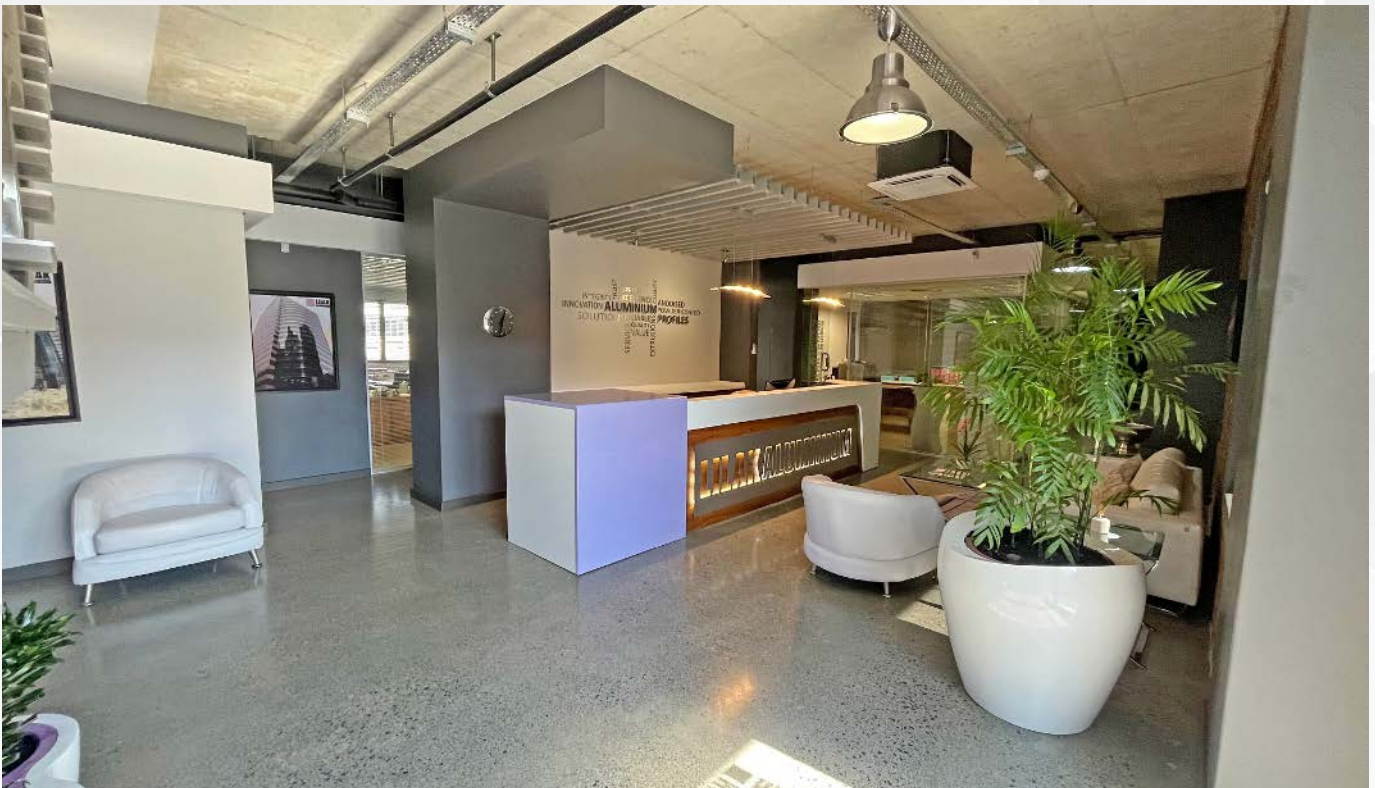


FIRZT AUCTIONS

IDEAL LUXURY HEADQUARTERS



ON-SITE, OFF-SITE, ONLINE & TELEPHONIC AUCTION

WEB REF: CL1239

BEDFORDVIEW

TUESDAY 26 SEPTEMBER 2023 @ 12:30 PM



Ryan Beare

076 612 4892

ryan.b@firzt.co.za



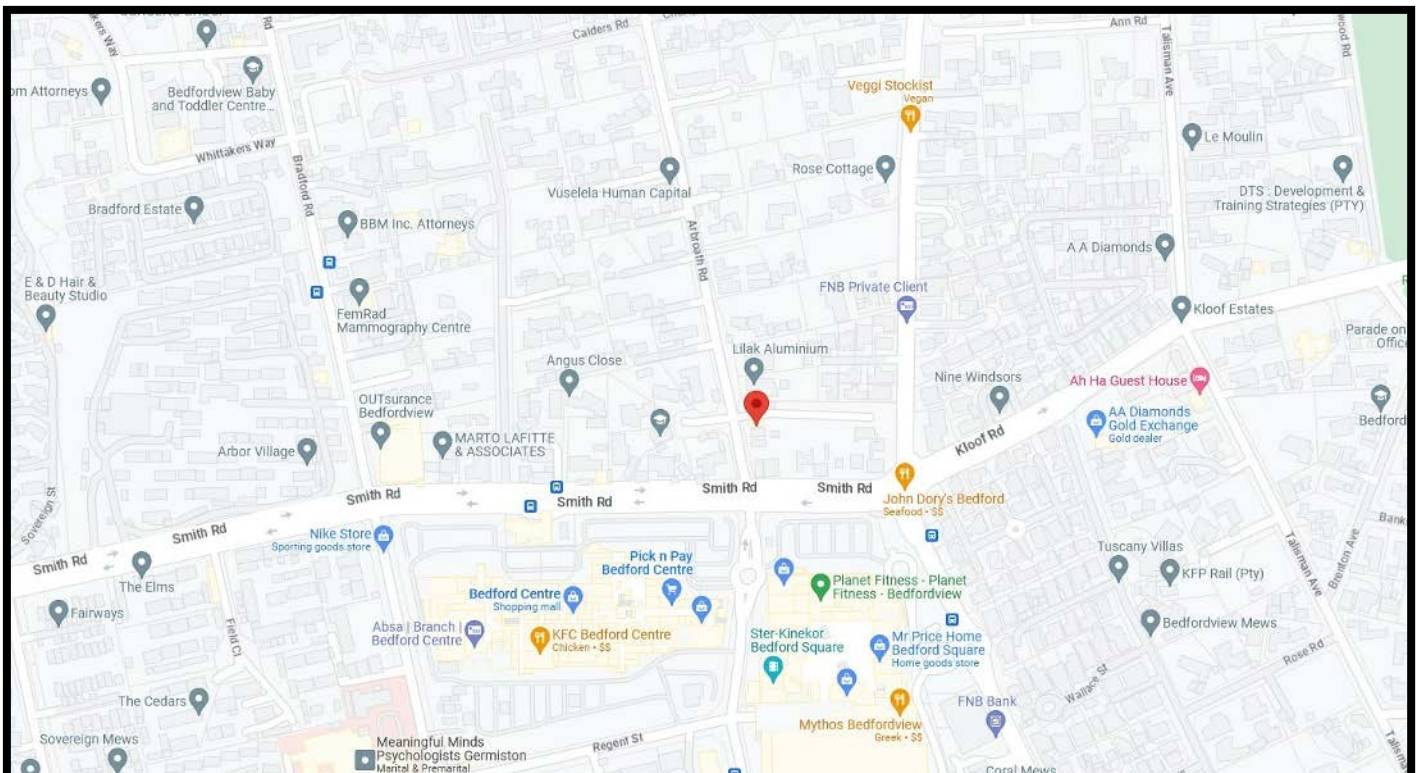
PROPERTY DETAILS



Unit Number: 47 & 48
Complex Name: HQ Bedfordview (108/2017)
Street Number: 2
Street Name: Arbroath Road
Suburb: Bedfordview
City: Johannesburg
Province: Gauteng
GPS Co - ordinates: -26.1870° S, 28.1251

Legal Description of the Property:

Erf: 3011 PTN O
Township: Johannesburg
Unit Size: ±351 m²
Land Size: ±10051 m²



PROPERTY DESCRIPTION SUMMARY



Welcome to HQ Bedfordview, a prestigious commercial park that sets the standard for luxury office spaces in the heart of Bedfordview. We are delighted to present an exclusive opportunity for you to acquire an exquisite second-floor office space, redefining contemporary elegance and functionality in the corporate world.

