

2-BEDROOM 1st FLOOR UNIT

SS IQ RONDEBOSCH, RIETVALLEIRAND EXT. 84, PRETORIA

ADDRESS:

Unit 11, IQ Rondebosch, 683 Piering Road, Rietvalleirand Ext. 84, Pretoria

Matter:

Landcruiser Heaven (Pty) Ltd (In liquidation) Master's reference number: T000454/2026



BIDS OPEN: TUESDAY, 29 SEPTEMBER 2026 AT 08H00

BIDS CLOSE: WEDNESDAY, 30 SEPTEMBER 2026 FROM 11H30

VIEWING DATE: WEDNESDAY, 23 SEPTEMBER 2026 (15H00 -17H00)



BRANDON 078 194 5024

www.bidderschoice.co.za

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Terms and Conditions:

- **R50 000.00 Refundable registration fee and FICA documents to Register.**
- **10% Deposit payable on the fall of the hammer.**
- **6% Buyer's Commission plus VAT payable on the fall of the hammer.**

BANKING DETAILS:

BIDDERS CHOICE (PTY) LTD

BANK: NEDBANK

ACCOUNT: 1030 1200 64

BRANCH CODE: 194 842

REF: *USE YOUR SURNAME/COMPANY NAME*

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

BIDDERS CHOICE OFFICE: 0861 44 42 42

1. DISCLAIMER

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

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

2. PROPERTY SUMMARY

Registered owner	Entity
Physical Address	Unit 11, IQ Rondebosch, 683 Piering Road, Rietvalleirand Extension 84, Pretoria
Legal Description	Section 11 Of Plan 503/2022, Known As IQ Rondebosch, Situated At Erf 1033, Rietvalleirand Extension 84, City Of Tshwane Metropolitan Municipality, Gauteng Province
Title deed	ST72482/2022
Local Authority	City Of Tshwane Metropolitan Municipality
Extent	± 126m ²
Rates & Taxes	± R1 436,00 p/m
Levies	± R2 151,00 p/m
Deposit to be paid	10% (Ten Percent) Payable on the fall of the hammer
Buyer's Commission	6% plus VAT payable on the fall of the hammer
Confirmation Period	7 Business Days
COC	Purchaser
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: TUESDAY, 29 SEPTEMBER 2026 AT 08H00
BIDS CLOSE: WEDNESDAY, 30 SEPTEMBER 2026 FROM 11H30

BIDDERS CHOICE (PTY) LIMITED
Reg: 2012/123036/07

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

(The "AUCTIONEER")

Duly instructed by

**THE APPOINTED LIQUIDATORS OF
LANDCRUISER HEAVEN (PTY) LTD (IN LIQUIDATION)
(MASTER'S REFERENCE NUMBER: T000454/2026)
(The "SELLER")**

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

TITLE DEED DESCRIPTION: SECTION 11 OF PLAN 503/2022 KNOWN AS IQ RONDEBOSCH,
RIETVALLEIRAND EXT. 84, CITY OF TSHWANE METROPOLITAN
MUNICIPALITY, GAUTENG PROVINCE
TITLE DEED NUMBER: ST72482/2022
EXTENT: ± 126M²
REGISTERED OWNER: LANDCRUISER HEAVEN (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 **R21 000.00 (Excl. VAT)** which costs are broken down as follows:
 - 1.10.1. Advertising costs;
 - 1.10.2. Brochure and marketing material;
 - 1.10.3. Photography.
 - 1.10.4. Boards

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

2. **PURCHASE PRICE**

And the purchase price shall be paid as follows:

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

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

3. **ACCEPTANCE AND CONFIRMATION**

- 3.1. By signing this Deed of Sale at the end thereof, the **PURCHASER** offers to purchase the **PROPERTY** on the terms and conditions contained herein and the **PURCHASER's** offer shall remain open for acceptance by **THE SELLER** or by the **AUCTIONEER** on behalf of the **SELLER**, until 16H00 on the **9TH DAY OF OCTOBER 2026** ("7-business day confirmation period"). The **PURCHASER** and the **AUCTIONEER** acknowledge and agree that this provision is inserted and intended for the benefit of the **SELLER**.
- 3.2. The **PURCHASER's** offer shall be deemed to have been accepted only when the **SELLER** or the **AUCTIONEER**, whichever may be applicable, has signed this Deed of Sale on behalf of the **SELLER** in the space provided at the end thereof and the **SELLER** shall not be required to notify the **PURCHASER** of the acceptance of its offer prior to expiry of the confirmation period.
- 3.3. Should the **SELLER** reject the **PURCHASER's** offer, the **AUCTIONEER** will repay to the **PURCHASER** any deposit and commission paid to it in terms of this agreement.
- 3.4. The **SELLER** shall notify the **PURCHASER** in writing of either its acceptance or its rejection of the **PURCHASER's** offer immediately upon receipt of written request therefore from the **PURCHASER**, which request shall not be made before the last day of the Confirmation Period.
- 3.5. In the event of the sale requiring the consent of any statutory authority or any court of law, then this sale is subject to the granting of such consent.
- 3.6. 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.
- 3.7. 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 6% (SIX PERCENT) Plus VAT of the Purchase Price, which commission shall be deemed to have been earned and is payable immediately upon signature of the sale agreement.
- 5.2. The PURCHASER shall pay the full amount of AUCTIONEER's commission into the trust account of the AUCTIONEER immediately upon the signing of hereof by the PURCHASER, but this amount shall remain the property of the PURCHASER and shall be retained in trust by the AUCTIONEER pending acceptance by the SELLER of the PURCHASER's offer or until the SELLER either rejects the offer or until expiry of the confirmation period.

6. OCCUPATIONAL INTEREST

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

7. RATES AND TAXES AND LEVIES

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

8. SELLER RESIDENCY AND WITHHOLDING TAX

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

- 8.1 The **SELLER** warrants that he is / is not a RESIDENT of the Republic of South Africa; (delete whichever is not applicable);
- 8.2 The **SELLER** hereby indemnifies and holds harmless both the **AUCTIONEER** and the **SELLER'S** Attorneys attending to the transfer of the **PROPERTY** hereby sold, against any claim howsoever arising by virtue of them having acted in terms of the Act, on information supplied by the **SELLER**, or from any other source and the **SELLER** further waives any right of recourse he may have against the said **SELLER's** Attorneys and/or **AUCTIONEER**, in respect of any action or omission by them in terms of the Act, on information supplied to them by the **SELLER**, or any other source.

9. TRANSFER AND COSTS OF TRANSFER

- 9.1. Transfer shall not be passed to the **PURCHASER**, notwithstanding anything to the contrary herein contained, until such time as the total Purchase Price and all other amounts for which the **PURCHASER** may be liable in terms hereof have been paid and/or payment thereof has been secured as herein provided.
- 9.2. Transfer of the **PROPERTY** shall be passed, by the **SELLER's** Attorneys, as soon as reasonably possible after date of acceptance, providing the **PURCHASER** has complied with the provisions of the aforementioned sub-clause.
- 9.3. The **PURCHASER** hereby specifically authorises and agrees to the **SELLER's** Attorneys preparing and completing from information provided by the **PURCHASER** herein, a transfer duty form required by SARS for the clearance of the **PROPERTY** for transfer; and specifically authorises and agrees to the **SELLER's** Attorneys on behalf of the **PURCHASER** signing and submitting such form to SARS for which preparation, completion, signature and submission this Agreement shall be sufficient authority.
- 9.4. Transfer of the **PROPERTY** shall be effected by the **SELLER's** Attorneys and all expenses of and incidental to the preparation and registration of transfer, the conveyancing fees, transfer duty (if applicable), disbursements and VAT (if applicable), in respect of such transfer, shall be borne by the **PURCHASER** including all expenses and legal costs incidental to the preparation and registration of any mortgage bond to finance the Purchase Price herein, including any disbursement levied by the financial institution approving the finance.

- 9.5. In the event of the **PURCHASER** failing to comply within 7 (seven) days of being requested by the **SELLER's** Attorneys, to furnish them with signed documents or documentation of whatever nature necessary for effecting transfer, or in the event of the registration of transfer being delayed as a consequence of a default on part of the **PURCHASER** (and the widest possible interpretation shall be used in respect of the terms hereof), then *ipso facto* on the 8th (eighth) day after such request, the **PURCHASER** shall pay to the **SELLER** penalty interest, at the rate of 2% (two per centum) above prime, per month calculated on the balance of the purchase price from the said 8th (eighth) day until the date of transfer, (both days inclusive).
- 9.6. The **PURCHASER** acknowledges and accordingly undertakes to comply with all the FICA requirements as set out in **Annexure "1"** annexed hereto within 7 (seven) days from date of acceptance of this Agreement by the **SELLER** and to supply the **SELLER's** Attorneys all information and documentation required by the **SELLER's** Attorneys to enable the **SELLER's** Attorneys to fulfil their obligations in terms of FICA.
- 9.7. This agreement and the sale contemplated herein shall not be subject to the **PURCHASER** obtaining finance to fund the transaction. The **PURCHASER** warrants that he has the financial ability to proceed with this transaction whether or not a bond is going to be applied for or granted.

10. OCCUPATION AND RISK

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

11. EXISTING TENANCIES

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

12. REPAIRS AND IMPROVEMENTS

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

13. VOETSTOOTS, EXTENT AND REPRESENTATIONS

- 13.1. The **PROPERTY** is sold “voetstoets” 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 to do so by the **PURCHASER** or unless the **SELLER** and/or **AUCTIONEER** had knowledge of any material deficiencies in the extent.
- 13.2. The **PURCHASER** acknowledges that he has not been induced into entering into this Agreement by any express or implied information, statement, advertisement or representation made or given any warranties in respect of the **PROPERTY** or anything relating thereto, by the **AUCTIONEER** or any other person, or by or on behalf of the **SELLER** and that is not contained in this Agreement.
- 13.3. The **PURCHASER** acknowledges that he has fully acquainted himself with the **PROPERTY** that he has purchased alternatively that he/she has elected to purchase the **PROPERTY** without fully acquainting him/herself therewith.

14. BREACH

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

14.1.1. to cancel this Agreement and upon cancellation: -

14.1.1.1. if the defaulting party is the **PURCHASER** the **SELLER** shall be entitled to retain all amounts paid by the **PURCHASER**, excluding **AUCTIONEER**'s commission, as *rouwkoop* or as a genuine pre-estimate of damage suffered by the **SELLER**, and furthermore the **PURCHASER** shall not be entitled to compensation from the **SELLER** for any improvements of whatsoever nature it may have caused on the **PROPERTY**, whether with or without the **SELLER**'s consent; and

14.1.1.2. if the defaulting party is the **SELLER** the **PURCHASER** shall be entitled to a full refund of all money paid in terms hereof to the **SELLER** and to the **AUCTIONEER** and to claim any other damages from the **SELLER** that it may have suffered as a result of the **SELLER**'s default;

(OR)

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

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

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

15. LEGAL COSTS

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

16. ADDRESS / DOMICILIUM

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

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

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

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

17. JOINT AND SEVERAL LIABILITY

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

18. SECTION 112 AND 115 OF THE COMPANIES ACT

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

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

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

19. INSOLVENCY ACT NO. 24 OF 1936

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

20. NOMINEE

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

- 20.1. the aforesaid notice shall be handed to the **SELLER** by not later than 24h00 on the same day as the acceptance date by the **SELLER**;
- 20.2. the notice shall set out the name and address of the nominee so nominated as **PURCHASER**;
- 20.3. the notice shall be accompanied by the nominee's written acknowledgement:
 - 20.3.1. that it is fully aware of all the terms and conditions of this Deed of Sale as if fully set out in such written acknowledgement; and
 - 20.3.2. that it is bound by the provisions of this Deed of Sale as the **PURCHASER**;
- 20.4. should the **PURCHASER** nominate a nominee in terms of this clause, then:
 - 20.4.1. all reference to the **PURCHASER** in this agreement shall be deemed to be a reference to its nominee; and
 - 20.4.2. the **PURCHASER** by his signature hereto, hereby interposes and binds himself as surety and co-principal debtor *in solidum*, for and on behalf of all the obligations of the aforesaid nominee as **PURCHASER**, to and in favour of the **SELLER**, for all the **PURCHASER'S** obligations under this agreement, including damages, and renounces the benefits of division and *excussion*.

