ms. T.M. Ramabulana,
Ms. M. Mokoka, Mr. M.J. Phukuntsi, Ms. N.A. Molosi, Ms. S.R. Mushwana, Adv. K.B. Morota
Ms. T. Kekana (Company Secretary)

Roads Agency Limpopo (SOC) Ltd, Reg no. 2001/025832/30

**COMMENTS ON APPLICATION FOR REZONING AND SUBDIVISION ON THE
REMAINDER OF PORTION 194 OF THE FARM PUSELA 555 LT: MOPANI DISTRICT**

after notification at his / her own cost, according to the latest specifications of RAL, to the satisfaction of the Chief Executive Officer,

- (b) The access be restricted to left turn only,
- (c) The access be restricted to only one carriageway of a dual carriage road, and
- (d) The access be permanently closed and an alternative access used, for example, by means of streets, access roads, etc. without compensation being payable or any claim considered.

3. Remote Adjacent Service Road(s):

Since accesses to road(s) D548 shall be limited it will become necessary, with the change in the land use, to develop a service road system to enable land owner(s) to have access to these planned accesses. These service road(s) must be outside the road reserve(s).

The applicant / owner must therefore, plan and make available a remote adjacent service which is to the satisfaction of the Chief Executive Officer of RAL.

4. Cost and Indemnities:

4.1. The Roads Agency Limpopo SOC Limited (RAL) shall not be involved in any expenditure in connection with and shall not be responsible or liable for:

- (i) The erection of any structure.
- (ii) Any financial expenditure or loss in the event of RAL ordering the removal or shifting or relocation of anything related to this approval. Such removal clause shall be noted in the Title Deed of the servitude in terms of Section 48(a) of Act No 7 of 1998.
- (iii) Any financial responsibility or liability for any claim from the applicant which may occur from lapsing of the approval.

4.2 The applicant indemnifies RAL against and holds it harmless from any claim or damage pertaining to the possible expansion of the provincial road(s) in future, or damage which may be instituted or suffered by any person, including legal costs incurred as a result of:

- (i) The erection, use or removal of the structure or other works erected or established by the applicant within the building restriction area.

**COMMENTS ON APPLICATION FOR REZONING AND SUBDIVISION ON THE
REMAINDER OF PORTION 194 OF THE FARM PUSELA 555 LT: MOPANI DISTRICT**

- (ii) The applicant or his successor-in-title's failure to properly maintain and render safe anything related to this approval or other works, or the non-compliance by the applicant with any condition to which this permission relates.
 - (iii) The lapsing of the approval.
- 4.3 Any action taken by the applicant in connection with the approval shall be regarded as an acceptance and compliance with the conditions including the indemnity.
- 4.4 Should any damage be caused to the provincial road or user of the provincial road or property as a result of the excavation, erection, use or removal of the structure laid, erected or established by the applicant, on the property, such applicant shall be liable for such damage and shall compensate against any claim from a third party.
- 5. **Acceptance and Disposal of Stormwater:**
 - 5.1 In terms of Section 47 of the Limpopo Roads Agency Limited and Provincial Roads Act, 1988 (Act No 7 of 1998), the applicant / Local Authority shall arrange the drainage of the development in such a way that it will fit with the drainage of the road, taking into account the capacity of the system. He shall receive and dispose all the stormwater running from the road or being diverted from the road. RAL will not be responsible for any damage caused by or arising from such stormwater.
 - 5.2 When, in the opinion of the Chief Executive Officer of RAL, the system for the above road is too small to cope with any increased volume of stormwater as a result of the development, the applicant / Local Authority (whoever is responsible for the drainage of the development) shall be responsible for the cost for the installing of a larger drainage system for the road.
- 6 **Advertisements:**

No advertisements as described under Article 2 of the Advertising on Roads and Ribbon Development Act, 1940 (Act No 21 of 1940) and Section 50 of the Limpopo Roads Agency Limited and Provincial Roads Act, 1998 (Act No 7 of 1998) may be displayed visible from road D548 without the approval of the Chief Executive Officer of RAL.
- 7 **Validity Period:**

This approval shall lapse:

 - (i) Unless the applicant lodges, in writing, an acceptance of all the above conditions together with three (03) revised layout plans portraying the conditions of RAL, within six (06) months from the date of this letter. None compliance of these conditions will result in the above permission being rescinded, and the applicant will have to reapply.