Spanning approximately 351 sqm, this office space exudes sophistication and offers a plethora of desirable features. As you enter, prepare to be captivated by the exceptional internal fit out meticulously designed to create a seamless fusion of modern aesthetics and optimal functionality.

With stunning exposed concrete ceilings that lend an industrial-chic ambience, and sleek, seamless glass partitioning, this space fosters an open and collaborative environment. The sleek screed flooring adds a touch of elegance that perfectly complements the overall design, creating an inspiring atmosphere for your team and clients.

No detail has been overlooked when it comes to your comfort and convenience. State-of-the-art air conditioning ensures a pleasant and conducive working environment throughout the year, allowing you to focus on what truly matters. This office space truly stands in a league of its own, offering a perfect balance of luxury and functionality.

A standout feature of this property is the breathtaking rooftop entertainment area, providing panoramic views of the surrounding area. Imagine hosting corporate events, networking sessions, or simply taking a moment to appreciate the beauty of the cityscape from this exclusive vantage point. It's an ideal setting to leave a lasting impression on your clients and business partners.

In addition to the exceptional features, the sales price includes all fixtures and furniture, ensuring a turnkey experience for discerning buyers. Meticulously curated furnishings and stylish fixtures complement the office space, allowing you to seamlessly transition into your new luxury workspace without any hassle.

Convenience and accessibility are key at HQ Bedfordview. Its central location offers easy access to major highways, and a myriad of amenities are within walking distance. Shopping centers, fuel stations, gym facilities, and a variety of restaurants are just moments away, allowing you to strike the perfect work-life balance.

This premium office space also offers practical features designed to enhance your work experience. Wheelchair access and elevators ensure ease of movement, while backup power guarantees uninterrupted workflow. Dedicated smoking areas provide designated spaces for relaxation, and ample visitor parking ensures a hassle-free experience for your clients and guests.

Don't miss out on this incredible opportunity to own a luxury office space in the heart of Bedfordview. With its unparalleled design, exceptional features, and prime location, this property is sure to impress even the most discerning buyer. Contact us now to schedule a private viewing and embark on a journey towards owning this extraordinary office space at HQ Bedfordview, where corporate excellence meets unparalleled luxury.

PROPERTY EXPENSES



Rates	Per Consumption
Water & Electricity	Per Consumption

NEARBY POINTS OF INTEREST



AMENITY	TYPE	DISTANCE
Gardenview Service Station	Filling Station	0.27km
Sasol van Buuren	Filling Station	1.04km
The Laser Beautique	Hop	2.53km
The Laser Beautique	Hospital/Clinic	0.06km
Health & Welfare Sector Education & Training Authority	Hospital/Clinic	0.40km
Bedfordview - Police Station	Police Station	1.49km
Clevelend - Police Station	Police Station	2.06km
Reddam House	School	0.45km
Bedfordview Baby & Toddler Centre	School	0.41km
Bedford Shopping Centre	Shopping Centre	0.15km
Bedford Square Shopping Centre	Shopping Centre	0.25km
Eastgate Shopping Centre	Shopping Centre	0.41km
Sacred Heart College	Tertiary Institution	3.43km

ON-SITE AUCTION ADDRESS



DIRECTIONS TO 47 & 48 BLOCK C - HQ OFFICE BUILDING, BEDFORD GARDENS

2 Arbroath Rd, Bedfordview.

FROM EASTGATE SHOPPING CENTRE

Travel South on Bradford Road.

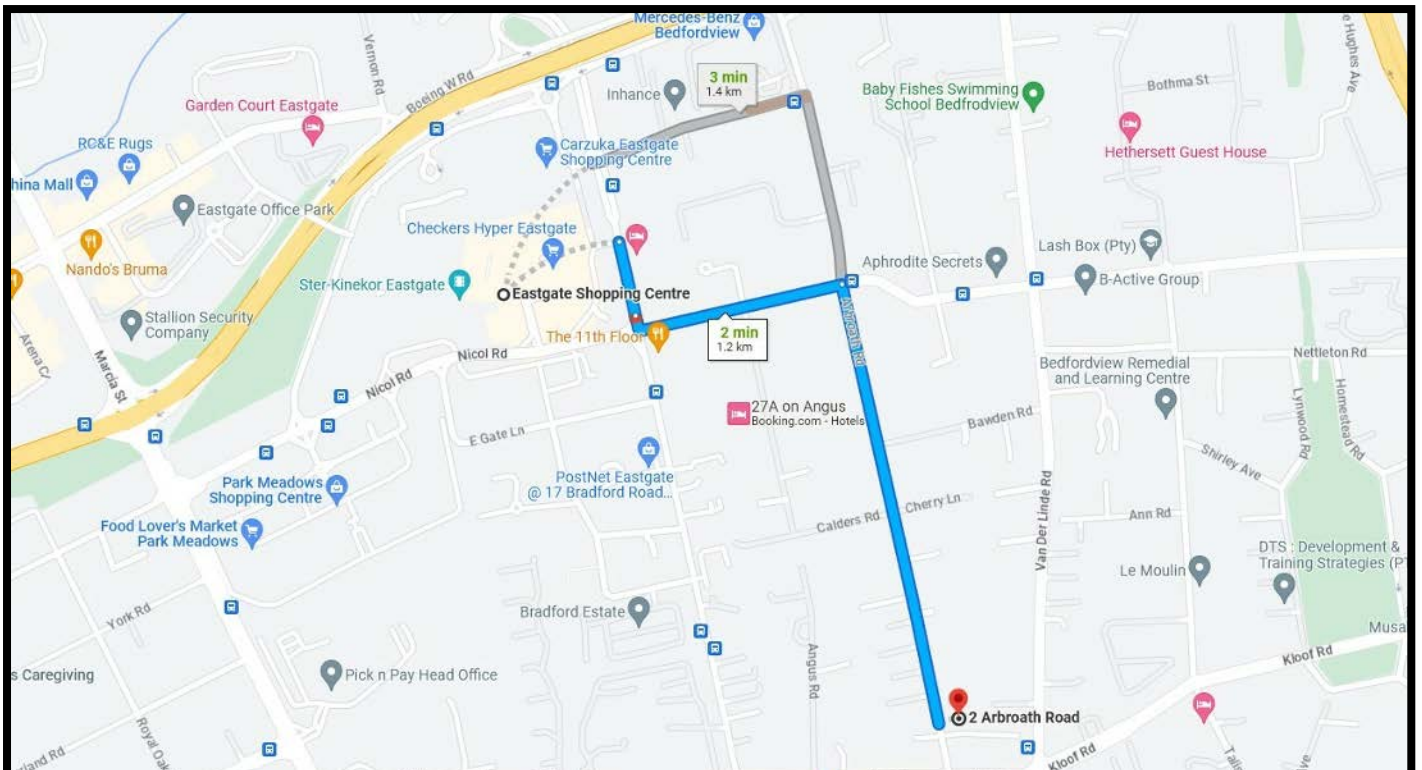


Turn left onto Nicol Road.



Turn right onto Arbroath Road.

Destination will be on your Left Hand Side.



OFF-SITE AUCTION ADDRESS



DIRECTIONS TO FIRZT REALTY COMPANY

44 Glenhove Road, Melrose Estate (Entrance on 5th Street).

FROM McDONALD'S ROSEBANK

From corner of Oxford Road and Glenhove Road.



Travel down Glenhove Road towards M1 Highway.



Turn right into 5th Street.

Destination will be on your Right Hand Side.

OR

FROM M1 HIGHWAY

Take Glenhove Road off-ramp towards Rosebank.



Travel up Glenhove Road.



Turn left into 5th Street.

Destination will be on your Right Hand Side.



Will I have to Pay for Outstanding Utilities on the Property?

No. All outstanding rates and taxes, water and electricity, and home owners association or sectional title levies (where applicable), must be paid up by the seller prior to transfer.

Can I get a Bond for Real Estate purchased on Auction?

Yes. However, auctions are non-suspensive transactions and as such your offer at an auction sale cannot be subject to your obtaining a bond. Should you wish to obtain a bond this is acceptable, however it is worth repeating that the sale cannot be subject to your obtaining finance. If, for any reason you are not granted a bond, or do not qualify for the amount to which you have bid, you will still be held liable and responsible to fulfill all your obligations in terms of the agreement signed at the auction.