21. COMPANY TO BE FORMED

- 21.1. In the event of the **PURCHASER** signing this agreement in his capacity as AGENT for a company to be formed and the **PURCHASER** fails within 20 (twenty) days from date of acceptance and confirmation of this agreement to register such company having as one of its objects the ratification and adoption of this agreement, or such company fails to adopt or ratify this agreement within 15 (fifteen) days after date of its incorporation, then in such an event the **PURCHASER** shall be deemed as from the date thereof to have entered into this agreement in his personal capacity and to have acquired all the rights and obligations of the **PURCHASER** under this agreement.
- 21.2. In the event of such company being registered and duly adopting or ratifying this agreement, or the nomination effected, then the **PURCHASER** by his signature hereunder, shall be deemed to bind himself to the **SELLER** as surety and co-principal debtor *in solidum* with such company for the due performance by it as **PURCHASER** of the terms, conditions and obligations arising out of this agreement.

22. COMPANIES, CLOSE CORPORATIONS, ASSOCIATIONS OR TRUSTS

- 22.1. Should the PURCHASER be a company, close corporation, association or trust, the person signing this agreement on behalf of such PURCHASER, by his signature hereto interposes and binds himself as surety for and co-principal debtor with the PURCHASER for the due and proper discharge of all its obligations arising from this agreement.
- 22.2. If any individual person to be representing another person including a company, close corporation, association or trust, and signs this Deed of Sale on that basis, that individual shall by signing this agreement on behalf of such other person be held personally liable for the due and proper discharge of all the PURCHASER's obligations in terms of this Deed of Sale and that individual shall be deemed to be the PURCHASER where such other person does not exist at the time of signing this Deed of Sale by that individual. This provision does not apply to instances contemplated in clause 19.

23. ELECTRICAL INSTALLATION CERTIFICATE OF COMPLIANCE

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

24. DISPUTE RESOLUTION: MEDIATION THEN ARBITRATION

- 24.1. Should any dispute, disagreement or claim arise between the parties, which includes the AUCTIONEER, ("the dispute") concerning this agreement then the parties shall, notwithstanding anything to the contrary contained herein, have the right, but not be obliged, to:
 - 24.1.1. submit the dispute to mediation to be administered by the Arbitration Foundation of Southern Africa ("AFSA"), upon such terms as agreed between the parties and the secretariat of AFSA; and
 - 24.1.2. Failing agreement as aforesaid within 7 (seven) days of the dispute being submitted to mediation, the parties shall refer the dispute to arbitration as provided below.
- 24.2. Failing agreement as referred to above, the dispute shall be submitted to arbitration for final resolution in accordance with the rules of the AFSA by an Arbitrator or Arbitrators appointed by the AFSA.
- 24.3. Unless otherwise agreed in writing by all the parties, any such mediation or arbitration shall be held in Pretoria, South Africa.
- 24.4. The decision of the arbitrator shall be final and binding on the parties to the dispute and may be made an order of the court at the instance of any of the parties to the dispute. The parties hereby exclude all rights of appeal, which might otherwise be conferred upon them by law.
- 24.5. The parties agree to keep the arbitration (including the subject matter of the arbitration and the evidence heard during the arbitration) confidential and not to disclose it to anyone except for purposes of obtaining an order of court as contemplated herein.

- 24.6. The provisions herein constitute an irrevocable consent by each party to any proceedings in terms hereof and no party shall be entitled to withdraw therefrom or claim at any such proceedings that it is not bound by such provisions if invoked by the other. Such provisions are further severable from the rest of this Agreement and shall remain in effect despite the termination of or invalidity for any reason of this Agreement.

25. **MAGISTRATES' COURT JURISDICTION**

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

26. **GENERAL CLAUSES**

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

27. **CONDITION OF THE PROPERTY**

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

CONSUMER PROTECTION ACT

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

In particular and notwithstanding anything to the contrary hereinbefore contained:

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

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

THE PROPERTY WAS PUT UP FOR SALE BY PUBLIC AUCTION ON THE 29TH – 30TH DAY OF SEPTEMBER 2026

And sold by the rise for the amount of R _____

(words) _____

(PLUS VALUE ADDED TAX IF APPLICABLE)

COMPANY/ CLOSE CORPORATION/ TRUST/ OTHER _____

(hereinafter referred to as the "PURCHASER")

ENTITY REGISTRATION NO.: _____

ENTITY ADDRESS: _____

TELEPHONE DETAILS: (landline) _____

(Fax) _____

(Email) _____

(Cell) _____

TO:

MR/MRS/MS _____

(hereinafter referred to as the "PURCHASER")

IDENTITY NO.: _____

ADDRESS: _____

TELEPHONE DETAILS: (home) _____

(Work) _____

(Fax) _____

(Email) _____

(Cell) _____

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

SPOUSE'S NAME _____

SPOUSE'S ID NO _____

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

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

AS WITNESS:

1. _____

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

AS WITNESS:

1. _____

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

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

ACCEPTANCE AND CONFIRMATION

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

AS WITNESS:

1. _____

SELLER (and where applicable the

SELLER is duly authorised)

SELLER'S ADDRESS:

DEED OF SURETYSHIP

I / We the undersigned, _____

ID NUMBER: _____

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

THUS DONE AND SIGNED at _____ this _____ day of _____

AS WITNESSES:

1. _____

SURETY

2. _____

SELLER

BIDDERS CHOICE (PTY) LTD duly authorised

SURETY ADDRESS: _____

Tel No: _____

INFORMATION FOR CONVEYANCER AND ADMINISTRATION
PURCHASER SPOUSE / CO-PURCHASER

SURNAME _____

FIRST NAMES _____

MARITAL STATUS _____

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

DATE OF MARRIAGE _____

COUNTRY OF MARRIAGE _____

IDENTITY NUMBER _____

TELEPHONE NUMBER (H) _____

(W) _____

(FAX) _____

(CELL) _____

EMAIL ADDRESS _____

POSTAL ADDRESS _____

FUTURE ADDRESS _____

INCOME TAX NUMBERS _____

ANNEXURE 1

BIDDERS CHOICE (PTY) LTD

FINANCIAL INTELLIGENCE CENTRE ACT (FICA), 2001

PURCHASER PROFILE

FICA REQUIREMENTS: Natural Persons

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

If Married

5. Marriage certificate –
Community of property – Copy of spouses ID
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
7. 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.

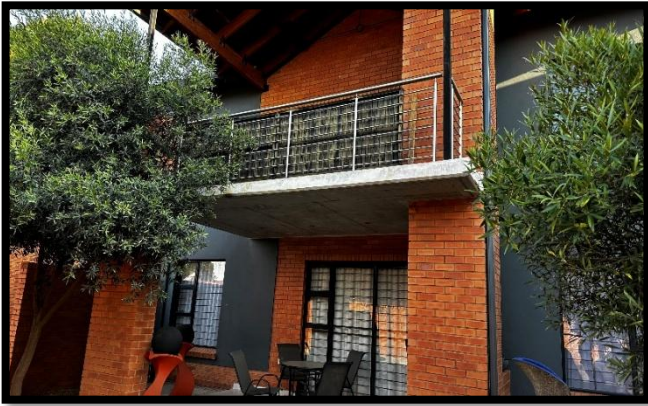
4. PROPERTY DESCRIPTION

Description:

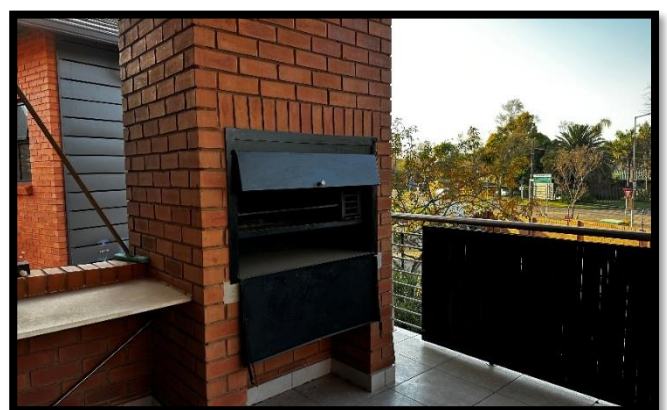
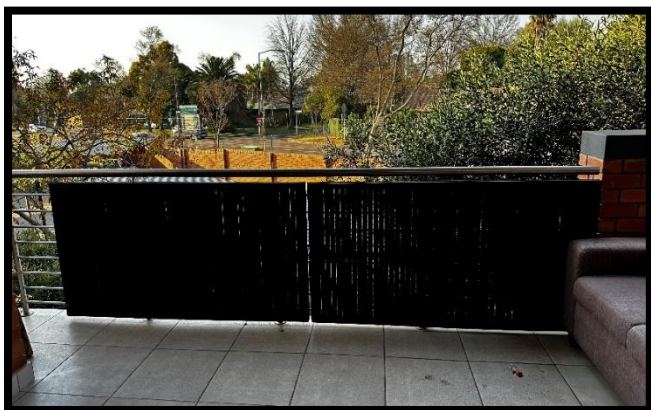
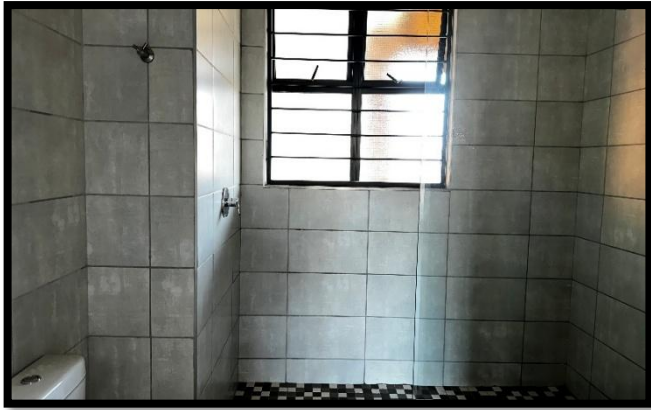
- Open-plan kitchen, dining room and lounge area
- 2 En-suite bedrooms with built-in cupboards
- Inverter system
- Balcony with built-in braai
- Situated on the first floor
- Double steel roof carport



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, nor 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.



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 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.

6. AERIAL IMAGES

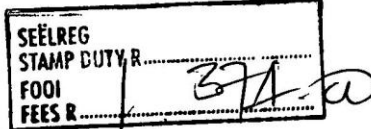


DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct 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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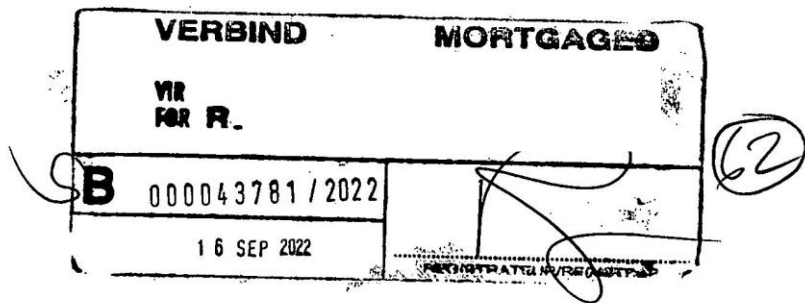
18

Couzyn Hertzog & Horak
321 Middel Street
Brooklyn
Pretoria



Prepared by me

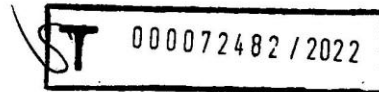

CONVEYANCER
JAN ANDREAS ADRIAAN KRUGER
(04229)



DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

CYNTHIA DU PLESSIS (13033)



appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said
Appearer being duly authorised thereto by a Power of Attorney signed at
PRETORIA on 5 May 2022 and granted to him/her by

UNIQUON DEVELOPERS PROPRIETARY LIMITED

Lexis® Convey 18.1.9.7

And the Appearer declared that his/her said Principal had on **28 JANUARY 2022** truly and legally sold the undermentioned property to the undermentioned Transferee/s and that he/she, the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

LANDCRUISER HEAVEN PROPRIETARY LIMITED

A Unit consisting of

00503 22

- (a) **SECTION NUMBER 11** as shown and more fully described on Sectional Plan Number SS in the scheme known as **IQ RONDEBOSCH** in respect of the land and building or buildings situated at ERF 1033 RIETVALLEIRAND EXTENSION 84 township, Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 126 (One Hundred and Twenty Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number ST  **00503 22**

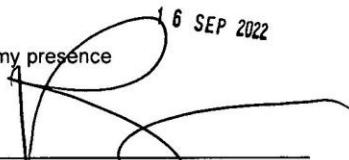
The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

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

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


q.q.