**COMMENTS ON APPLICATION FOR REZONING AND SUBDIVISION ON THE
REMAINDER OF PORTION 194 OF THE FARM PUSELA 555 LT: MOPANI DISTRICT**

- (ii) In the event of the applicant not complying with any of the conditions as imposed by RAL.

8. Notification of Commencement and Completion:

The applicant shall at least fourteen (14) days prior to the commencement of the work advise P.E. Montjane of RAL in writing upon of the date which the work shall be commenced with. The said P.E. Montjane shall also be advised in writing, within thirty (30) days after the completion of the work of the date upon which the work has been completed.

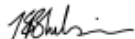
If any work is commenced without notifying RAL as stipulated above, the work shall be considered illegal. If no notification is received by RAL within 30 days after completion of the works, the liability period of the applicant shall be extended and the applicant will remain liable for any damages / claims that may arise during that period.

9. Additional Legal Requirements:

- (i) This approval shall bind the applicant / owner / successor-in-title to the land on which the development has been established.
- (ii) This approval does not exempt the applicant from the provisions of any other Act.
- (iii) In the event of the land being consolidated with any other land, the Title Deed of the consolidated land shall also be subject to the abovementioned conditions.
- (iv) Failure to comply with any of the conditions mentioned above, the applicant shall be liable for any damage(s) or defects that may arise.

Please advise the applicant / owner that he shall, in terms of the provisions of Section 49 (5) (a) (i) of Act 7 of 1998, insert the foregoing conditions in the Deed of Transfer to the land concerned at his own cost and that he shall furnish written proof to RAL within 12 months that the insertion has been done.

Thank you,

pp. 
CHIEF EXECUTIVE OFFICER

19/03/2021
DATE

2021-03-19 pusela 555 LT: 194 (application de subdivision) (1)

9. COPY OF SG DIAGRAM

SUBDIVISIONSL DISGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 31° X		S.G. No.
		Constants:	± 0,00	+2 600 000,00	
AB	86,65	236 22 10	A +88 556,57	+37 798,45	Approved for SURVEYOR- GENERAL
BC	26,87	337 11 50	B +88 484,43	+37 750,46	
CD	26,34	44 53 30	C +88 474,01	+37 775,23	
DE	32,89	352 53 40	D +88 492,60	+37 793,89	
EF	107,10	41 45 20	E +88 488,54	+37 826,53	
FG	25,55	105 13 20	F +88 559,86	+37 906,42	
GA	105,05	195 25 20	G +88 584,51	+37 899,71	
Kerk (Tzaneen) (184) Δ			+85 923,93	+36 879,38	
Black Knoll (71) Δ			+87 933,38	+39 946,64	

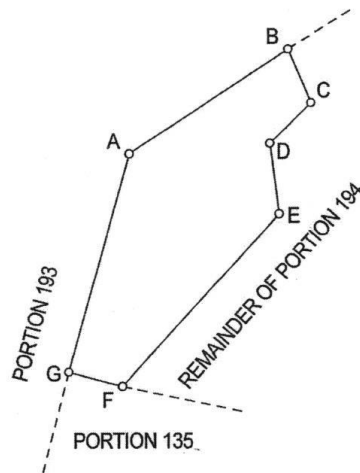
Description of Beacons

A : Reconstructed
B,C,D,F : 16mm Iron Peg
E : Fence Pole

Greater Tzaneen Land-Use By-Law of 2013
Section 35(2)



Scale 1:2500



The figure

ABCDEFGA

represents

7812 square metres
of the farm

of land being

PUSELA No 555-LT

Greater Tzaneen Municipality
Province of Limpopo
Surveyed in November 2020 by me

DRAFT

N.P. SHIHUNDLA
Professional Land Surveyor
Registration Number PLS1077

This diagram is annexed to

The original diagram is

File :

No.

S.G. No. : **A1036/1956**

S.R. :

d.d. :

Transfer

G.P. :

i.f.o.