How do I Register to Bid Online or Telephonically?

Click <https://www.firzt.co.za/register-to-bid-online/>
or email register@firzt.co.za for instructions.

Where can I find Auction Rules and T's & C's?

Click <https://www.firzt.co.za/online-and-telephonic-auction-terms-and-conditions/>
and <https://www.firzt.co.za/rules-of-auction/>

DISCLOSURE DOCUMENT

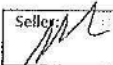


DISCLOSURE DOCUMENT

IMMOVABLE PROPERTY CONDITION REPORT IN RELATION TO THE SALE/AUCTION/RENTAL OF ANY IMMOVABLE PROPERTY

1. **DISCLAIMER**
This condition report concerns the immovable property situated at: 1 Arbroath Road, Bedfordview (the "Property"). This report does not constitute a guarantee or warranty of any kind by the owner of the Property or by the Property Practitioners representing that owner in any transaction. This report should, therefore, not be regarded as a substitute for any inspections or warranties that prospective purchasers may wish to obtain prior to concluding an agreement of sale in respect of the Property.
2. **DEFINITIONS**
In this form –
 - 2.1 "to be aware" means to have actual notice or knowledge of a certain fact or state of affairs; and
 - 2.2 "defect" means any condition, whether latent or patent, that would or could have a significant deleterious or adverse impact on, or affect, the value of the property, that would or could significantly impair or impact upon the health or safety of any future occupants of the property or that, if not repaired, removed or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the property.
3. **DISCLOSURE OF INFORMATION**
The owner of the Property discloses the information hereunder in the full knowledge that, even though this is not to be construed as a warranty, prospective purchasers of the Property may rely on such information when deciding whether, and on what terms, to purchase the Property. The owner hereby authorises the appointed Property Practitioner marketing the Property for sale to provide a copy of this statement, and to disclose any information contained in this statement, to any person in connection with any actual or anticipated sale/auction/rental of the Property. The owner undertakes to advise Firzt or any relevant party to any changes made to the property or any information that would affect the selling process.
4. **PROVISION OF ADDITIONAL INFORMATION**
The owner represents that to the best of his or her knowledge the responses to the statements in respect of the Property contained herein have been accurately noted as "yes", "no" or "not applicable". Should the owner have responded to any of the statements with a "yes", the owner shall be obliged to provide, in the additional information area of this form, a full explanation as to the response to the statement concerned.
5. **STATEMENTS IN CONNECTION WITH PROPERTY**

	YES	NO	N/A
I am aware of the defects in the roof		X	
I am aware of the defects in the electrical systems		X	
I am aware of the defects in the plumbing system, including in the swimming pool/pool light (if any)		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers		X	
I am aware of the defects in the septic or other sanitary disposal systems		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bulges. Other such defects include, but are not limited to, flooding dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pumps		X	
I am aware of structural defects in the Property		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property		X	
I am aware that remodelling and refurbishment have affected the structure of the Property		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained	X		
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site		X	
I am aware of internal prefabricated / dry walling	X		
I am aware of broken windows / doors (Internal and external)		X	
I am aware of water pressure issues		X	
I am aware of guttering in poor condition		X	
I am aware of any termite / insect infestations		X	
I do have approved building plans	X		
I am aware that the tennis court is in a poor condition			X
I am aware of restrictions on selling the property (i.e interdicts, insolvency)		X	
I am aware of billing issues with regard to the local council / body corporate / home owners association		X	
I have the Title Deeds for the property	X		
If not where are the Title Deeds kept	X		

Seller:  Purchaser: _____

Personal Touch | Professional Approach

Johannesburg Head Office • Tel: +27 011 731 0300 • 44 Glenhove Road, Melrose Estate
 Firzt Realty Pty Ltd • Reg. No. 2018/320390/07 • E-mail: jhb@firzt.co.za • www.firzt.co.za • Registered with the PPRA
 Firzt Realty (Pty) Ltd operates an active Trust Account registered with a South African banking institution
 Directors: Denese Zaslansky CEO • Solomon Zaslansky FD • Faryl Zaslansky • Portia Tau-Sekati

Sales: Mandatory Disclosure 2022 Ver 1-Jan2022/hv

DISCLOSURE DOCUMENT



Circle if any of the following are applicable to your garden: Cycads (staying/removing), known alien/invasive species, borehole, water feature, garden lights, irrigation	Specify if any items are not in working condition:		
Circle if any of the following are applicable to your property: Electric fence, motorised gate, motorised garage, intercom, burglar bars, generator, inverter, external beams, internal/external door keys, door remotes, geysers (no. <input type="text"/>)	Specify if any items are not in working condition:		
SELLERS PERSONAL DISCLOSURE Marital Status: Single / In Community / ANC / Customary / Foreign Marriage			
	YES	NO	N/A
I have a current registered bond or facility over the property. Held at <u>Nedbank</u> bank	<input checked="" type="checkbox"/>		
I have given my bank notice/restructured my facility			
I have never been insolvent. If NO when were you rehabilitated?		<input checked="" type="checkbox"/>	
My income tax up to date	<input checked="" type="checkbox"/>		
I am a foreign resident		<input checked="" type="checkbox"/>	
BUSINESS DISCLOSURE			
Is the Property sold in the ordinary course of the seller/s business? (i.e. property investor)	<input checked="" type="checkbox"/>		
Is the property trading company registered for VAT. If yes, is the price to be reflective as inclusive or exclusive of VAT			
ADDITIONAL INFORMATION			

6. **OWNER'S CERTIFICATION**
The owner hereby certifies that the information provided in this report is, to the best of the owner's knowledge and belief, true and correct as at date when the owner signs this report.
7. **CERTIFICATION BY PERSON SUPPLYING INFORMATION**
If a person other than the owner of the property provides the required information that person must certify that he/she is duly authorised by the owner to supply the information and that he/she supplied the correct information on which the owner relied for the purpose of this report and, in addition, that the information contained herein is, to the best of that person's knowledge and belief, true and correct as at the date on which that person signs this report.
8. **NOTICE REGARDING ADVICE OR INSPECTIONS**
Both the owner as well as potential buyers of the property may wish to obtain professional advice and/or to undertake a professional inspection of the property. Under such circumstances adequate provisions must be contained in any agreement of sale/auction/rental to be concluded between the parties pertaining to the obtaining of any such professional advice and/or the conducting of required inspections and/or the disclosure of defects and/or the making of required warranties.
9. **BUYER'S ACKNOWLEDGEMENT**
The prospective buyer acknowledges that he/she has been informed that professional expertise and/or technical skill and knowledge may be required to detect defects in, and non-compliant aspects concerning, the property.
10. **PROTECTION OF PERSONAL INFORMATION ACT NO.4 OF 2013 (POPIA)**
 - 10.1 The parties' consent in terms of the Protection of Personal Information Act No. 4 of 2013 ("POPIA"), to the collecting, storing and processing their personal information for the purpose of giving effect to this Disclosure Document / Property Condition Report and any matters ancillary thereto.
 - 10.2 The Seller agrees that the personal information referred to above may be shared with prospective purchasers of the Property and any other role players, including but not limited to the Agents internal staff.
 - 10.3 The Agency shall retain the parties' personal information for only as long as is necessary to give effect hereto and in compliance with POPIA and with any legislation such as FICA and the Property Practitioners Act.
 - 10.4 The parties have the right to object to the collection, processing and or retention of personal information and have the right to request that personal information be corrected or deleted or to lodge a complaint with the Information Regulator.

The prospective buyer/lessee acknowledges receipt of a copy this statement.