In my presence 16 SEP 2022

REGISTRAR OF DEEDS



18

Couzyn Hertzog & Horak
321 Middel Street
Brooklyn
Pretoria

Prepared by me


CONVEYANCER
JAN ANDREAS ADRIAAN KRUGER
(04229)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

SAREL FRANCOIS DU TOIT
duly authorised hereto by a resolution of the Directors of
UNIQON DEVELOPERS PROPRIETARY LIMITED

do hereby nominate, constitute and appoint BAREND FREDERICK JAKOBUS MARAIS (38426) and/or JAN ANDREAS ADRIAAN KRUGER (04229) and/or MARIANA VORSTER (09197) and/or CYNTHIA DU PLESSIS (13033) and/or ELNÉ GERBER (M38465)

with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the REGISTRAR OF DEEDS at PRETORIA and there to declare that I did on 28 January 2022 sell to:-

LANDCRUISER HEAVEN PROPRIETARY LIMITED

the below mentioned property, namely-

A Unit consisting of

Lexis® Convey 18.1.9.7

- (a) Section No. 11 as shown and more fully described on Sectional Plan No SS (TO BE REGISTERED) in the scheme known as iQ RONDEBOSCH in respect of the land and building or buildings situated at ERF 1033 RIETVALLEIRAND EXTENSION 84 township, Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 126 (One Hundred and Twenty Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number ST TO BE REGISTERED

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

Signed at PRETORIA on 5 May 2022
in the presence of the undersigned witnesses.

AS WITNESSES :

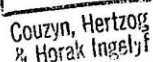
1. 

2. 


On behalf of UNIQON DEVELOPERS
PROPRIETARY LIMITED



Lexis® Convey 18.1.9.7



TDREP

Reference Details

Transfer Duty Reference Number: TDE03D740F

Details of Seller / Transferor / Time Share Company

Full Name

Marital Status

Full Name

Surname / Registered Name

Marital Notes if applicable

Date of Transaction/Acquisition (CCYYMMDD)

Date of Transaction/Acquisition (CCYYMMDD)

2022-01-28

Total Fair Value

Transfer Duty Payable

Transfer Duty Payable

P

0.00

SECTION NUMBER 11 AS S

SECTION NUMBER 11 AS S

1 RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1033, RIETVALLEIRAND EXTENSION 84 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY; OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 126 SQUARE METRES IN EXTENT

Exemption Certificate Details

Transfer Duty Reference No. TOE03D740F

Exempt in terms of Section 9 of the

Exemptions allowed by another Act **SECTION 28(9)**

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

the **JAN ANDREAS KRUGER** Please ensure you sign over
your rights over your share in the company to the company.

(04229)

Date
(CCYYMMDD)

20	22	67	28
----	----	----	----

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)

REF. NO: TDE03D740F

v 2016.01.08

Page 001/001

CONVEYANCER'S CERTIFICATE



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

I, JAN ANDREAS ADRIAAN KRUGER (04229), the undersigned Conveyancer, do hereby certify and confirm that as at date of registration:

UNIQON DEVELOPERS PROPRIETARY LIMITED

("the Transferor/s") is the registered owner of

A Unit consisting of

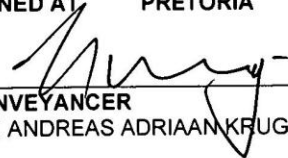
- (a) Section No. 11 as shown and more fully described on Sectional Plan No SS (TO BE REGISTERED) in the scheme known as iQ RONDEBOSCH in respect of the land and building or buildings situated at ERF 1033 RIETVALLEIRAND EXTENSION 84 township, Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 126 (One Hundred and Twenty Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

2. LANDCRUISER HEAVEN PROPRIETARY LIMITED

is the transferee of the said unit/s.

- 3. A body corporate is not deemed to be established in terms of Section 2(1) of the Sectional Titles Scheme Management Act 8 of 2011, therefore no moneys are payable.
- 4. A real right of extension of a scheme as contemplated in section 25 of the Sectional Titles Act 95 of 1986, is registered and such real right is disclosed in the Deed of Alienation to the transferee as contemplated in section 25(14) of the Sectional Titles Act 95 of 1986.
- 5. The transferor is a developer and an affidavit has been made that the transfer is not in contravention of any of the provisions of Section 10 of the Sectional Title Act 1986, as amended.

SIGNED AT PRETORIA ON 30 JUNE 2022


CONVEYANCER
JAN ANDREAS ADRIAAN KRUGER (04229)

Lexis® Convey 18.1.9.7

18

Gouzyn, Hertzog
& Horek Ingelyf

**AFFIDAVIT IN TERMS OF SECTION
15B(3)(c) of ACT 95/1986**

I, the undersigned,

SAREL FRANCOIS DU TOIT
duly authorised hereto by a resolution of the Directors of
UNIQON DEVELOPERS PROPRIETARY LIMITED

as Developers of the Sectional Title Scheme known as: **iQ RONDEBOSCH**

do hereby make oath and say that the provisions of Section 10 of Act 95 of 1986 do not
apply to:

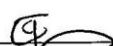
A Unit consisting of

- (a) Section No. 11 as shown and more fully described on Sectional Plan No SS
(TO BE REGISTERED) in the scheme known as iQ RONDEBOSCH in respect
of the land and building or buildings situated at ERF 1033 RIETVALLEIRAND
EXTENSION 84 township, Local Authority: CITY OF TSHWANE
METROPOLITAN MUNICIPALITY, of which section the floor area, according to
the said sectional plan is 126 (One Hundred and Twenty Six) square metres in
extent and
- (b) An undivided share in the common property in the scheme apportioned to the
said section in accordance with the participation quota as endorsed on the said
sectional plan.

and the transfer of the Unit/s is/are not contrary to any provision of that section.


SAREL FRANCOIS DU TOIT on behalf of
UNIQON DEVELOPERS PROPRIETARY
LIMITED

SIGNED and SWORN/AFFIRMED to before me at PRETORIA on this 05 day of
May 2022, the Deponent having acknowledged that he/she knows and understands the
contents of this Affidavit, which is deposed to in accordance with the regulations
governing the administration of an oath as more fully set out in Government Notice R
1258 of the 21st July 1972, as amended by Government Notice 1648 dated the 19th of
August 1977 and Government Notice 903 dated the 10th July 1998.


COMMISSIONER OF OATHS

ELMARIE HEYNS
KOMMISSARIS VAN EDE / Ampfahaliwe aangestel
COMMISSIONER OF OATHS/Ex Officio appointed
COUZYN HERTZOG HOKRAK ING
Middelstraat 321 Middel Street • Brooklyn • Pretoria
Verwysing/Reference 9/1/8/2 Pretoria (A18) 17.07 1888

Lexis® Convey 18.1.9.7



8. COPY OF SG DIAGRAM

CONSOLIDATION DIAGRAM

COMPONENTS:

1. The figure A B C x y A represents Erf 1031
Vide General Plan S. G. No. 2563/2020
Deed of Transfer No.
2. The figure x D E F y x represents Erf 1032
Vide General Plan S. G. No. 2563/2020
Deed of Transfer No.

S G No.

2562/2020

Approved

M.B.Z.

for
SURVEYOR-
GENERAL

Date: 28/01/2021

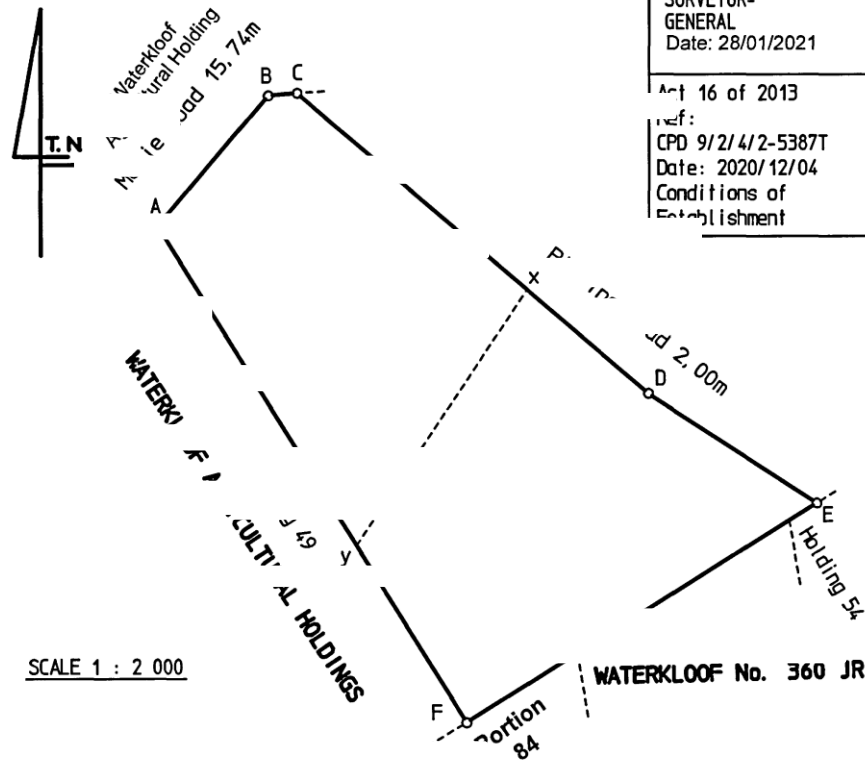
Act 16 of 2013

Ref:

CPD 9/2/4/2-5387T

Date: 2020/12/04

Conditions of
Establishment



SCALE 1 : 2 000

The figure
represents

of land being

erf 1033 in the township

NETVALLEIRAND EXTENSION 84

(and comprises components 1 and 2 listed above)

Province: Gauteng

Compiled in June

City of Tshwane Metropolitan Municipality

J.D. Conradie PLS 0973-D
Professional Land Surveyor

This diagram is
annexed to

No. *T33559/2022*

d.d.

i.f.o.

