

**OFFER TO PURCHASE**

**(Sectional Title Unit)**

**between**

**ALIDA ELIZABETH FOURIE**

**("THE PURCHASER")**

**and**

**PINE LAKE MARINA LTD**

**("THE SELLER")**

**in respect of**

**PINE LAKE LIFESTYLE ESTATE**

**SECTIONAL TITLE DEVELOPMENT SCHEME**

**INDEX**  
**AGREEMENT OF SALE**

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**ANNEXURE A : SITE DEVELOPMENT PLAN (SEE PARAGRAPH 3.1 OF PART A)**

**ANNEXURE B : SCHEDULE OF PARTICULARS IN TERMS OF SECTION 4(1) OF ACT 65 OF 1988**

**ANNEXURE C : SPECIAL CONDITIONS (SEE PARAGRAPH 13 OF PART A)**

**ANNEXURE D : DISCLOSURE OF PARTICIPATION QUOTAS ALLOCATED TO ALL SECTIONS (SEE PARAGRAPH 3.1 OF PART A AND CLAUSE 1.3.4 OF PART B)**

**OFFER TO PURCHASE**  
(Sectional Title Unit – Housing Interest)

The purchaser described in paragraph 1 of Part A ("**the Purchaser**") hereby offers to purchase from the seller referred to in paragraph 2 of Part A ("**the Seller**") the sectional title unit referred to in paragraph 3 of Part A ("**the unit**"), which the Seller agrees to sell to the Purchaser subject to the terms and conditions set out in this agreement.

**PART A**

1. **PURCHASER**

1.1 Name : ALIDA ELIZABETH FOURIE

ID/Registration number : 500223 0056 088

1.2 Marital status (i.r.o. natural persons) : 

single	<input type="checkbox"/>
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married	<input checked="" type="checkbox"/>
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cohab	<input type="checkbox"/>
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1.3 Street address : \_\_\_\_\_

1.4 Postal address : \_\_\_\_\_

1.5 Telephone no : (w) \_\_\_\_\_ E-mail : \_\_\_\_\_

1.6 Cell no : \_\_\_\_\_

1.7 VAT Registration no : \_\_\_\_\_

1.8 Name of authorized signatory \_\_\_\_\_ ID : \_\_\_\_\_

Designation : \_\_\_\_\_

**NB: Take note that this is a housing development scheme in terms of the Retired Persons Act, No. 65 of 1988 in respect of which a right of occupation is restricted to a person who is 50 years of age or older or the spouse of such person.**

2. **SELLER**

2.1 Name : **Pine Lake Marina Limited**

Registration number : **2008/028535/10**

2.2 Street address : **Pine Lake Marina, Sedgefield**

2.3 Telephone no : 044-349 2200 E-mail : [nols@bdc.im](mailto:nols@bdc.im)

2.4 Cell no : **082 774 7724**

2.5 VAT Registration no : **4470252471**

3. **UNIT**

3.1 The unit, which is the subject matter of the sale in terms of this agreement, consists of the following :

- Section No 83 in building no 90 , having a floor area of \_\_\_\_\_ m<sup>2</sup>;
- Exclusive use area : G\_\_\_\_\_;
- Parking space (as an exclusive use area) : P\_\_\_\_\_,

established or to be established on Portion 41 of the Farm Ronde Valley 187, in the Municipality and Division of Knysna, Province of Western Cape ("**the land**") as shown on the site development plan attached to this agreement as Annexure A ("**the site development plan**") and more fully described in the Surveyor-General approved Sectional Plan(s) SG559/2024 and SG567/2024 ("**the plan**"), and an undivided share in the common property apportioned to the said section in accordance with the participation quota of the section, together with the right of exclusive use as contemplated in Section 27 of the Sectional Titles Act, 1986 (Act No 95 of 1986).

4. PURCHASE PRICE (VAT included @ 15%)

• Unit (exclusive of furnishing) : R \_\_\_\_\_

**PAYMENT :**

• DEPOSIT of 10% payable on or before \_\_\_\_\_ R \_\_\_\_\_

• Balance of purchase price (payable on registration) R \_\_\_\_\_

5. LOAN AMOUNT : R \_\_\_\_\_ to be procured not later than 30 (thirty) days from acceptance of this offer by the seller. (see clause 2 of Part B)

6. EXPECTED REGISTRATION DATE (subject to clause 6 of Part B): \_\_\_\_\_ or such earlier or later date as the Seller may notify the Purchaser.

7. TRANSFERRING ATTORNEYS : **Raubenheimers Incorporated, 60 Cathedral Street, George 6529, Tel : (044) 873 2043, e-mail : [KarinS@raubenheimers.co.za](mailto:KarinS@raubenheimers.co.za)** (Reference : Ms K Smit)

8. SELLING AGENT : Name : \_\_\_\_\_ Telephone : \_\_\_\_\_

9. All payments to be made by the Purchaser in terms of this agreement shall be paid into the following trust account of the transferring attorneys :

**Raubenheimers Inc Trust Account  
First National Bank (George)  
Account number 52294178630  
Branch code 210114**

**Note : It is the Purchaser's responsibility to verify the correctness of the bank account details before making any payment in terms of this agreement.**

Initial	
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10. CHOICE OF LANGUAGE :

English	<input type="checkbox"/>
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Afrikaans	<input type="checkbox"/>
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11. EXPIRY DATE : This offer is irrevocable and expires 14 (fourteen) days after the date of signature by the Purchaser. On acceptance of this offer by the Seller, it shall become a binding agreement of sale between the Seller and the Purchaser subject to fulfillment of the suspensive conditions set out in clause 2 of Part B.

**12. The Purchaser acknowledges that he/she is aware thereof that the Seller has the right to extend the Scheme in terms of Section 25 of the Sectional Titles Act.**

13. SPECIAL CONDITIONS : As per annexure C (if applicable)

NAME	HEREIN REPRESENTED BY THE UNDERMENTIONED SIGNATORIES, WHO WARRANT THAT THEY HAVE BEEN DULY AUTHORISED THERETO	DATE	SIGNATURE
(Purchaser)	_____		
Pine Lake Marina Ltd (Seller)			