11. **SIGNATURES**

Signed at Bedfordview on Monday 3rd July 2023

Signature: Owner(s) / Landlords(s)

Signature: Purchaser(s) / Lessee(s)

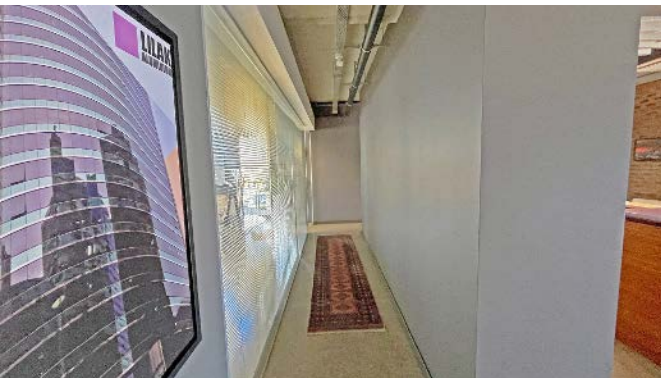
Signature: Property Practitioner(s)

Seller:	Purchaser:
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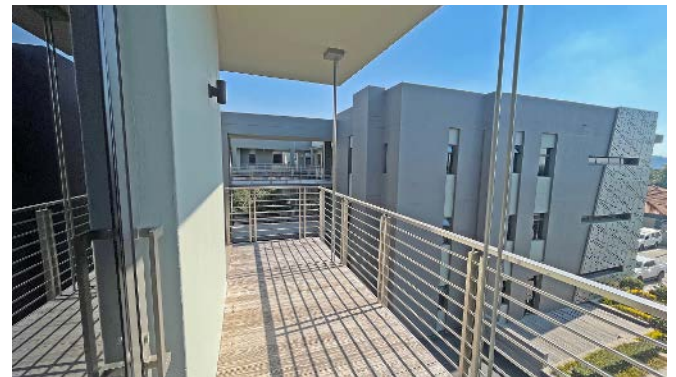
PROPERTY PICTURES



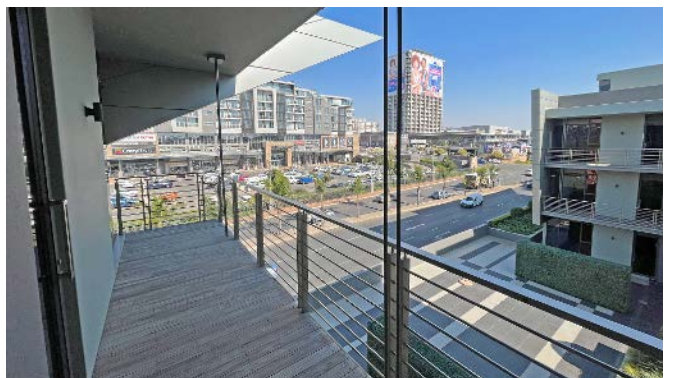
PROPERTY PICTURES



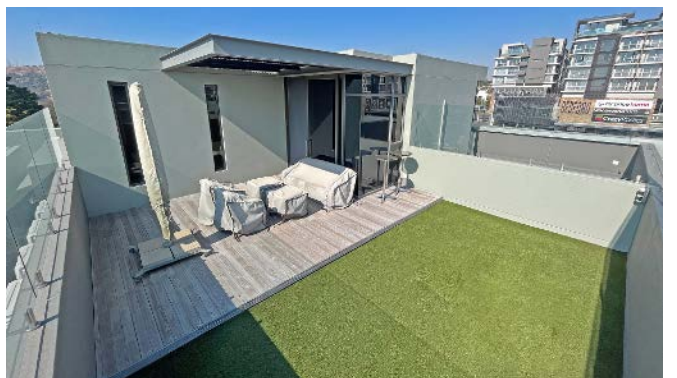
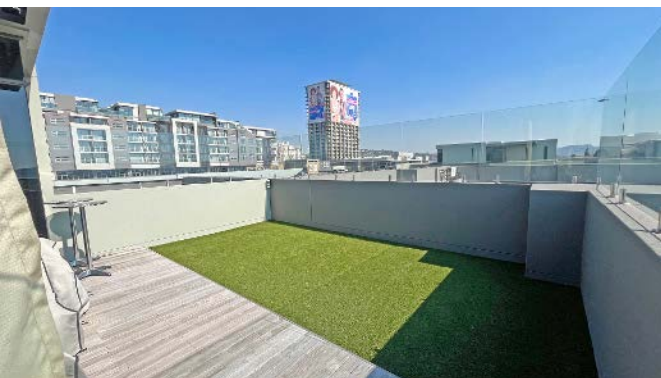
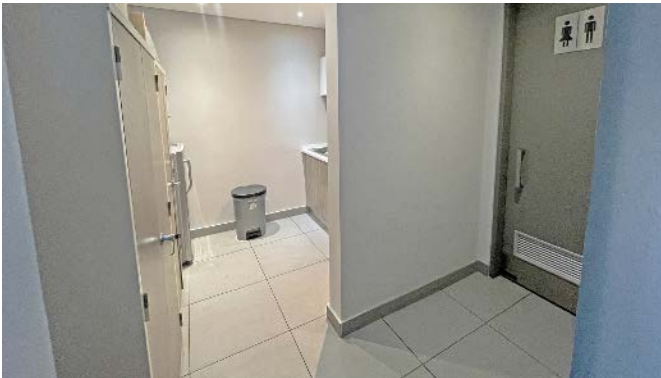
PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



HOW THE AUCTION PROCESS WORKS



Arrive at the venue up to an hour prior to the Auction.



Sign the Bidders' Registration form and provide FICA documentation.



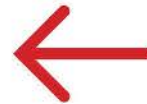
Obtain a bidder's number card.



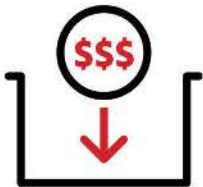
The highest bidder completes the Auction Sales Agreement.



AUCTION TIME!!!



Familiarize yourself with the Bidders Information Pack.



A 15% deposit must be paid into FIRZT's Trust account prior to leaving the auction.



The sale is subject to confirmation by the seller within **3** business days



From date of acceptance, the purchaser must provide guarantees for the outstanding balance to the attorneys within 21 business days.



It's time for the new owner to take occupation.



The property is **SOLD!**

ON-SITE AUCTION DAY PROCESS



- Registration opens one hour prior to start of auction.
- In order to bid on a property you need to sign our bidder's registration form and provide FICA docs (copy of ID, proof of residence and if applicable - authority to sign on behalf of a legal entity)
- After registration you will receive a bidder's card reflecting a bidder's number which is required for the auctioneer to recognize your bid.
- Bid by displaying your bidder's card to the auctioneer.
- The Bidder's Price excludes the Buyer's premium of 10%, plus VAT.
- The highest bidder shall immediately and on-site sign the Auction Sales Agreement in his/her personal capacity (together with spouse where necessary) or as a representative of a legal entity.
- The Auction Sales Agreement may not be altered in any way.
- A down payment of 15% is payable immediately, which is made up of the Buyer's premium plus VAT as well as a 3.5% deposit on the Bidder's Price.

EXAMPLE

	R
Highest Bidder's price:	1 000 000
Buyer's Premium	100 000
VAT of 15% on Buyer's Premium	15 000
Full Purchase Price	1 115 000

15% Down Payment, made up as follows:

Buyer's Premium (10% of Bidder's Price)	100 000
VAT of 15% on Buyer's Premium	15 000
3.5% deposit on the Bidder's Price	35 000
	150 000

-
- All offers are subject to a 3 day confirmation period.
 - On confirmation by the Seller(s) all sales are final.
 - The balance of the Purchase Price shall be paid to the conveyancers by the Purchaser, within 21 business days of the signature date by way of electronic funds transfer (EFT) or secured by a written guarantee from a registered bank or financial institution.
 - Transfer Duty shall be calculated on the Full Purchase Price.
 - Should you require any further Information or clarity on the above please contact the Auction Broker.

SALES AGREEMENT



By virtue of the party's signature to the General Terms and Conditions of Sale, the Seller and Purchaser agree to be bound by this Sale Agreement together with the terms of the General Terms and Conditions of Sale.

THE SCHEDULE

1. DEFINITIONS

- 1.1 "Agreement" means the Schedule and the General Terms and Conditions of sale;
- 1.2 "Confirmation Date" means the date of acceptance of the Sale Agreement by the Seller or FIRZT Realty (Pty) Ltd (on the Sellers behalf);
- 1.3 "Confirmation Period" means a period of 3 days from the Signature Date by the Purchaser or such longer period as may be agreed to between the parties in writing;
- 1.4 "Signature Date" means the date of signature of this Agreement by the Purchaser;
- 1.5 "Reserve Price / Minimum Nett Selling Price" shall mean the minimum price at which the Property shall be sold save in the event of the Seller agreeing to a lesser price;
- 1.6 For purposes of this Agreement reference made to "days" refers to business days only and excludes Saturdays, Sundays and Public holidays. For the purposes hereof the first business day shall be the first business day after the date of signature of this Agreement by all parties.