Grant :

Comp. :

Registrar of Deeds : LIMPOPO

T.P. :

10. COPY OF WATER ALLOCATION CONFIRMATION

PTN 194 FARM PUSELA 555

LETABA WATER USER ASSOCIATION			
	 060 629 0297	 Farm California 507LT/87	
 060 629 0297	 PO Box 1220	23° 50' 44.1" 30° 22' 09.4"	
 admin@lwg.co.za	Tzaneen	0850	
CONFIRMATION OF ALLOCATION AND/OR WATER USE REGISTRATION INFORMATION OF THE WATER USER WITHIN THE AREA OPERATED BY LETABA WUA			
DATE ISSUED:	15 April 2026	FILE REFERENCE NO.:	175F
DESCRIPTION OF PROPERTY:			
REMAINING PORTION 194 PORTION OF PORTION 38 OF THE FARM PUSELA 555 LT			
REGISTERED OWNER:			
SPEEDLING KWEKERY (PTY) LTD			
WATER SUPPLY:			
The property is situated in the Great Letaba River Water Management Area and is included in the List of Rateable Areas of the Letaba Water User Association.			
The Permit is part of certificate no.	27037992 T18108/1969	Certificate Date:	09/04/2003
Climate Zone:	1	Volume Factor (m³/ha/a):	6 620
Rateable Area (Ha):	6.6	Allocated volume / annum (m³):	43 692
Source & Abstraction point:	Great Letaba River – Pusela Canal		
Disclaimer:			
The information provided in this certificate is correct according to records available to the Water User Association at the time of issue. This certificate does not supersede any permits, licences and does not confirm extend of lawful use in terms of Section 35 of the National Water Act, act 36 of 1998.			



B.J. KRUGER
CHIEF EXECUTIVE OFFICER

PTN 195 FARM PUSELA 555

 LETABA WATER USER ASSOCIATION			
 060 629 0297  060 629 0297  admin@lwgv.co.za		 Farm California 507LT/87 23° 50' 44.1" 30° 22' 09.4"  PO Box 1220 Tzaneen 0850	
CONFIRMATION OF ALLOCATION AND/OR WATER USE REGISTRATION INFORMATION OF THE WATER USER WITHIN THE AREA OPERATED BY LETABA WUA			
DATE ISSUED:	15 April 2026	FILE REFERENCE NO.:	113
DESCRIPTION OF PROPERTY: PORTION 195 PORTION OF PORTION 38 OF THE FARM PUSELA 555 LT			
REGISTERED OWNER: MAX BOTHA INVESTMENTS (PTY) LTD			
WATER SUPPLY: The property is situated in the Great Letaba River Water Management Area and is included in the List of Rateable Areas of the Letaba Water User Association.			
The Permit is part of certificate no.	27037992 T18108/1969	Certificate Date:	09/04/2003
Climate Zone:	1	Volume Factor (m³/ha/a):	6 620
Rateable Area (Ha):	4.3	Allocated volume / annum (m³):	28 466
Source & Abstraction point:	Great Letaba River – Pusela Canal		
Disclaimer: The information provided in this certificate is correct according to records available to the Water User Association at the time of issue. This certificate does not supersede any permits, licences and does not confirm extend of lawful use in terms of Section 35 of the National Water Act, act 36 of 1998.			



B.J. KRUGER
CHIEF EXECUTIVE OFFICER

PTN 205 FARM PUSELA 555

LETABA WATER USER ASSOCIATION			
	 060 629 0297	 Farm California 507LT/87	
	 060 629 0297	 23° 50' 44.1" 30° 22' 09.4"	
	 admin@lwgv.co.za	 PO Box 1220	
		Tzaneen 0850	
CONFIRMATION OF ALLOCATION AND/OR WATER USE REGISTRATION INFORMATION OF THE WATER USER WITHIN THE AREA OPERATED BY LETABA WUA			
DATE ISSUED:	14 April 2026	FILE REFERENCE NO.:	162
DESCRIPTION OF PROPERTY:			
PORTION 205 PORTION OF PORTION 194 OF THE FARM PUSELA 555 LT			
REGISTERED OWNER:			
SPEEDLING KWEKERY (PTY) LTD			
WATER SUPPLY:			
The property is situated in the Great Letaba River Water Management Area and is included in the List of Rateable Areas of the Letaba Water User Association.			
The Permit is part of certificate no.	27037992 T18108/1969	Certificate Date:	09/04/2003
Climate Zone:	1	Volume Factor (m ³ /ha/a):	6 620
Rateable Area (Ha):	6.0	Allocated volume / annum (m ³):	39 720
Source & Abstraction point:	Great Letaba River – Pusela Canal		
Disclaimer:			
The information provided in this certificate is correct according to records available to the Water User Association at the time of issue. This certificate does not supersede any permits, licences and does not confirm extend of lawful use in terms of Section 35 of the National Water Act, act 36 of 1998.			