Pretoria

Registrar of Deeds

The original diagrams are
as listed above

File: Erven

Comp. JRSR-147, 148

DEELPLAN No. SS		VEL 1	L. G. No. D 368/2022
Geregistreer te Pretoria		VAN	Goedgekeur
Registrateur van Aktes		10 VELLE	n. Landmeter-generaal
Datum :			Datum : 01/06/2022

NAAM VAN SKEMA: iQ Rondebosch BESKRYWING VAN GROND VOLGENS DIAGRAM: Erf 1033, dorp RIETVALLEIRAND UITBREIDING 84 provisie Gauteng, groot 2.3390 Hektaar. DIAGRAM No. : L. G. No. 2562/2020 NAAM VAN PLAASLIKE BESTUUR : City of Tshwane Metropolitan Municipality	BESKRYWING VAN GEBOU: Drie-en-dertig geboue naamlik; (a) gebou 1, bestaande uit Gemeenskaplike Eiendom, (b) Gebou 2, bestaande uit gedeeltes van dele 1 tot 4 en Gemeenskaplike Eiendom, (c) Gebou 3, bestaande uit gedeeltes van dele 5 tot 8 en Gemeenskaplike Eiendom, (d) Gebou 4, bestaande uit gedeeltes van dele 9 tot 12 en Gemeenskaplike Eiendom, (e) Gebou 5, bestaande uit gedeeltes van dele 13 tot 16 en Gemeenskaplike Eiendom, (f) Gebou 6, bestaande uit gedeeltes van dele 17 tot 20 en Gemeenskaplike Eiendom, (g) Gebou 7, bestaande uit gedeeltes van dele 21 tot 24 en Gemeenskaplike Eiendom, (h) Gebou 8, bestaande uit gedeeltes van dele 1 tot 4 en 21, (j) Gebou 9, bestaande uit gedeeltes van dele 17, 18, 21 tot 24, (k) Gebou 10, bestaande uit gedeeltes van dele 9 tot 16, 19, 20, 22 tot 24, (l) Gebou 11, bestaande uit gedeeltes van dele 13 en 14, (m) Gebou 12, bestaande uit gedeeltes van dele 5 tot 12, (n) Gebou 13, bestaande uit gedeeltes van dele 5 en 7, (p) Gebou 14, bestaande uit gedeeltes van dele 6 en 8, (q) Gebou 15, bestaande uit Gemeenskaplike Eiendom, (r) Gebou 16, bestaande uit gedeeltes van dele 25 en 26, (s) Gebou 17, bestaande uit 'n gedeelte van deel 25, (t) Gebou 18, bestaande uit 'n gedeelte van deel 26, (u) Gebou 19, bestaande uit gedeeltes van dele 19 en 20, (v) Gebou 20, bestaande uit 'n gedeelte van deel 27, (w) Gebou 21, bestaande uit gedeeltes van dele 28 en 29, (x) Gebou 22, bestaande uit 'n gedeelte van deel 30, (y) Gebou 23, bestaande uit gedeeltes van dele 27 en 28, (z) Gebou 24, bestaande uit gedeeltes van dele 29 en 30, (a') Gebou 25, bestaande uit gedeeltes van dele 31 en 32, (b') Gebou 26, bestaande uit 'n gedeelte van deel 31, (c') Gebou 27, bestaande uit 'n gedeelte van deel 32, (d') Gebou 28, bestaande uit gedeeltes van dele 33 en 34, (e') Gebou 29, bestaande uit 'n gedeelte van deel 33, (f') Gebou 30, bestaande uit 'n gedeelte van deel 34, (h') Gebou 31, bestaande uit gedeeltes van dele 35 en 36, (j') Gebou 32, bestaande uit 'n gedeelte van deel 35 en (k') Gebou 33, bestaande uit 'n gedeelte van deel 36.
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OORSKRYDINGS OP DIE GROND: Geen

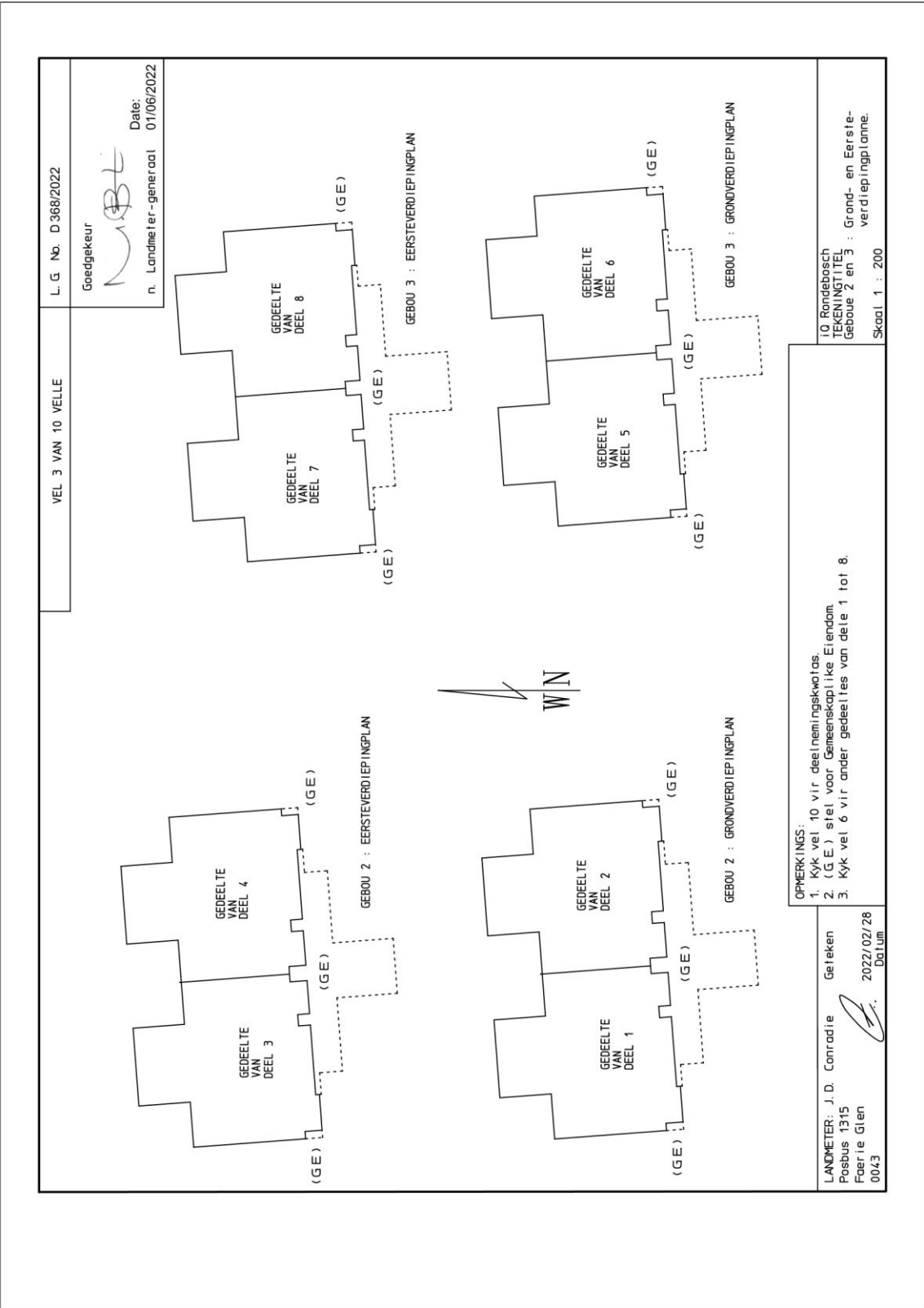
CAVEAT : Die ontwikkelaar behou die reg ingevolge artikel 25 van die Wet op Deelstitels voor om die skema verder uit te brei deur bykomende geboue op te rig.

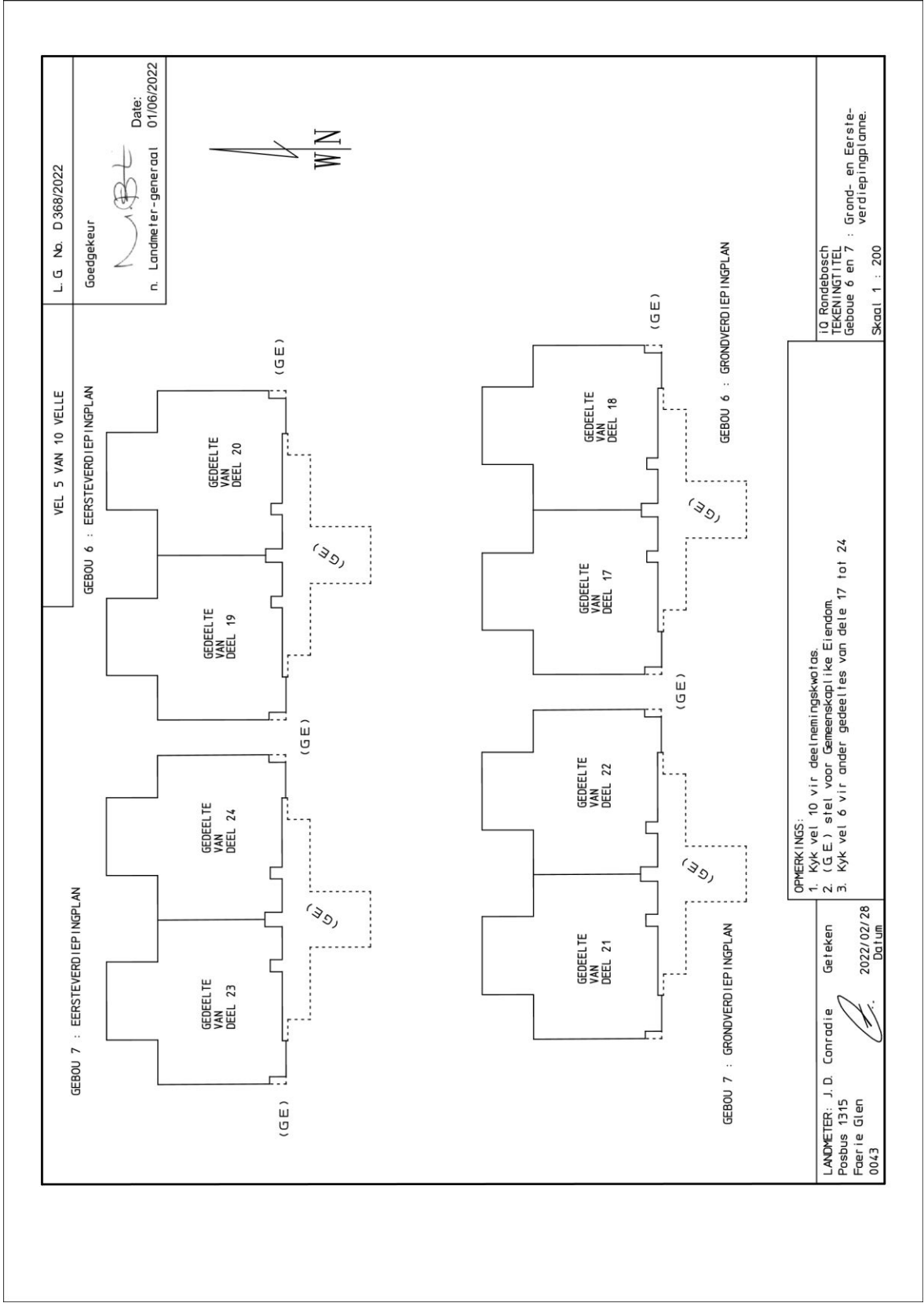
SERTIFIKAAT:

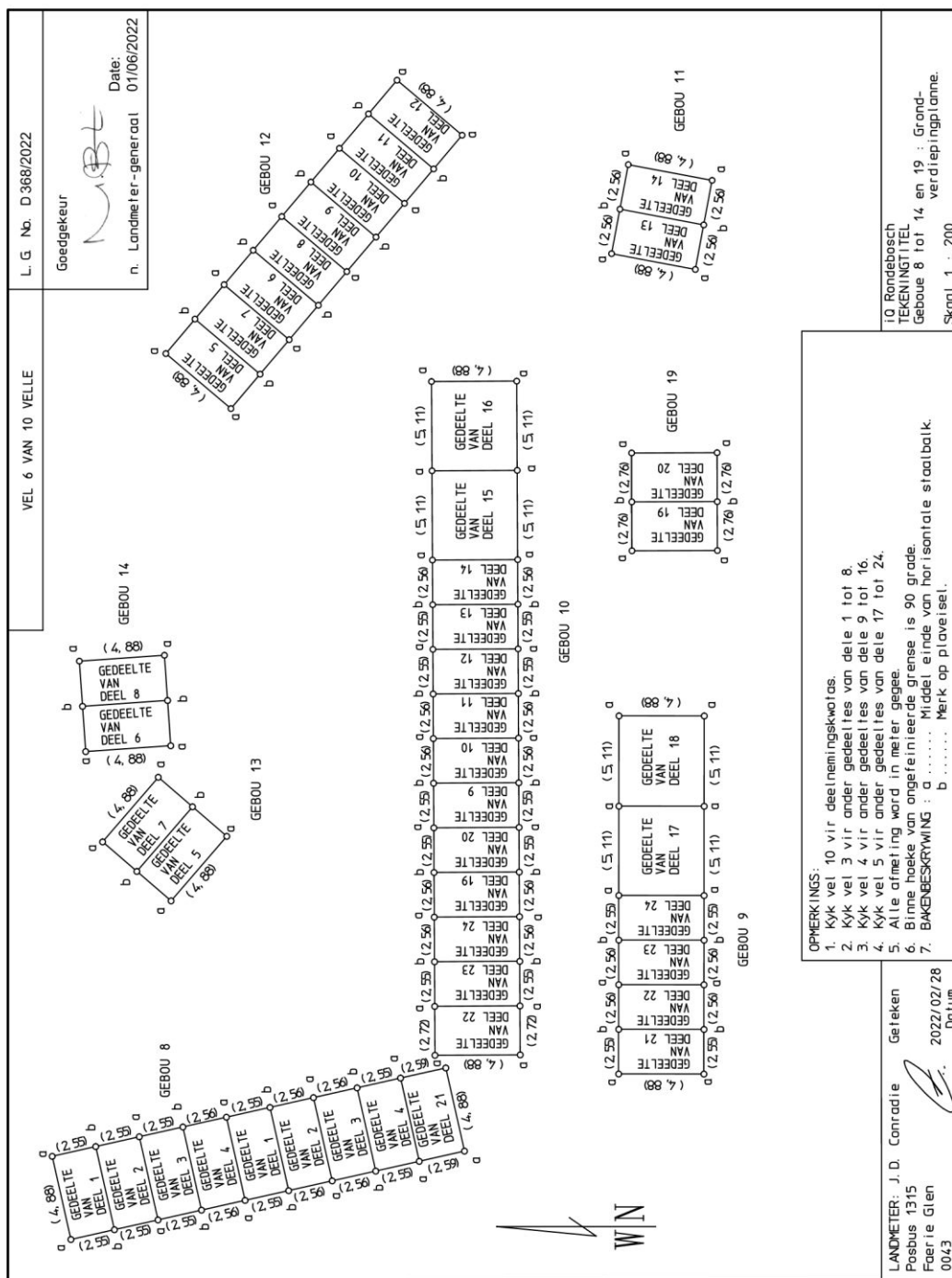
Ek, Jacobus Daniel Conradie sertifiseer hiermee dat ek velle 1 tot en met 10 van hierdie deelplan opgestel het volgens opmeting in ooreenstemming met die Wet op Deelstitels, 1986, en die regulasies daarkragtens uitgevaardig.

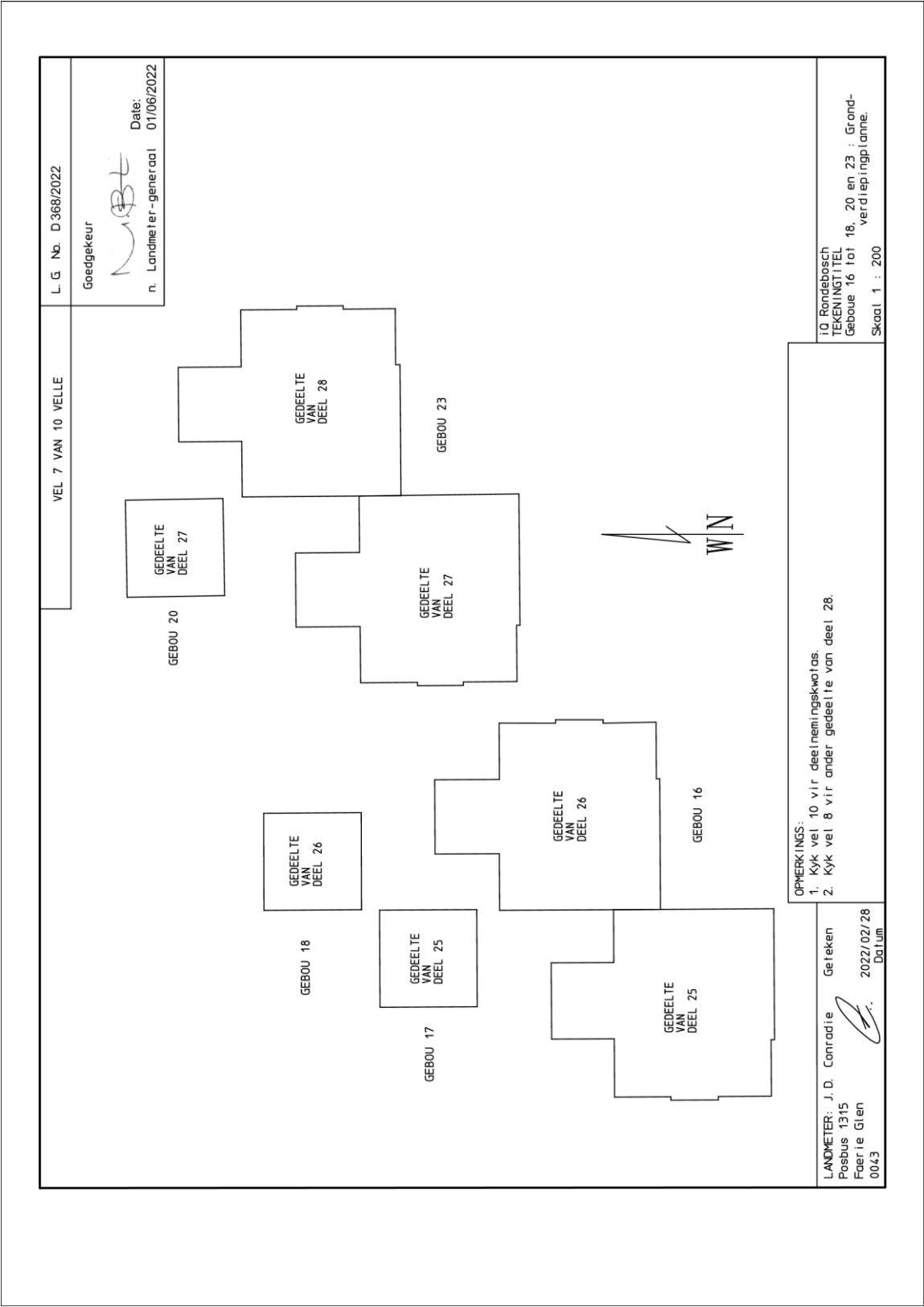
Datum: 2022/02/28 Geteken: Landmeter
Registrasienommer PLS 0973-D Posbus 1315
Faerie Glen 0043

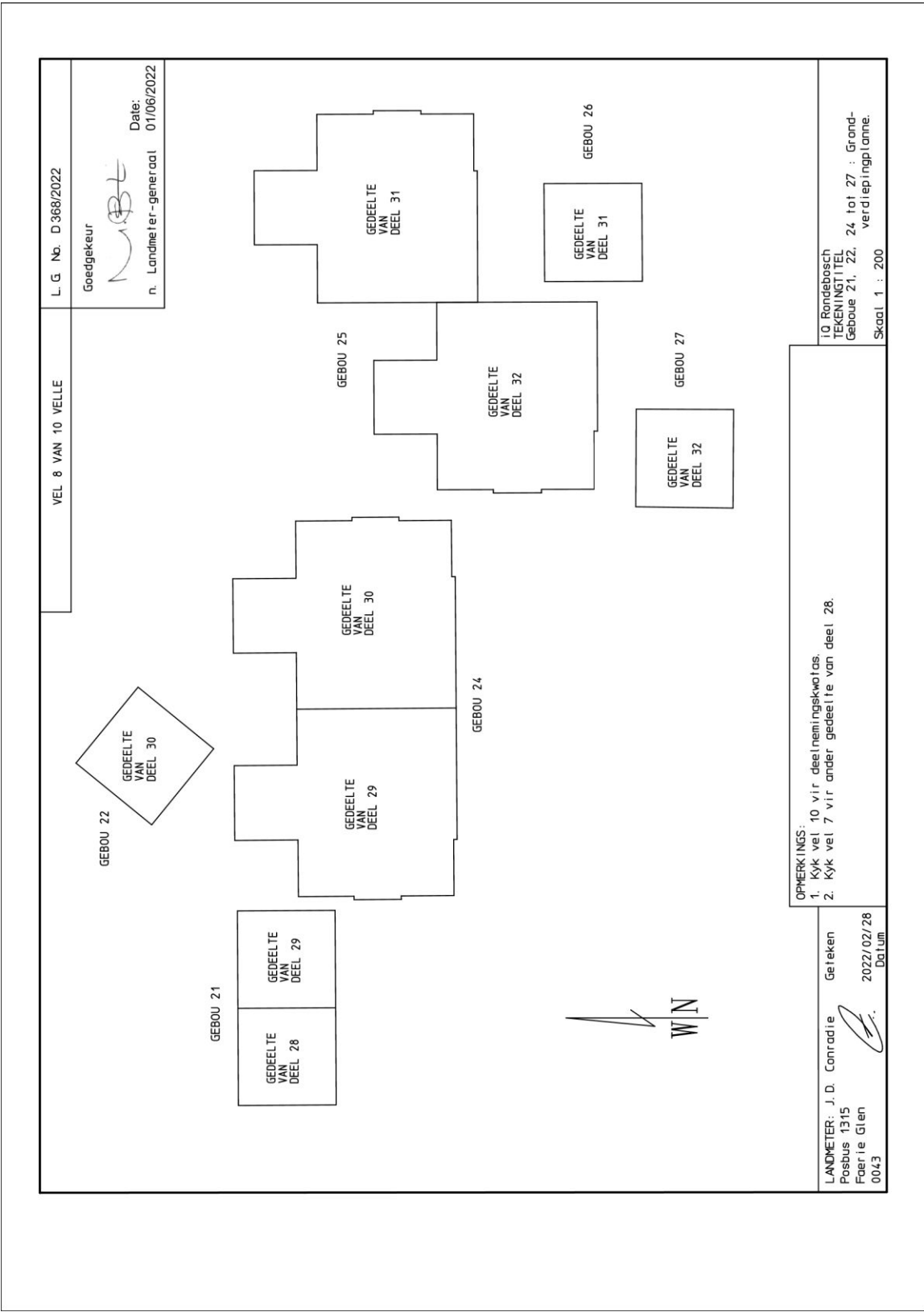
Meetsukke No. 716/2022	Kompliasie: JRSR-147 148	L. G. No. 2563/2020 Alg. Plan TP
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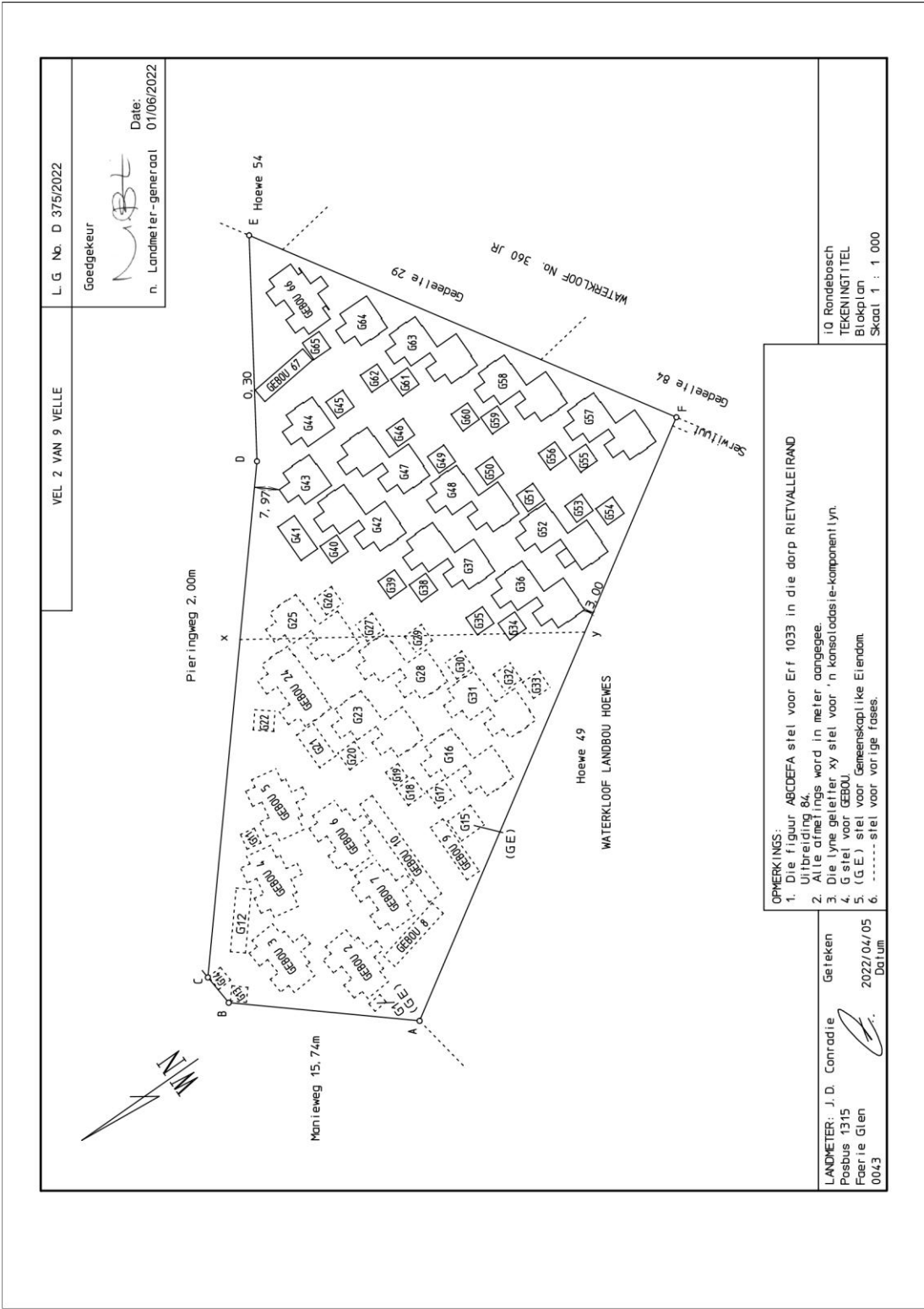