2. THE PARTIES

- 2.1 The Seller shall mean the person / entity more fully described below and deemed to be part of this Agreement.
- 2.2 The Seller / signatory on behalf of the Seller warrants the correctness of this information contained on the information page.

BETWEEN:

The SELLER/S _____

Identity / Date of Birth / Registration Number: _____

If signing in representative capacity indicate: Director Member Trustee Other: _____

Full Name and Identity of Representative/s: _____

Current physical address _____

- 2.3 The Purchaser shall mean the person / entity more fully described below and deemed to be part of this Agreement.
- 2.4 The Purchaser / signatory on behalf of the Purchaser warrant the correctness of this information contained on the information page.

AND

The PURCHASER/S _____

Identity / Date of Birth / Registration Number: _____

If signing in representative capacity indicate: Director Member Trustee Other: _____

Full Name and Identity of Representative/s _____

Current physical address _____

AND

FIRZT

FIRZT REALTY (PTY) LTD ("FIRZT") registration number 2018/320390/07, of FIRZT Place, 44 Glenhove Road, Melrose Estate 2196, Telephone 011 731 0300, Fax 011 731 0301, E-mail jhb@FIRZT.co.za

FOR INFORMATION PURPOSES ONLY

SALES AGREEMENT



3. THE IMMOVABLE PROPERTY ("the Property")

FREEHOLD HOUSE OR CLUSTER	Portion _____ of Erf _____ in the Township of _____ Situated at _____ Suburb _____ Rates & Taxes R _____ Water & Electricity R _____ Homeowners /Security Fee R _____ Land size _____ m ²
SECTIONAL TITLE	Section Number: _____ corresponding to Unit Number: _____ as well as Registered Exclusive Use Areas/ Exclusive Use Areas being No/s. _____ in the Scheme known as _____ SS No. _____ Situated at _____ together with 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 (hereinafter referred to as the "Property"). Managing Agent _____ Monthly Levy R _____ Rates & Taxes R _____ Water & Lights +-R _____

4. BIDDER'S PRICE & PURCHASE PRICE

4.1 The Bidder's Price is R _____ (_____)
 _____)
 The Buyer's Premium + VAT is R _____ (_____)
 _____)
 The Purchase Price is therefore R _____ (_____)
 _____)

4.2 Inasmuch as the Seller is not a VAT Vendor, the purchase price is not subject to VAT and the Purchaser shall pay transfer duty.

5. DOWN PAYMENT

5.1 The Down Payment is the sum of R _____ (_____)
 _____)

5.2 The Down Payment is calculated as follows:

3.5% deposit of the Bidder's Price R _____
 10% of the Bidder's Price as Buyer's Premium R _____
 15% Vat on Buyer's Premium R _____

5.3 Payment to FIRZT can be done securely and easily via EFT into the "FIRZT Realty Sales Account". This account can be found online in the pre-listed public beneficiaries section of your bank. For reference purposes please quote your surname and the address of the property purchased.

6. BALANCE OF PURCHASE PRICE

The Balance of the Purchase Price is the sum of R _____ (_____)
 (_____), being the Purchase price less the Down Payment.

7. OCCUPATION

7.1 VACANT Occupation shall be given by the Seller to the Purchaser on the date of registration of transfer or as agreed to be both parties in writing.

7.2 The Property is NOT LET to tenants: OR The Property IS LET to tenants: (delete which is not applicable).

7.3 Key Handover will occur directly between Seller and Purchaser.

7.4 If applicable in terms of clause 11 of the General Terms and Conditions, the Occupational Rent shall be a sum equal to 1% (one per centum) of the Purchase Price per month, exclusive of Vat (if applicable), failing which occupation shall be subject to the existing tenancies / occupation.

8. ADDRESS FOR SERVICE OF NOTICES

The parties choose as their addresses at which all notices and legal process may be served their respective addresses in the Sellers and Purchasers information pages annexed to the General Terms and Conditions of Sale. (*domicilium citandi et excutandi*)

SALES AGREEMENT



9. ACKNOWLEDGMENT

The parties warrant that this Agreement is written in plain and understandable language and that they have had adequate time to read and understand this Agreement.

(Initial)

10. ANNEXURES

The following Annexures are applicable to this Agreement:

Annexure A – Disclosure of condition of property

11. CONVEYANCER

Conveyancer

Contact Person

Telephone Number

E mail address

GENERAL TERMS AND CONDITIONS

1. INTRODUCTION

- 1.1. The Seller has mandated FIRZT to sell the Property by public auction or private treaty.
- 1.2. The Seller sells the Property to the Purchaser on the terms and conditions set out in the Schedule above ("the Schedule") and the General Terms and Conditions of Sale set out herein.

2. KNOWLEDGE OF TERMS AND CONDITIONS

- 2.1. The Seller and the Purchaser acknowledge and confirm that:
 - 2.1.1 Each of them was made aware prior to the Signature Date of the terms and conditions of this Agreement; and
 - 2.1.2 Each of them understands the terms and conditions as laid out in this Agreement.

3. SALE OF PROPERTY AND AUCTION PROCEDURE

- 3.1. The conduct of the auction is subject to the control of the Auctioneer, who has the sole right to regulate the bidding procedure.
- 3.2. The Property shall be sold to the bidder of the highest accepted bid ("the highest bidder") subject to the 3 (three) day Confirmation Period and the terms hereof.
- 3.3. In the event of a dispute between bidders, the decision of the Auctioneer will be final and binding. In the event of a dispute between any bidder and the Auctioneer, the Property may immediately be re-auctioned, at the sole discretion of the Auctioneer.
- 3.4. In the event of any error being made by the Auctioneer, such error shall not be binding on the Seller or the Auctioneer.
- 3.5. The Property is sold with reserve. If no bid equals or exceeds the Minimum Nett Selling Price, the Property may be withdrawn from the auction. The Seller may in its discretion accept a bid lower than the Minimum Nett Selling Price.
- 3.6. Only the Auctioneer or his agent shall be entitled to bid up to the Minimum Nett Selling Price on behalf of the Seller, but shall not be entitled to make a bid equal to or exceeding the Minimum Nett Selling Price.
- 3.7. Whilst reasonable precautions have been taken in compiling the information provided to the Purchaser and contained in this document, neither the Seller nor FIRZT shall be liable for any loss, damage or expense whatsoever or however caused, arising from reliance on any information provided, nor do they guarantee the completeness or accuracy thereof.
- 3.8. The duty at all times rests on the Purchaser to conduct its own due diligence inspection relating to the Property in order to verify the information reflected and the Purchaser's participation in any auction based upon such information shall be at entirely the Purchaser's own risk and in acceptance of the foregoing. The Purchaser warrants that such a due diligence has been undertaken by the Purchaser prior to participating in the auction and the signing of this Agreement.

4. ACCEPTANCE AND CONFIRMATION

- 4.1. The Purchaser's offer shall be open for acceptance by the Seller or FIRZT on behalf of the Seller until 18H00 (6 pm) on the expiry of the 3rd (third) day of the day Confirmation Period, during which period the offer cannot be withdrawn by the Purchaser and if accepted by the Seller, shall constitute an Agreement of Sale.
- 4.2. Should the sale of the Property be subject to the Seller obtaining the consent of any statutory authority or a court of law, then the sale that results from the acceptance by the Seller of the Purchaser's offer shall be subject to the Seller obtaining such consent within 60 (Sixty) days of acceptance by the Seller.
- 4.3. Should the Seller reject the Purchaser's offer, any deposit or down payment paid by the Purchaser will be refunded together with interest accrued.

5. THE PURCHASE PRICE

- 5.1. The Purchase Price is the sum set out in the Schedule.