B.J. KRUGER
CHIEF EXECUTIVE OFFICER

11. COPY OF MUNICIPAL ACCOUNTS

Ptn 194

Greater Tzaneen Municipality

Speedling Nursery
GUEST HOUSE
194 PUSELA
TZANEEN
0850

Tel: 015 3078000
Fax: 015 307 8049
E-Mail: 0153078121 / 01530781210
Address: 1 Agatha St., Tzaneen, Tzaneen,
Tzaneen., 0850
Municipality VAT Nr: 4130193669

Computer Generated Tax Invoice For : July - 2026

Name	Speedling Nursery		Account Number		
Election Ward	35-Ward 35	Cash Until	04-08-2026	VAT Reg Number	
Property Physical Address		Consumer Deposit			
		Cash	Guarantee		Statement Date
PUSELA No. 335 LT 00000555, LT, Tzaneen,		-	-		05-08-2026
Sectional Title/Farm/PSI		SS Unit Nr	Market Value		Due Date
PUSELA No. 335 LT, LT		0	-		25-08-2026
SG Number	Yearly Rates		Stand Size		Invoice Number
TOLT/0000/00000555/00194	R 8 915.92		.00m²	0.0000ha	
Date	Details		Charge (Excluding VAT)	VAT	Charge (Including VAT)
	Opening Balance		R 28 605.34	-	R 28 605.34
Property Rates					
05-08-2026	Business And Commercial ARBA		R 742.99	-	R 742.99
05-08-2026	Property Rates - Interest		R 224.54	-	R 224.54
	Sub Total		R 742.99	-	R 967.53
XFU:FINAL REQUEST					
05-08-2026	XFU:FINAL REQUEST - Interest		R 1.50	-	R 1.50
	Sub Total		-	-	R 1.50
Total Levies for the Month			969.03	-	R 969.03
Consumer Repayment Plan Details					
Remaining Capital Amount		Instalment Amount		Remaining Period	

Please note that the new 2026/2027 tariffs have been implemented.

60+ Days	60 Days	30 Days	Current	Amount Due	VAT Due	Total Amount Due
R 26 882.35	R 782.57	R 940.42	R 969.03	R 29 574.37	R 0.00	R 29 574.37
Advance	R 0.00	Please ensure that payment are made well in advance of due date when making use of EFT / 3rd Party Payments			Amount	R 29 574.37

REMITTANCE ADVICE

THIS STUB MUST ACCOMPANY PAYMENT

Name	Final Date for Payment	Account Number	Amount Payable
Speedling Nursery	25-08-2026		R 29 574.37

Ptn 195



Greater Tzaneen Municipality

Max Bothma Investments Pty Ltd
Post Box 501
0850

Tel: 013 3078000
Fax: 013 307 8049
E-Mail: 0133078121 / 01330781210
Address: 1 Agatha St., Tzaneen, Tzaneen,
Tzaneen., 0850

Municipality VAT Nr: 4130193669

Computer Generated Tax Invoice For : July - 2026

Name	Max Bothma Investments Pty Ltd		Account Number	
Election Ward	35-Ward 35	Cash Until	04-08-2026	VAT Reg Number
Property Physical Address		Consumer Deposit		
		Cash	Guarantee	Statement Date
PUSELA No. 355 LT 00000555, LT, Tzaneen,			-	05-08-2026
Sectional Title/Farm/PSI		SS Unit Nr	Market Value	Due Date
PUSELA No. 355 LT, LT		0	R1 500 000.00	25-08-2026
SG Number	Yearly Rates	Stand Size	Invoice Number	
TOL/0000/00000555/00195	R 4 485.00	842.00m²	0.0842ha	

Date	Details	Charge (Excluding VAT)	VAT	Charge (Including VAT)
	Opening Balance	R 11 302.72	R 1 485.64	R 12 788.36
05-08-2026	Repay-Plan - Arrange - Instalment	R 151.55	R 22.73	R 174.28
05-08-2026	Repay-Plan - Arrange - Instalment - Electricity Basic	R 733.65	R 110.05	R 843.70
05-08-2026	Repay-Plan - Arrange - Instalment - Electricity Metered	R 294.93	R 44.24	R 339.17
05-08-2026	Repay-Plan - Arrange - Instalment - Property Rates	R 105.57	R 15.57	R 121.14
	Sub Total	R 12 588.42	R 1 678.23	R 14 266.65