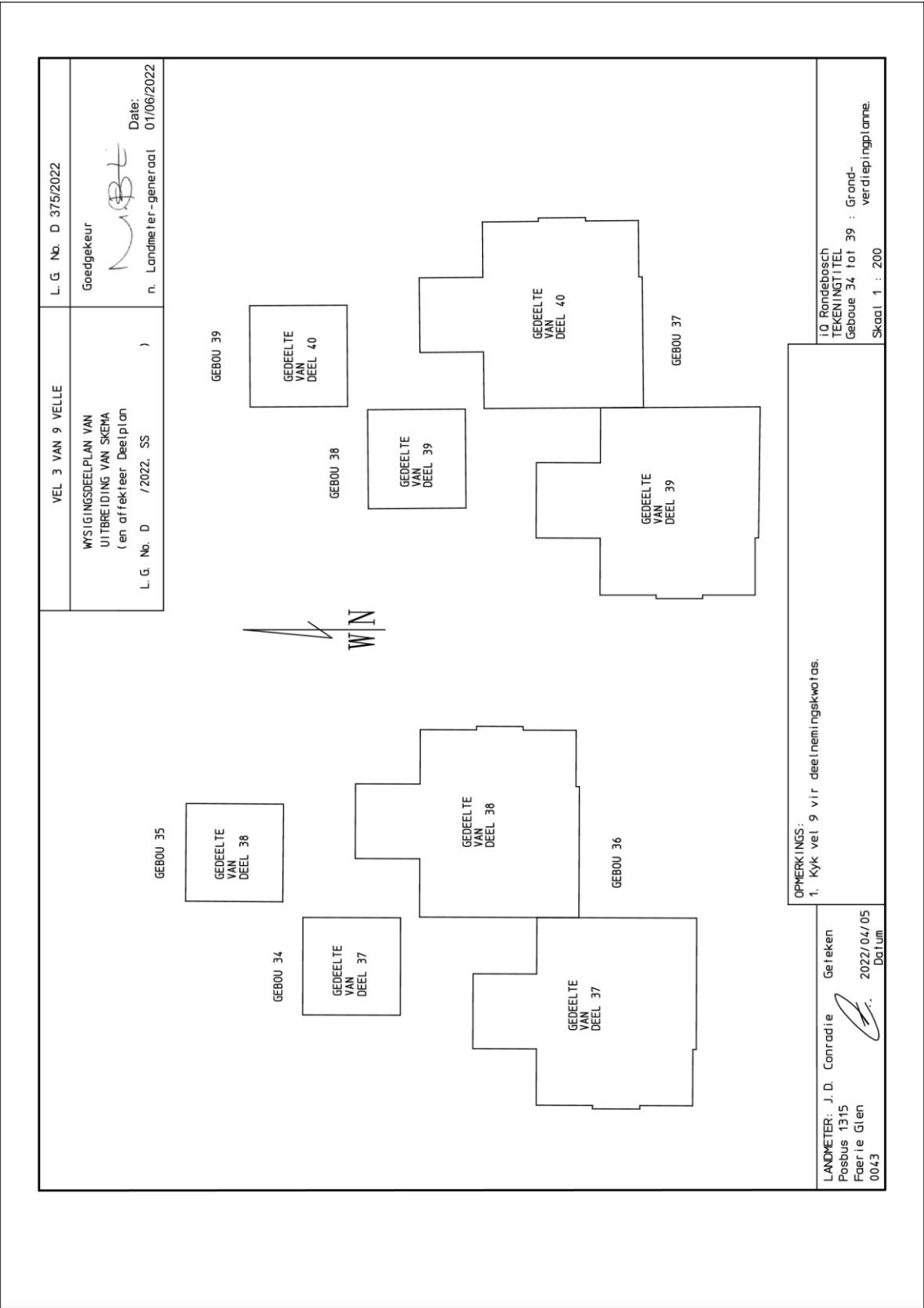


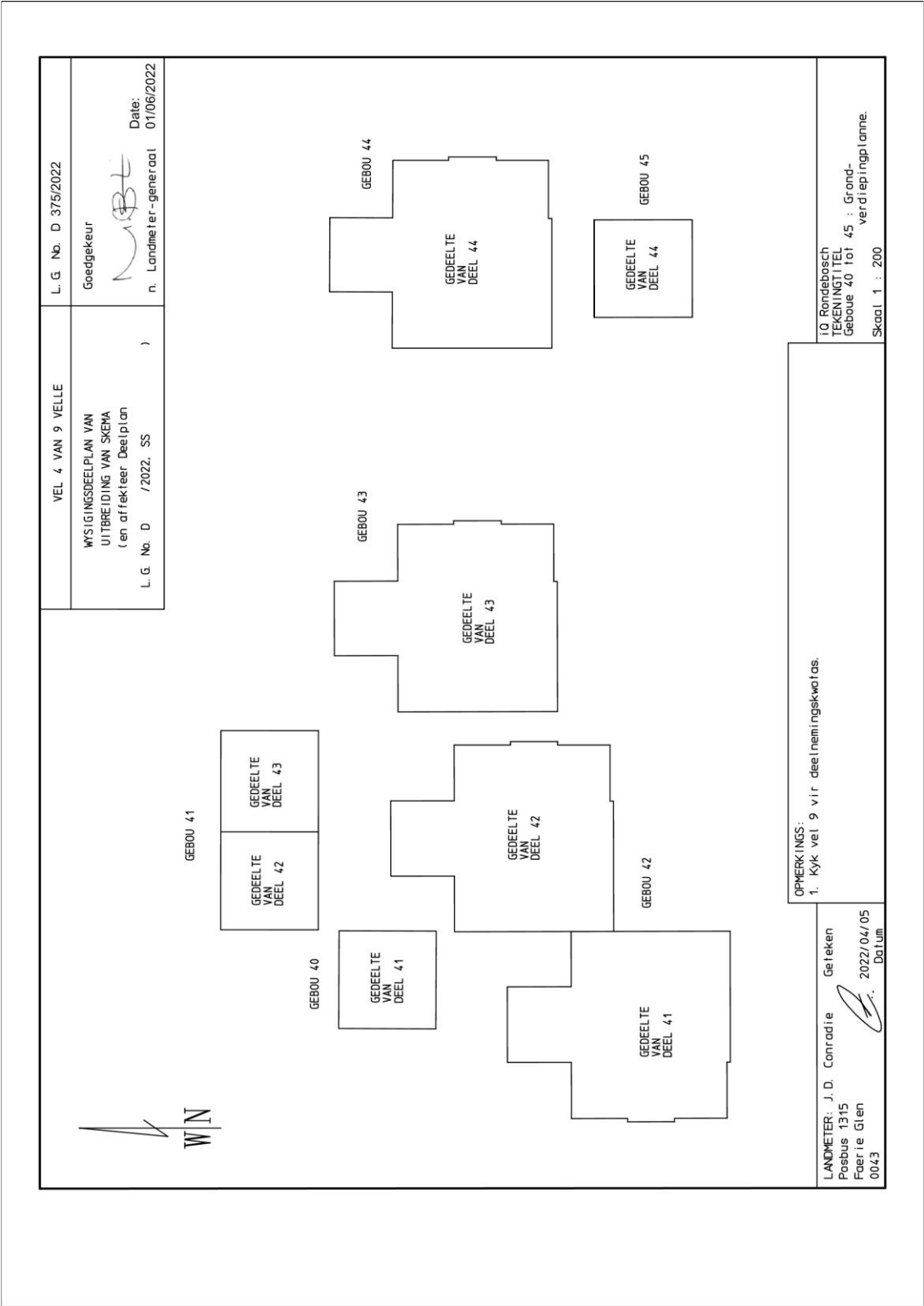
VEL 10 VAN 10 VELLE		L. G. No. D368/2022
		Goedgekeur  n. Landmeter-generaal
		Date: 01/06/2022
DEEL No.	VLOEROPPERVLAKTE (vierkante meter)	DEELNEMINGSKWOTA-PERSENTASIES
1	126	2. 4212
2	126	2. 4212
3	126	2. 4212
4	126	2. 4212
5	126	2. 4212
6	126	2. 4212
7	126	2. 4212
8	126	2. 4212
9	126	2. 4212
10	126	2. 4212
11	126	2. 4212
12	126	2. 4212
13	126	2. 4212
14	126	2. 4212
15	126	2. 4212
16	126	2. 4212
17	126	2. 4212
18	126	2. 4212
19	126	2. 4212
20	126	2. 4212
21	126	2. 4212
22	126	2. 4212
23	126	2. 4212
24	126	2. 4212
25	183	3. 5166
26	183	3. 5166
27	183	3. 5166
28	181	3. 4781
29	182	3. 4973
30	182	3. 4973
31	183	3. 5166
32	182	3. 4973
33	179	3. 4397
34	181	3. 4781
35	180	3. 4589
36	181	3. 4781
Totaal	5204	100. 0000
LANDMETER: J. D. Conradie Geteken Posbus 1315 Faerie Glen 0043  2022/02/28 Datum iQ Rondebosch TEKENINGTITEL: Deelnemingskwota-skedule		