SALES AGREEMENT



- 5.2. The Purchaser shall on the Signature Date pay the Down Payment as set out in the Schedule, to FIRZT.
- 5.3. The Down Payment less Buyer's Premium (incl Vat) shall be released to the Conveyancer's trust account on the Confirmation Date by FIRZT.
- 5.4. The Balance of the Purchase Price plus Vat (if Vat is applicable) is payable in cash against registration of the Property to be secured by bank guarantees approved by the Seller and furnished to the Conveyancing Attorneys within 21 (Twenty One) days of Signature Date, or if any part is paid in cash, to be deposited with the Conveyancer within the same period, to be held in a trust account pending transfer of the property.
- 5.5. All payments made by the Purchaser shall be appropriated first towards any outstanding amounts in respect of the Buyer's Premium.
- 5.6. The Conveyancing Attorneys are hereby authorised to invest the Purchaser's funds, interest to accrue to the Purchaser until registration of transfer of the Property. The Purchaser's attention is drawn to the fact that the Conveyancers are not able to invest the Purchaser's funds until such time as the Purchaser has provided FICA documents.
- 5.7. Transfer Duty shall be calculated on the Purchase Price.
- 6. BUYER'S PREMIUM**
- 6.1. The fee due to FIRZT shall be paid by way of the Buyer's Premium equal to 10% plus Vat of the bidder's price and shall be payable by the Purchaser. This amount shall be over and above the Purchase Price.
- 6.2. FIRZT shall be entitled to retain the Buyer's Premium for its own account which shall be deemed to be earned and payable on the Confirmation Date.
- 6.3. The parties agree that any amount due to FIRZT by the Seller in respect of marketing costs and not already paid by the Seller at the Confirmation Date shall be deducted from the deposit and retained by FIRZT for its own account on the Confirmation Date.
- 6.4. The Purchaser warrants that he/she/they were introduced to the Property by FIRZT exclusively and the parties acknowledge that FIRZT is the sole and effective cause of the sale of the Property to the Purchaser.
- 6.5. If this Agreement is cancelled due to the default of the Purchaser, FIRZT will be entitled to the Buyer's Premium plus Vat, plus marketing costs from the Purchaser and should same have been paid pursuant to the above, such will not be refundable.
- 6.6. If this Agreement is cancelled due to the Seller's default, FIRZT and / or the Conveyancer (as the case may be) shall refund to the Purchaser the deposit and balance of the down payment upon such cancellation, exclusive of interest that has accrued in the interim period. The Seller shall in such instance be liable for the payment of the Buyer's Premium plus marketing costs immediately upon such cancellation.
- 6.7. If this Agreement is cancelled by mutual Agreement between the Seller and Purchaser, FIRZT will be entitled to the Buyer's Premium plus Vat and marketing costs (if expensed upfront by FIRZT) from the Seller and the Purchaser, jointly and severally immediately upon such cancellation. Should the Buyer's Premium and marketing costs have been paid pursuant to the provisions above, such will not be refundable.
- 6.8. In the event of the cancellation of this Agreement and a dispute as to the determination of the defaulting party, any funds paid in terms of this Agreement, less the Buyer's Premium plus marketing costs shall be held in trust until such dispute has been resolved between the parties or by a Court Order. The Conveyancer and or FIRZT shall only be liable to make payment of the actual interest that has accumulated in trust to the party entitled thereto upon resolution of the dispute.
- 6.9. By signature hereof, FIRZT hereby accepts all benefits and obligations conferred in terms hereof.
- 7. VAT**
- 7.1. In the event of the sale of the Property being subject to Vat in terms of the Vat Act, the Purchase Price shall be deemed to be exclusive of Vat. Vat on the Purchase price shall be secured by the Purchaser in accordance with the provisions of clause 5.4 above.
- 7.2. In the event of the sale of the Property not being subject to Vat, the Purchaser shall pay transfer duty as provided for herein.
- 7.3. Unless specifically stated to the contrary in this Agreement, it is specifically recorded that all sums specified in this Agreement are exclusive of any Vat.
- 8. ZERO RATING FOR VAT PURPOSES**
- 8.1. In the event of the sale of the Property complying with Section 11(1)(e) of the Vat Act, the following provisions shall apply and the parties record that:
- 8.1.1. Both the Seller and Purchaser will be registered as vendors in terms of the Value Added Tax Act on the date of registration of transfer;
- 8.1.2. The Property, being let on a commercial basis, is and will, on the date of registration date, be a going concern and the Seller's Property is disposed of on that basis;
- 8.1.3. The Property is sold as a going concern including all leases and existing contracts and assets necessary for the Purchaser to carry on the business enterprise;
- 8.1.4. The Property is now, and will on the date of Registration of transfer, still be an income earning activity;
- 8.1.5. The sale of the Sellers interest in the Property is accordingly Zero Rated for Vat purposes and Vat is payable on the Purchase Price at the rate of 0% (zero per centum)
- 8.2. In the event of the Receiver of Revenue not permitting the zero rating of the transaction for any reason whatsoever, the Purchaser shall pay to the Seller Vat upon the Purchase Price within 7 (Seven) days of written demand for such payment.
- 8.3. The Seller warrants to the Purchaser that the letting enterprise has no employees and that the provisions of Section 197 of the Labour Relations Act are not applicable.
- 9. TRANSFER**
- 9.1. Transfer of the Property shall be affected by the Conveyancer within a reasonable time after the Purchaser has complied with the terms of this Agreement.
- 9.2. The costs of transfer including transfer duty (if applicable) shall be payable by the Purchaser on demand by the Conveyancer.
- 9.3. The parties shall sign all documents necessary to effect transfer of the Property on request of the Conveyancer.
- 9.4. The Seller records that he shall obtain a rates clearance certificate from the local authority in respect of the property in terms of section 118(3) of the Municipal Systems Act 32 of 2000. The Seller warrants that when obtaining the rates clearance certificate from the local authority, he shall

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affect payment of the full debt due to the local authority and shall not limit this to the two years preceding the application for rates clearance figures in terms of Section 118(1) of the Municipal Systems Act 32 of 2000.

10. OWNERSHIP / POSSESSION

Subject to the provisions of this Agreement, all the benefits and risks/costs of ownership of the Property shall pass to the Purchaser on registration of transfer from which date the Purchaser will be liable for rates and taxes and body corporate / property owners association levies (where applicable).

11. OCCUPATION

- 11.1 In the event of the Property not being occupied by tenants / occupiers, occupation shall be given to the Purchaser on the Occupation Date
- 11.2 The party entitled to occupation whilst the Property is registered in the name of the other party shall pay monthly in advance to the other party Occupational Rent, which amount is exclusive of water and electricity consumed and includes rates and property owners association / body corporate levies (where applicable), subject to pro rata refunds of adjustments during the month transfer is registered.
- 11.3 The party in occupation will be liable for water and electricity consumed on the Property.
- 11.4 In the event of under/over payments of occupational rent, the parties irrevocably instruct the Conveyancer on registration to attend to pro rata adjustments and payment on behalf of the parties.
- 11.5 The Seller may withhold occupation from the Purchaser if the Purchaser is in breach of any provisions of this Agreement.
- 11.6 The Purchaser shall not make any alterations or additions to the Property prior to registration of transfer without the written consent of the Seller.
- 11.7 If this sale is cancelled or lapses for any reason and the Purchaser is in occupation, the Purchaser shall vacate the Property immediately, the Property to be in the same condition as when the Purchaser took occupation. The Purchaser will have no claims against the Seller arising out of any alteration or additions made to the Property by the Purchaser made with or without consent.