Electricity				
05-08-2026	Electricity Basic - Interest	R 120.67	-	R 120.67
05-08-2026	MED-CONS: THREE-PHASE FIXED CHARGE DOM/AGRI EBB2	R 2 926.70	R 439.00	R 3 365.70
05-08-2026	Dwelling Units: 1 86.197183 x 3.063000 = 264.02 Meter Transaction Meter Connection Size: 1 - 1 Tariff: MED CONS - 3 PHASE (DOM-AGRI)_ECBU	R 264.02	R 39.60	R 303.62
05-08-2026	Dwelling Units: 1 88.309859 x 3.063000 = 270.49 Meter Transaction Meter Connection Size: 1 - 1 Tariff: MED CONS - 3 PHASE (DOM-AGRI)_ECBU	R 270.49	R 40.57	R 311.06
05-08-2026	Dwelling Units: 1 90.845070 x 3.063000 = 278.26 Meter Transaction Meter Connection Size: 1 - 1 Tariff: MED CONS - 3 PHASE (DOM-AGRI)_ECBU	R 278.26	R 41.74	R 320.00
05-08-2026	Electricity Metered - Interest	R 33.64	-	R 33.64

Please note that the new 2026/2027 tariffs have been implemented.

60+ Days	60 Days	30 Days	Current	Amount Due	VAT Due	Total Amount Due
R 203.07	R 5 794.13	R 6 791.16	R 7 511.77	R 17 924.68	R 2 375.45	R 20 300.13
Advance	R 0.00	Please ensure that payment are made well in advance of due date when making use of EFT / 3rd Party Payments			Amount	R 20 300.13

REMITTANCE ADVICE
THIS STUB MUST ACCOMPANY PAYMENT

Name	Final Date for Payment	Account Number	Amount Payable
Max Bothma Investments Pty Ltd	25-08-2026	000000044945	R 20 300.13



Greater Tzaneen Municipality

Max Bothma Investments Pty Ltd

Post Box 501
Tzaneen Ext
Tzaneen
0850



Tel: 015 3078000



Fax: 015 307 8049



E-Mail: 0153078121 / 01530781210



Address: 1 Agatha St., Tzaneen, Tzaneen,
Tzaneen., 0850

Municipality VAT Nr: 4130193669

Computer Generated Tax Invoice For : July - 2026

Name	Max Bothma Investments Pty Ltd	Account Number	
Election Ward	35-Ward 35	Cash Until	04-08-2026
		VAT Reg Number	
Consumer Deposit			
Property Physical Address	Cash	Guarantee	Statement Date
PUSELA No. 555 LT 00000555, LT, Tzaneen,	R 3 701.01	-	05-08-2026
Sectional Title/Farm/PSI	SS Unit Nr	Market Value	Due Date
PUSELA No. 555 LT, LT	0		25-08-2026
SG Number	Yearly Rates	Stand Size	Invoice Number
TOLT/0000/00000555/00195	R 4 485.00	842.00m²	0.0842ha
05-08-2026	Reading dates: Cur 31/07/2026 Prev 21/05/2026 (71 days) Cur 7924.000 Prev 7720.000 Cons 204.000 KWH Meter 84039867 (Estimate) Factor: 1.000000 Dwelling Units: 1 117.802817 x 2.822600 = 332.51 Meter Transaction Meter Connection Size: 1 - 1 Tariff: MED CONS - 3 PHASE (DOM-AGRI)_ECBU		
		R 332.51	R 49.88
05-08-2026	Reading dates: Cur 31/07/2026 Prev 21/05/2026 (71 days) Cur 8136.000 Prev 7927.000 Cons 209.000 KWH Meter 84039869 (Estimate) Factor: 1.000000 Dwelling Units: 1 120.690141 x 2.822600 = 340.66 Meter Transaction Meter Connection Size: 1 - 1 Tariff: MED CONS - 3 PHASE (DOM-AGRI)_ECBU		
		R 340.66	R 51.10
05-08-2026	Reading dates: Cur 31/07/2026 Prev 21/05/2026 (71 days) Cur 8363.000 Prev 8148.000 Cons 215.000 KWH Meter 84039851 (Estimate) Factor: 1.000000 Dwelling Units: 1 124.154930 x 2.822600 = 350.44 Meter Transaction Meter Connection Size: 1 - 1 Tariff: MED CONS - 3 PHASE (DOM-AGRI)_ECBU		
		R 350.44	R 52.37
	Sub Total	R 4 763.08	R 714.46
			R 5 631.85
Property Rates			
05-08-2026	AGRICULTURAL ARDA	R 373.75	-
05-08-2026	Property Rates - Interest	R 10.99	-