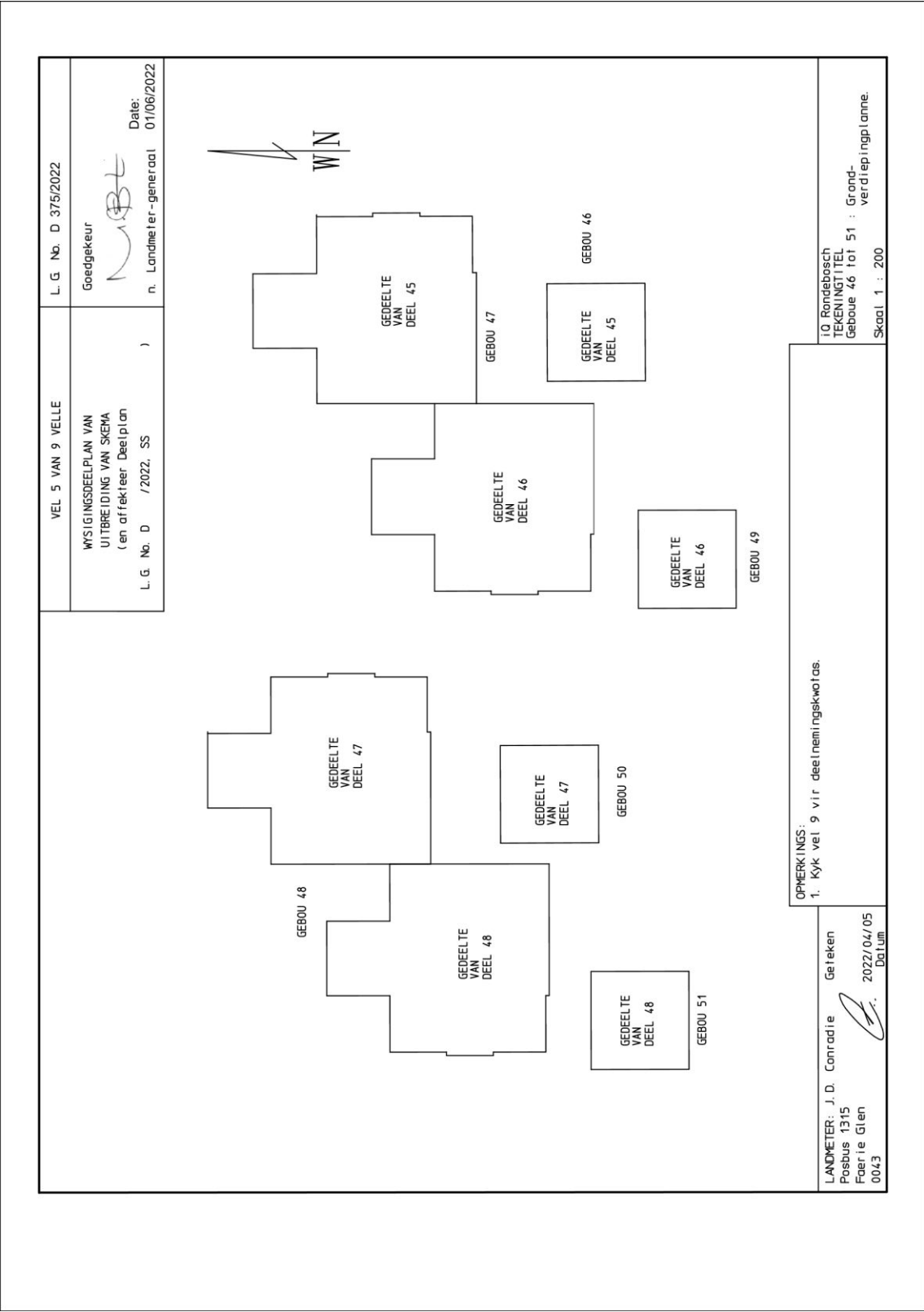
DEELPLAN No. SS		VEL 1	L. G. No. D 375/2022
Geregistreer te Pretoria		VAN	Goedgekeur
Registrateur van Aktes		9 VELLE	n. Landmeter-generaal
Datum :			Datum : 01/06/2022
WYSIGINGSDEELPLAN VAN UITBREIDING VAN SKEMA (en afteekter Deelplan L. G. No. D /2022, SS			
NAAM VAN SKEMA: IQ Rondebosch			
BESKRYWING VAN GROND VOLGENS DIAGRAM: Erf 1033, dorp RIETVALLEIRAND UITBREIDING 84 provinsie Gauteng, groot 2.3390 Hektaar.			
DIAGRAM No. : L. G. No. 2562/2020			
NAAM VAN PLAASLIKE BESTUUR : City of Tshwane Metropolitan Municipality			
OORSKRYDINGS OP DIE GROND: Geen			
SERTIFIKAAT: Ek, Jacobus Daniel Conradie sertifiseer hiermee dat ek velle 1 tot en met 9 van hierdie deelplan opgestel het volgens opmeting in ooreenstemming met die Wet op Deelstitels, 1986, en die regulasies daarkragtigens uitgevaardig.			
Datum: 2022/04/05 Getekens: Landmeter Registrasienommer PLS 0973-D Posbus 1315 Faerie Glen 0043			
Meetsukke No. 721/2022		Kompilasie: JPSR-147 148	L. G. No. 2563/2020 Alg. Plan TP

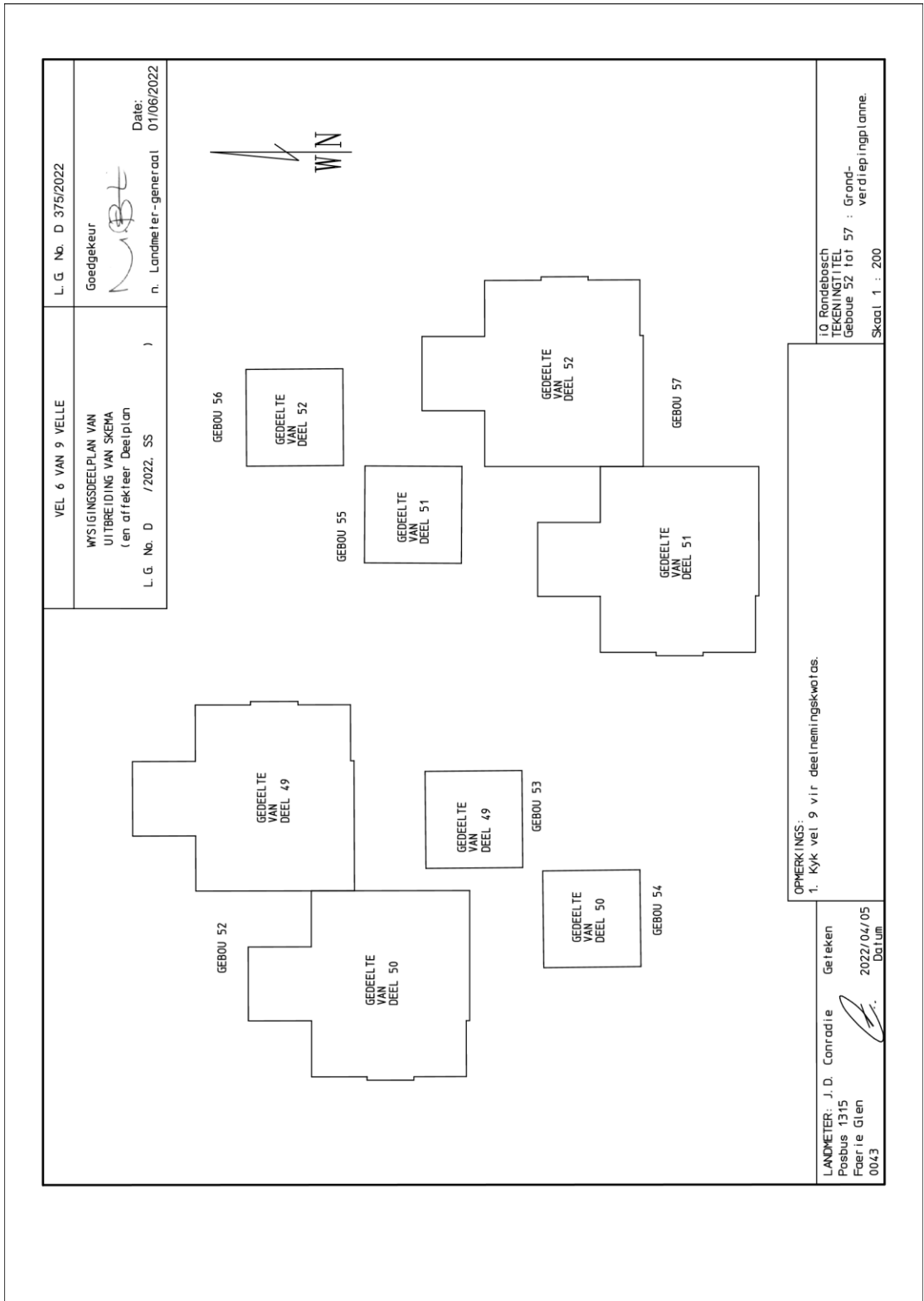
BESKRYWING VAN GEBOUE: Sewe-en-sestig geboue naamlik,
(a) geboue 1 tot 33 soos op vel 1 van Deelplan L. G. No. D /2022,
(b) geboue 34, bestaande uit 'n gedeelte van deel 37,
(c) geboue 35, bestaande uit 'n gedeelte van deel 38,
(d) geboue 36, bestaande uit gedeeltes van dele 37 en 38,
(e) geboue 37, bestaande uit gedeeltes van dele 39 en 40,
(f) geboue 38, bestaande uit 'n gedeelte van deel 39,
(g) geboue 39, bestaande uit 'n gedeelte van deel 40,
(h) geboue 40, bestaande uit 'n gedeelte van deel 41,
(i) geboue 41, bestaande uit gedeeltes van dele 42 en 43,
(j) geboue 42, bestaande uit gedeeltes van dele 41 en 42,
(k) geboue 43, bestaande uit 'n gedeelte van deel 43,
(l) geboue 44, bestaande uit 'n gedeelte van deel 44,
(m) geboue 45, bestaande uit 'n gedeelte van deel 44,
(n) geboue 46, bestaande uit 'n gedeelte van deel 45,
(o) geboue 47, bestaande uit gedeeltes van dele 45 en 46,
(p) geboue 48, bestaande uit gedeeltes van dele 47 en 48,
(q) geboue 49, bestaande uit 'n gedeelte van deel 46,
(r) geboue 50, bestaande uit 'n gedeelte van deel 47,
(s) geboue 51, bestaande uit 'n gedeelte van deel 48,
(t) geboue 52, bestaande uit gedeeltes van dele 49 en 50,
(u) geboue 53, bestaande uit 'n gedeelte van deel 49,
(v) geboue 54, bestaande uit 'n gedeelte van deel 50,
(w) geboue 55, bestaande uit 'n gedeelte van deel 51,
(x) geboue 56, bestaande uit 'n gedeelte van deel 52,
(y) geboue 57, bestaande uit gedeeltes van dele 51 en 52,
(z) geboue 58, bestaande uit gedeeltes van dele 53 en 54,
(aa) geboue 59, bestaande uit 'n gedeelte van deel 53,
(ab) geboue 60, bestaande uit 'n gedeelte van deel 54,
(ac) geboue 61, bestaande uit 'n gedeelte van deel 55,
(ad) geboue 62, bestaande uit 'n gedeelte van deel 56,
(ae) geboue 63, bestaande uit gedeeltes van dele 55 en 56,
(af) geboue 64, bestaande uit 'n gedeelte van deel 57,
(ag) geboue 65, bestaande uit 'n gedeelte van deel 57,
(ah) geboue 66, bestaande uit gedeeltes van dele 58 tot 61 en
Gemeenskaplike Eiendom en
(ai) geboue 67, bestaande uit gedeeltes van dele 58 tot 61.