12. EXISTING TENANCIES (if applicable)

- 12.1 In the event of there being any existing tenants in the Property, occupation of the Property shall be given to the Purchaser on date of registration of transfer which occupation shall be subject to the rights of the existing tenants.
- 12.2 The Seller and Purchaser record that the Property sold has been leased to a third- party tenant/s in terms of a lease Agreement.
- 12.3 The Purchaser warrants that it is aware of the lease Agreement(s) (whether oral or in writing) and is satisfied as to the terms thereof.
- 12.4 With effect from date of registration the Purchaser shall assume the rights and obligations of the Seller under the lease Agreement/s.
- 12.5 The Seller shall be:
- 12.5.1 entitled to all rentals paid or payable for the Property in respect of the period prior to date of registration of transfer;
- 12.5.2 liable to pay to the Purchaser all rentals that have been or are paid to the Seller for the Property in respect of the period after the date of registration of transfer;
- 12.5.3 liable to pay to the Purchaser all deposits held in trust on behalf of the tenants and cede all guarantees tendered for deposits.
- 12.6 The parties shall jointly prepare an adjustment account within a period of 30 (Thirty) days of the date of registration of transfer, or such extended period as may be agreed to in writing between the parties, which adjustment account shall reflect:
- 12.6.1 the amount to which the Seller shall be entitled in terms of clause 12.5.1; and
- 12.6.2 the amount to which the Purchaser is entitled in terms of clause 12.5.2 and 12.5.3.
- 12.7 The party found in terms of the adjustment account, to be indebted to the other shall discharge such indebtedness immediately.
- 12.8 The Seller shall be obliged to notify the existing tenant/s of the sale of the Property as soon as possible after the date of registration of transfer.
- 12.9 The Seller undertakes to upon registration of transfer hand over to the Purchaser copies (or original documents as may be available) of existing leases to the Property together with all additional documentation relevant to the leases.
- 12.10 Should the Property be occupied by any tenants / occupiers where an eviction of such persons is required, the Purchaser shall, on transfer of the Property into his name, at his own expense, arrange for the eviction of such persons.

13. FIXTURES AND FITTINGS

The Property is sold together with all improvements and fixtures and fittings of a permanent nature (which the Seller warrants are his exclusive property and are fully paid for). No movables are included in the sale unless specifically stipulated by the Seller or the Auctioneer.

14. SECTIONAL TITLE PROVISIONS (if applicable)

- 14.1 If a Real Right to extend the sectional scheme relating to this Property is registered in terms of Section 25 of the Sectional Titles Act 95 of 1986, the Purchaser waives his right to annul this Agreement as a result of the registration of such Real Right to extend.
- 14.2 The Seller shall be liable for levies and other costs due to the Body Corporate until the date of registration of transfer and the Purchaser shall be liable for these levies and costs from the date of registration.
- 14.3 Notwithstanding anything to the contrary, any special levy declared prior to the Signature Date, but payable after registration of transfer, shall be paid by the Seller prior to registration of transfer.
- 14.4 The Seller warrants that he is not aware of any special levy being proposed by the Body Corporate other than as may be stipulated by the Seller and / or FIRZT and / or the Auctioneer.
- 14.5 Notwithstanding anything to the contrary in this Agreement:
- 14.5.1 the Seller will be liable for any special levies imposed by the Body Corporate after the Signature Date and before registration where these are for any expenses incurred/underestimated prior to the date of sale.
- 14.5.2 the Purchaser will be liable for any special levies imposed by the Body Corporate after the Signature Date for any expenses incurred for the improvement/ maintenance of the Scheme after the Signature Date.

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14.6 The Property and any Exclusive Use Area, if applicable, is sold subject to all the provisions of the Sectional Titles Act, as amended and subject to provisions of the Rules of the Body Corporate lodged with the Registrar of Deeds in terms of the Sectional Titles Act.

15. PROPERTY OWNERS ASSOCIATION (if applicable)

15.1 Should a Property Owners Association have been established in respect of the Property the Purchaser shall simultaneously upon transfer of the Property automatically become a member of the Property Owners Association and shall comply with its Memorandum of Incorporation / Constitution and rules.

15.2 The provisions of clauses 14.2 to 14.5 shall apply in respect of levies due to the Property Owners Association.

16. ELECTRICAL COMPLIANCE CERTIFICATE / CERTIFICATE OF GAS CONFORMITY / ELECTRIC FENCE SYSTEM CERTIFICATE OF COMPLIANCE

16.1 The Seller undertakes (at the Seller's expense) to obtain from an accredited person, a Certificate of Electrical Compliance (ECC) and/or Certificate of Gas Conformity (CGC) (if applicable) and/or Electric Fence System Certificate of Compliance (EFSCOC) (if applicable) and undertakes to bear the cost of any expenses incurred as may be required for the issue of the aforementioned certificates.

16.2 The ECC, CGC and EFSCOC shall comply with all the applicable current legislation and shall be delivered to the Purchaser or the Conveyancing Attorneys prior to the date of occupation, alternatively within 30 days of request by the Conveyancing Attorneys, whichever is the sooner.

16.3 The Seller warrants that no additions or alterations to the electrical / gas installation / electric fence system have or will be affected after the date of issue of the ECC / Certificate of Gas Conformity / EFSCOC.

16.4 After delivery of the ECC / Certificate of Gas Conformity / EFSCOC, the Purchaser shall have no further claims against the Seller in relation to the electrical / gas installation.

16.5 The Conveyancing Attorneys are instructed not to register the transfer of this property in the Deeds Registry until the provisions of this clause have been complied with.

17. BREACH

17.1 In the event of a breach of this Agreement, the aggrieved party may give the defaulting party 10 (Ten) days written notice to remedy the default, failing which the parties will have the right without prejudice to his rights in law to act as set out below.

17.2 If the aggrieved party is the Seller, the Seller may after the Purchaser's failure to remedy the default after receipt of notice, at his option without prejudice to his rights in law:- (i) cancel this Agreement and, after payment of the Buyer's Premium and marketing costs (if not paid at date of cancellation) retain all remaining funds paid pursuant to this Agreement in trust and set it off against any damages proved by the Seller to have been suffered or (ii) enforce the terms hereof including payment of the full balance of the purchase price owing at the date of the Purchaser's breach aforementioned.

17.3 If the aggrieved party is the Purchaser, the Purchaser may after the Seller's failure to remedy the default after receipt of notice, at his option without prejudice to his rights in law:- (i) cancel this Agreement claim damages proved by the Purchaser to have been suffered or (ii) enforce the terms of this Agreement.

17.4 If this Agreement is terminated for any reason, such termination will not release a Party from any liability which at the time of termination has already accrued to another Party or which thereafter may accrue in respect of any act or omission prior to such termination.

18. WARRANTIES AND VOETSTOOTS

18.1 The Property is sold *voetstoots* (as it stands) in the condition in which it stands and the Seller gives no warranty with regard thereto, whether express or implied.

18.2 The Purchaser records that he/she/they have had an opportunity to inspect the Property. The Purchaser specifically agrees to accept the Property in the condition in which it stands as at the date this agreement is signed.

18.3 The Purchaser records that the Property is sold subject to all the rules, provisions, conditions and servitudes mentioned or referred to in the current and/or prior Title Deeds of the Property and to all such other conditions and servitudes which may exist.

18.4 The Seller shall not be responsible to point out any survey beacons or boundaries of the Property to the Purchaser and shall not be responsible to the Purchaser for any deficiency in the extent of the Property that may be found upon the measurement and likewise the Purchaser shall be entitled to the benefit of any excess.

18.5 The parties warrant that all consents required by the Matrimonial Property Act No. 88 of 1984 have been furnished. If there is more than one Purchaser their liability shall be joint and several.

18.6 The parties warrant that their Tax affairs with SARS are up to date so as to enable the issue of a transfer duty receipt.

19. DOMICILIUM (LEGAL NOTICE ADDRESS)

19.1 The parties choose as their address at which all notices and legal process may be served, the addresses as set out in Clause 2. (*domicilium citandi et executandi*).

19.2 Any notice given by one of the parties to the other (the addressee) which is posted by prepaid registered post from an address within the Republic of South Africa to the addressee at the addressee's *domicilium citandi et executandi* shall be presumed, until the contrary is proved, to have been received by the addressee on date of delivery in the case of delivery by hand, alternatively on the 5th day after the date of posting if sent via registered post and if sent via email or fax shall be presumed to have been received on the first working day following dispatch thereof.

19.3 Any notice sent and actually received by the recipient party shall be deemed to a valid service of such notice despite the fact that such notice was not served on the recipients address or in accordance with this Agreement.

20. INTEREST

20.1 Should the Purchaser fail to pay any amount due in terms of this Agreement on due date, the Purchaser shall be liable to pay interest on all such outstanding amounts at the rate of 3% above the prime rate charged from time to time by the Standard Bank of South Africa Limited, from due date to date of such payment to the date on which payment is actually made (both days inclusive), such interest to be capitalised daily and compounded monthly.