Please note that the new 2026/2027 tariffs have been implemented.

60+ Days	60 Days	30 Days	Current	Amount Due	VAT Due	Total Amount Due
R 203.07	R 5 794.13	R 6 791.16	R 7 511.77	R 17 924.68	R 2 375.45	R 20 300.13
Advance	R 0.00	Please ensure that payment are made well in advance of due date when making use of EFT / 3rd Party Payments			Amount	R 20 300.13

REMITTANCE ADVICE

THIS STUB MUST ACCOMPANY PAYMENT

Name	Final Date for Payment	Account Number	Amount Payable
Max Bothma Investments Pty Ltd	25-08-2026		R 20 300.13



Greater Tzaneen Municipality

Max Bothma Investments Pty Ltd

Post Box 501
Tzaneen Ext
Tzaneen
0850



Tel: 015 3078000



Fax: 015 307 8049



E-Mail: 0153078121 / 01530781210



Address: 1 Agatha St., Tzaneen, Tzaneen,
Tzaneen., 0850

Municipality VAT Nr: 4130193669

Computer Generated Tax Invoice For : July - 2026

Name	Max Bothma Investments Pty Ltd	Account Number	
Election Ward	35-Ward 35	Cash Until	04-08-2026
		VAT Reg Number	
Property Physical Address		Consumer Deposit	
		Cash	Guarantee
PUGELA No. 355 LT 00000355, LT, Tzaneen,			-
Sectional Title/Farm/PSI	SS Unit Nr	Market Value	Statement Date
PUGELA No. 355 LT, LT	0	R1 500 000.00	05-08-2026
SG Number	Yearly Rates	Stand Size	Due Date
TOLT/0000/00000355/00195	R 4 485.00	842.00m²	0.0842ha
			Invoice Number
Sub Total		R 373.75	-
			R 384.74
XFU:FINAL REQUEST			
05-08-2026	XFU:FINAL REQUEST - Interest	R 0.36	-
	Sub Total	-	-
			R 0.36
RCPB - PRIVATE DUMPING LORRY			
05-08-2026	RCPB - PRIVATE DUMPING LORRY - Interest	R 11.69	-
	Sub Total	-	-
			R 11.69
RCPC_PRIVATE DUMPING LORRY < 6 TON			
05-08-2026	RCPC_PRIVATE DUMPING LORRY < 6 TON - Interest	R 4.84	-
	Sub Total	-	-
			R 4.84
Total Levies for the Month		5 319.02	R 714.46
Consumer Repayment Plan Details			
Remaining Capital Amount	Instalment Amount	Remaining Period	
R 8 869.77	R 1 478.29	6	

Please note that the new 2026/2027 tariffs have been implemented.

60+ Days	60 Days	30 Days	Current	Amount Due	VAT Due	Total Amount Due
R 203.07	R 5 794.13	R 6 791.16	R 7 511.77	R 17 924.68	R 2 375.45	R 20 300.13
Advance	R 0.00	Please ensure that payment are made well in advance of due date when making use of EFT / 3rd Party Payments			Amount	R 20 300.13
REMITTANCE ADVICE						
THIS STUB MUST ACCOMPANY PAYMENT						
Name		Final Date for Payment	Account Number		Amount Payable	
Max Bothma Investments Pty Ltd		25-08-2026			R 20 300.13	

Ptn 205



Speedling Nursery
Box 501
C/O DM BOTHMA
TZANEEN
0850

Greater Tzaneen Municipality

Tel: 015 3078000
Fax: 015 307 8049
E-Mail: 0153078121 / 01530781210
Address: 1 Agatha St., Tzaneen, Tzaneen,
Tzaneen., 0850