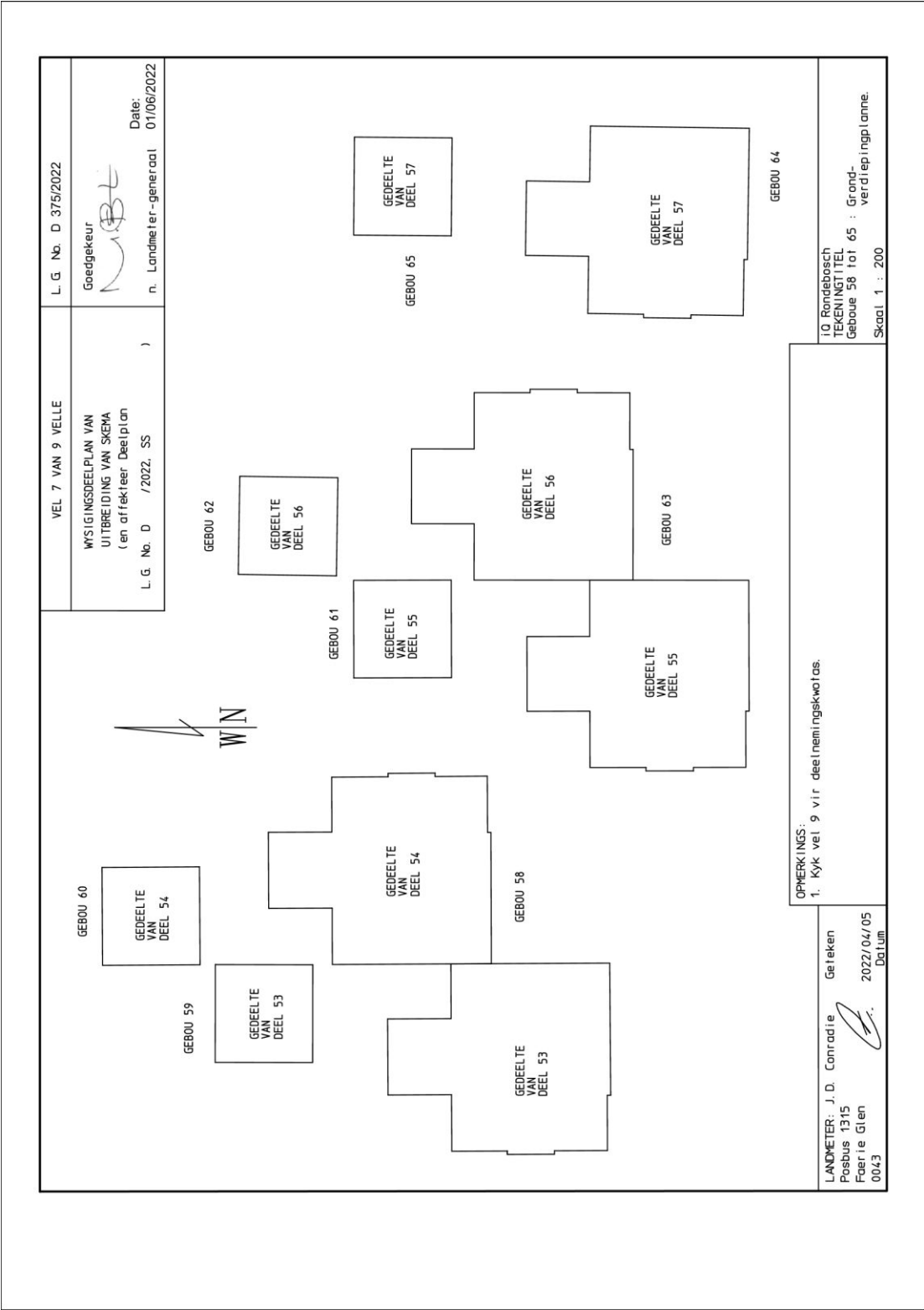


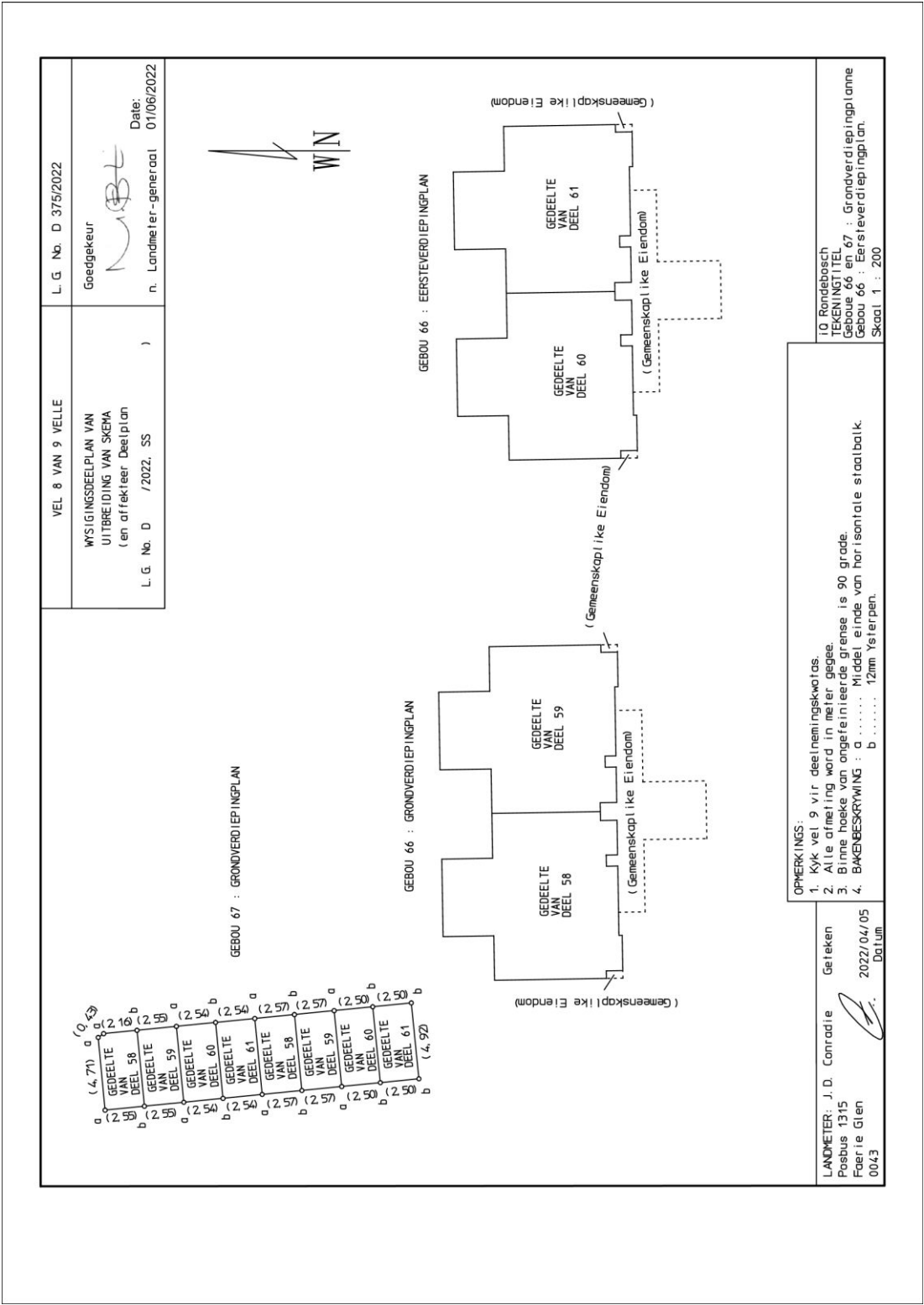












VEL 9 VAN 9 VELLE		L. G. No. D375/2022	
WYSIGINGSDEELPLAN VAN UITBREIDING VAN SKEMA (en affekteer Deelplan L. G. No. D /2022. SS)		Goedgekeur  n. Landmeter-generaal 01/06/2022 Date:	
DEEL No.	VLOEROPPERVLAKTE (vierkante meter)	DEELNEMINGSKWOTA-PERSENTASIES	DEELNEMINGSKWOTA-PERSENTASIES
1	126	1.3213	1.9086
2	126	1.3213	1.9086
3	126	1.3213	1.9086
4	126	1.3213	1.9086
5	126	1.3213	1.9086
6	126	1.3213	1.9086
7	126	1.3213	1.9086
8	126	1.3213	1.9086
9	126	1.3213	1.9086
10	126	1.3213	1.9086
11	126	1.3213	1.9086
12	126	1.3213	1.9086
13	126	1.3213	1.9086
14	126	1.3213	1.9086
15	126	1.3213	1.9086
16	126	1.3213	1.9086
17	126	1.3213	1.9086
18	126	1.3213	1.9086
19	126	1.3213	1.9086
20	126	1.3213	1.9086
21	126	1.3213	1.9086
22	126	1.3213	1.9086
23	126	1.3213	1.9086
24	126	1.3213	1.9086
25	126	1.3213	1.9086
26	126	1.3213	1.9086
27	126	1.3213	1.9086
28	126	1.3213	1.9086
29	126	1.3213	1.9086
30	126	1.3213	1.9086
31	126	1.3213	1.9086
32	126	1.3213	1.9086
33	126	1.3213	1.9086
34	126	1.3213	1.9086
35	126	1.3213	1.9086
36	126	1.3213	1.9086
37	126	1.3213	1.9086
38	126	1.3213	1.9086
39	126	1.3213	1.9086
40	126	1.3213	1.9086
41	126	1.3213	1.9086
42	126	1.3213	1.9086
43	126	1.3213	1.9086
44	126	1.3213	1.9086
45	126	1.3213	1.9086
46	126	1.3213	1.9086
47	126	1.3213	1.9086
48	126	1.3213	1.9086
49	126	1.3213	1.9086
50	126	1.3213	1.9086
Totaal	9536		100.0000

iQ Rondebosch
TEKENING! TEL :
Deelnemingskwota-skedule

LANDMETER: J.D. Conradie
Posbus 1315
Faerie Glen
0043

Geteken
2022/04/05
Datum

9. COPY OF MUNICIPAL ACCOUNT



Tel: 012 358 9999
Fax: 012 359 6111
E-mail: customercare@tshwane.gov.za
Address: P O Box 408 | Pretoria | 0001

COPY TAX INVOICE: 237507241858
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 19/08/26

LANDCRUISER HEAVEN PTY LTD
SS IQ RONDEBOSCH (UNIT 11)

Account No.

202061016807 /

Page no. 1 of 2

Account for P12	Stand no. 01033	Township RIETVALLERAND X84	Days
Address 87 MANIE ROAD	Sectional title scheme SS RONDEBOSCH	Unit no. S0011	
Meter reading unit 1211701A	Group account	Deposit date	Deposit 0.00
		Guarantee date	Guarantee 0.00
Giskey:			

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
16/07/26	Balance Brought Forward	52,970.30	0.00	52,970.30
19/08/26	Sub Total (A)	52,970.30	0.00	52,970.30
19/08/26	Miscellaneous Charges	521.20	0.00	521.20
19/08/26	Property Rates	1,179.71	0.00	1,179.71
	Total Current Levy (B)	1,700.91	0.00	1,700.91
	TOTAL AMOUNT PAYABLE (A+ B)	54,671.21	0.00	54,671.21

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
4,683.19	48,287.11	54,671.21	0.00	54,671.21
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		52,970.30
CURRENT ACCOUNT	DUE DATE	09/09/26	AMOUNT PAYABLE	1,700.91
Name LANDCRUISER HEAVEN PTY LTD		Final date for payment 09/09/26	Account no	54,671.21
EasyPay >>>>>> Post Office >>>>>>				

Page no. 2 of 2

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10. COPY OF LEVY STATEMENT



iQ Rondebosch Body Corporate

Reg No: SS503/2022

Email: martie@iqasset.co.za

ADDRESS

LANDCRUISER HEAVEN (PTY) LTD

Unit No 11

Reference: LAND01-U11

INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV00741	2026-08-01	2026-08-01	R 2151.19

Account	Description	Qty	Unit Price	Disc	Tax	Total
Levies	Levies	1.00	1818.93	0.00	0.00	1818.93
RFI/001 Reserve Fund Levies	Reserve Fund Levies	1.00	305.88	0.00	0.00	305.88
CSOS Control Account	CSOS Levies	1.00	26.38	0.00	0.00	26.38

BANKING DETAILS

Bank Name: NEDBANK

Account Number: 1236165969

Branch Code: 198765

Reference: LAND01-U11

Reference: LAND01-U11

Account Holder: IQ RONDEBOSCH

Account Type: CURRENT

Branch Name: MENLYN MAINE

Sub-Total excl.	2 151.19
Discount excl.	0.00
Sub-Total excl. (after discount)	2 151.19
TOTAL	R 2 151.19

Page 1/1

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NOTES

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