(Initial)

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20.2 Interest payable in terms of this Agreement shall be payable by the Purchaser on demand and the Purchaser hereby authorises the Conveyancers and / or FIRZT to deduct such interest from any interest that may accrue to the Purchaser or from any additional funds held for the Purchaser pursuant to this Agreement and further authorises the payment thereof to the Seller.

21. COMPANY/CLOSE CORPORATION / TRUST

- 21.1. If the Purchaser is acting as an agent or trustee of a company to be formed, alternatively, the Purchaser is a company, close corporation or trust, the person/s signing this offer on behalf of the Purchaser or as agent or trustee hereby binds himself as surety for and co-principal debtor with the Purchaser for the discharge of all the Purchaser's obligations arising out of this Agreement.
- 21.2. A person acting as agent or trustee for a company to be formed, shall in his personal capacity be liable as Purchaser under this Agreement and shall be deemed to be the Purchaser for all purposes in terms of this Agreement unless the company is formed and adopts, ratifies and performs under this Agreement within 45 (Forty- Five) days of acceptance by the Seller.
- 21.3. If that either party is a close corporation, company or trust, the person acting and signing this Agreement on behalf of such entity warrants that he/she has the necessary authority to act on behalf of such entity. In the event of such entity not being properly incorporated or not being bound to this Agreement due to a lack of compliance with required formalities or lack of authority, the signatory hereof will be personally liable.
- 21.4. The parties confirm:
- 21.4.1 All of the necessary acts required to be taken by the parties (whether by their constitutional documents, memorandum of incorporation and/or in terms of law) have been duly and properly taken;
- 21.4.2 There is nothing whatsoever that would prevent or prevents or would obstruct or obstructs or would preclude or precludes the parties from executing this Agreement.

22. CONSUMER PROTECTION ACT 68 OF 2008

The parties record and understand that Section 45 of the Consumer Protection Act No. 68 of 2008 is not applicable to this transaction as the property is being purchased on auction.

23. GENERAL

- 23.1. FIRZT may display a "sold" board outside the Property for 3 (three) months from Confirmation date.
- 23.2. Should there be more than one Purchaser, their liability pursuant to this Agreement shall be joint and several.
- 23.3. This Agreement constitutes the whole Agreement between the parties and no other Agreements, representations or warranties of whatsoever nature have been made by the parties or the Auctioneers, save as are included herein.
- 23.4. This Agreement shall not be varied or cancelled unless such variation or cancellation is reduced to writing and signed by all the parties or their duly authorised representatives.
- 23.5. Notwithstanding the provisions of this Agreement, this Agreement shall be binding on the successors-in-title of the Parties.
- 23.6. Should any provision of this Agreement be deemed illegal or unenforceable, such will be deemed severed from this Agreement, the remaining provisions shall continue to be binding on the parties.
- 23.7. No latitude, extension of time or other indulgence which may be given or allowed by either party shall be construed to be a waiver or a novation of the party's rights.
- 23.8. The Parties acknowledge this Agreement and its provisions have been fully explained to them.
- 23.9. The Seller shall be obliged to maintain any existing insurance cover over the Property until registration of transfer.
- 23.10. The Parties undertake to on request provide the Auctioneers and the Conveyancer's with documentation necessary to comply with FICA (Financial Intelligence Centre Act).
- 23.11. If the Seller is a non-resident of the Republic of South Africa, the Seller acknowledges that provisions of Section 35A of the Income Tax Act are applicable.
- 23.12. The parties' consent in terms of the Protection of Personal Information Act No. 4 of 2013 ("POPIA"), to the collecting, storing and processing their personal information for the purpose of concluding this Agreement of Sale, and any matters ancillary thereto.
- 23.13. The parties agree that their personal information may be shared with other necessary role players necessary to give effect to this Agreement.
- 23.14. The Agency shall retain the party's personal information for only as long as is necessary to give effect hereto and in compliance with POPIA and with any legislation such as FICA and the Estate Agency Affairs Act.
- 23.15. The parties have the right to object to the collection, processing and or retention of personal information and have the right to request that personal information be corrected or deleted or to lodge a complaint with the Information Regulator.

SIGNED by the PURCHASER at _____ on this ____ day of _____ 202__ in the presence of the undersigned witnesses.

Witnesses:

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1 _____ 2 _____

PURCHASER(S) (Duly authorized by my signature hereto)

ACCEPTED by the **SELLER** at _____ on this ____ day of _____ 202__ in the presence of the undersigned witnesses.

Witnesses:

1 _____ 2 _____

SELLER(S) (Duly authorized by my signature hereto)

PROPERTY PRACTITIONER (print name)
Who hereby warrants the validity of their Fidelity Fund Certificate as at the date of this agreement

FIRZT accepts the benefits and cessions contained in this Agreement

Candidate: **YES/NO** Checked by a Full Status PPRE _____ (signature)

FOR INFORMATION PURPOSES ONLY

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Whilst every care has been taken in preparing these pages, no guarantee, representation, warranty or undertaking (express or implied) is given and no responsibility or liability is accepted by us as to the accuracy or completeness of the information contained herein, on the FIRZT website and on any associated websites, (inclusive of all forms, attachments and other documents). I have read all the Terms and Conditions, Disclaimer as well as the rules of the auction and by my signature accept their content. I agree that FIRZT may add my details to their mailing list, which I may unsubscribe to at any time.

SELLER INFORMATION

Name of Legal Entity		Registration No
Surname		Title Mr / Mrs / Ms / Dr / Prof
First Name		
ID No		Birthdate
Tax Reference No (1)	Tax Reference No (2)	SA res. or non-res.
Cell No	Home No	Work No
E-mail		Fax No
Postal Address		
Current Physical Address		
*Future Physical Address		
Marital Status: Unmarried _____ ANC _____ In Community _____ Foreign Marriage _____		
Spouse's Full Name		Birthdate
ID No	Email	
Cell No	Home No	Work No
BOND INFORMATION		
Financial Institution – where bond is registered		
SECTIONAL TITLE INFORMATION		
Managing Agent		
CONVEYANCING INFORMATION		
Attorney		
Contact No		
SOURCE		

Witness _____

Seller/s _____

THE FOLLOWING DOCUMENTS ARE REQUIRED FOR FICA PURPOSES:

Copy of I.D. given to broker NO	YES /	Proof of Residence given to broker NO	YES /
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*FOR OFFICE USE ONLY

File No _____ Date _____ Realtor/s _____

Property _____ Purchase Price _____

Source _____ Sole Mandate: Y / N List Date: _____

SALES AGREEMENT



PURCHASER INFORMATION

Name of Legal Entity		Registration No
Is the Purchaser a VAT vender? If yes, VAT No		
Surname		Title <i>Mr / Mrs / Ms / Dr / Prof</i>
First Name		
ID No		Birthdate
Tax Reference No (1)	Tax Reference No (2)	SA res. or non-res.
Cell No	Home No	Work No
E-mail		Fax No
Postal Address		
Current Physical Address		
Future Physical Address		
Marital Status: Unmarried _____ ANC _____ In Community _____ Foreign Marriage _____		
Spouse's Full Name		Birthdate
ID No	Email	
Cell No	Home No	Work No
FICA REQUIREMENTS - BANKING DETAILS		
Name of account holder		Account No
Bank	Branch	Branch No
Name of Employer/Business		
Period of Employment/Ownership		
My Monthly Income is R _____ and to my knowledge my income is sufficient to qualify for the bond applied for		

I/We, the Purchaser/s, warrant and confirm the following:

1. I/We warrant that to the best of our knowledge no judgments have been taken against me/us that would prohibit the granting of a bond/facility.
2. I/We are aware and understand the customary requirements of Deposit Taking Institutions regarding eligibility for loan finance/facility based on salary, liabilities, credit ratings and other qualifications, and hereby warrant that to the best of my/our knowledge and belief I/we are eligible for a loan/facility in the amount and on the terms and conditions contemplated in this Agreement.

Witness _____

Purchaser/s _____

THE FOLLOWING DOCUMENTS ARE REQUIRED FOR FICA PURPOSES:

Copy of I.D. given to broker	YES /	Proof of Residence given to broker	YES /
NO		NO	