Municipality VAT Nr: 4130193669

Computer Generated Tax Invoice For : July - 2026

Name	Speedling Nursery			Account Number	
Election Ward	19-Ward 19	Cash Until	04-08-2026	VAT Reg Number	
Property Physical Address		Consumer Deposit			
		Cash	Guarantee		Statement Date
PUSELA No. 555 LT 00000555, LT, Tzaneen,			-		05-08-2026
Sectional Title/Farm/PSI		SS Unit Nr	Market Value		Due Date
PUSELA No. 555 LT, LT		0	R2 170 000.00		25-08-2026
SG Number		Yearly Rates		Stand Size	Invoice Number
TOLT/0000/00000555/00205		R 6 488.30		109018.00m ²	10.9018ha
Date	Details		Charge (Excluding VAT)	VAT	Charge (Including VAT)
	Opening Balance		R 40 804.58	R 5 700.27	R 46 504.85
25-07-2026	Billing Normal Journal - Final Demand Letter June 2026		R 50.00	-	R 50.00
05-08-2026	Repay-Plan - Arrange - Instalment		R 11.25	R 1.69	R 12.94
05-08-2026	Repay-Plan - Arrange - Instalment - Electricity Basic		R 183.23	R 27.49	R 210.72
05-08-2026	Repay-Plan - Arrange - Instalment - Electricity Metered		R 3 091.56	R 400.54	R 3 492.10
05-08-2026	Repay-Plan - Arrange - Instalment - Property Rates		R 153.01	R 22.58	R 175.59
05-08-2026	Repay-Plan - Arrange - Instalment - Water Metered		R 202.61	R 30.39	R 233.00
	Sub Total		R 44 496.24	R 6 182.96	R 50 679.20
Water					
05-08-2026	Dwelling Units: 1 0.933333 x 7.670000 = 7.16 Meter Transaction Meter Connection Size: 1 - 1 Tariff: WATER CONS DOMESTIC_WCAA		R 7.16	R 1.07	R 8.23
05-08-2026	Reading dates: Cur 08/07/2026 Prev 08/06/2026 (30 days) Cur 49689.000 Prev 49685.000 Cons 4.000 KL Meter 121489 Factor: 1.000000 Dwelling Units: 1 3.066667 x 1.710000 = 5.24 Meter Transaction Meter Connection Size: 1 - 1 Tariff: WATER CONS DOMESTIC_WCAA		R 5.24	R 0.79	R 6.03
05-08-2026	Water Metered - Interest		R 43.63	-	R 43.63
	Sub Total		R 12.40	R 1.86	R 57.89

Please note that the new 2026/2027 tariffs have been implemented.

60+ Days	60 Days	30 Days	Current	Amount Due	VAT Due	Total Amount Due
R 12 102.30	R 15 640.72	R 18 761.83	R 18 400.45	R 57 049.77	R 7 855.53	R 64 905.30
Advance	R 0.00	Please ensure that payment are made well in advance of due date when making use of EFT / 3rd Party Payments			Amount	R 64 905.30

REMITTANCE ADVICE			
THIS STUB MUST ACCOMPANY PAYMENT			
Name	Final Date for Payment	Account Number	Amount Payable
Speedling Nursery	25-08-2026		R 64 905.30



Speedling Nursery
Box 501
C/O DM BOTHMA
TZANEEN
0850

Greater Tzaneen Municipality

Tel: 013 3078000
Fax: 013 307 8049
E-Mail: 0133078121 / 01330781210
Address: 1 Agatha St., Tzaneen, Tzaneen,
Tzaneen., 0850

Municipality VAT Nr: 4130193669

Computer Generated Tax Invoice For : July - 2026

Name	Speedling Nursery	Account Number	
Election Ward	19-Ward 19	Cash Until	04-08-2026
Property Physical Address		Consumer Deposit	
PUSELA No. 555 LT 00000555, LT, Tzaneen,		Cash	
Sectional Title/Farm/PSI		Guarantee	
PUSELA No. 555 LT, LT		Statement Date	05-08-2026
SS Unit Nr		Market Value	
PUSELA No. 555 LT, LT		Due Date	25-08-2026
SG Number		Stand Size	
Yearly Rates		Invoice Number	
TOLT/0000/00000555/00205			
R 6 488.30			
109018.00m²			
10.9018ha			
Electricity			
05-08-2026	Electricity Basic - Interest	R 30.20	R 30.20
05-08-2026	MED CONS SINGLE PHASE FIXED DOMESTIC/AGRICULTURAL_EBB1	R 738.54	R 849.32
05-08-2026	Dwelling Units: 1 344.969205 x 3.688800 = 1272.52 337.597462 x 3.799500 = 1358.69 Meter Transaction Meter Connection Size: 1 - 1 Tariff: MED CONS - SINGLE (DOM & AGRI)_ECBT	R 2 631.21	R 3 025.89
05-08-2026	Electricity Metered - Interest	R 581.71	R 581.71
05-08-2026	Reading dates: Cur 08/07/2026 Prev 08/06/2026 (30 days) Cur 126887.000 Prev 123876.000 Cons 3011.000 KWH Meter 84341081 Factor: 1.000000 Dwelling Units: 1 1,133.470230 x 3.399300 = 3853.01 1,174.963103 x 3.470000 = 4077.12 Meter Transaction Meter Connection Size: 1 - 1 Tariff: MED CONS - SINGLE (DOM & AGRI)_ECBT	R 7 930.13	R 9 119.65
	Sub Total	R 11 299.88	R 13 606.77
Property Rates			
05-08-2026	AGRICULTURAL_ARDA	R 540.69	R 540.69
05-08-2026	Property Rates - Interest	R 19.65	R 19.65
	Sub Total	R 540.69	R 560.34

Please note that the new 2026/2027 tariffs have been implemented.

60+ Days	60 Days	30 Days	Current	Amount Due	VAT Due	Total Amount Due
R 12 102.30	R 15 640.72	R 18 761.83	R 18 400.45	R 57 049.77	R 7 855.53	R 64 905.30
Advance	R 0.00	Please ensure that payment are made well in advance of due date when making use of EFT / 3rd Party Payments			Amount	R 64 905.30
REMITTANCE ADVICE						
THIS STUB MUST ACCOMPANY PAYMENT						
Name		Final Date for Payment		Account Number		Amount Payable
Speedling Nursery		25-08-2026				R 64 905.30



Speedling Nursery
Box 501
C/O DM BOTHMA
TZANEEN
0850

Greater Tzaneen Municipality



Tel: 015 3078000
Fax: 015 307 8049
E-Mail: 0153078121 / 01530781210
Address: 1 Agatha St., Tzaneen, Tzaneen,
Tzaneen., 0850

Municipality VAT Nr: 4130193669

Computer Generated Tax Invoice For : July - 2026

Name	Speedling Nursery	Account Number	
Election Ward	19-Ward 19	Cash Until	04-08-2026
		VAT Reg Number	
Property Physical Address		Consumer Deposit	
PUSELA No. 555 LT 00000555, LT, Tzaneen,		Cash	Guarantee
			Statement Date
			05-08-2026
Sectional Title/Farm/PSI		SS Unit Nr	Market Value
PUSELA No. 555 LT, LT		0	
			Due Date
			25-08-2026
SG Number	Yearly Rates	Stand Size	Invoice Number
TOLT/0000/00000555/00205	R 6 488.30	109018.00m ²	10.9018ha
XFU-FINAL REQUEST			
05-08-2026	XFU-FINAL REQUEST - Interest	R 1.10	-
	Sub Total	-	R 1.10
Total Levies for the Month		12 529.26	R 1 696.84
			R 14 226.10
Consumer Repayment Plan Details			
Remaining Capital Amount		Instalment Amount	Remaining Period
R 24 746.10		R 4 124.35	6

Please note that the new 2026/2027 tariffs have been implemented.

60+ Days	60 Days	30 Days	Current	Amount Due	VAT Due	Total Amount Due
R 12 102.30	R 15 640.72	R 18 761.83	R 18 400.45	R 57 049.77	R 7 855.53	R 64 905.30
Advance	R 0.00	Please ensure that payment are made well in advance of due date when making use of EFT / 3rd Party Payments			Amount	R 64 905.30
REMITTANCE ADVICE						
THIS STUB MUST ACCOMPANY PAYMENT						
Name		Final Date for Payment	Account Number		Amount Payable	
Speedling Nursery		25-08-2026	000000028586		R 64 905.30	

NOTES

[illegible]

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