



Upcoming Tender in  
*Calvinia...*  
12 August 2026 @ 11H00

WEB REF: RL6339 | POA

[WWW.HOMEANDHECTARE.COM](http://WWW.HOMEANDHECTARE.COM)

# Upcoming Tender in *Calvinia...*

WEB REF: RL6339 | POA

|                |                                    |
|----------------|------------------------------------|
| Tender Closes: | Wednesday 12 August 2026 at 11H00  |
| Viewing:       | By Appointment                     |
| Venue:         | BKB GrainCo, Cecilia Square, Paarl |
| Website:       | <a href="#">Click here</a>         |

HOME & HECTARE  
REAL ESTATE SPECIALISTS



MEMBER OF THE BKB GROUP

Tel : +27 (0)41 581 1744  
Email : [info@homeandhectare.com](mailto:info@homeandhectare.com)

[WWW.HOMEANDHECTARE.COM](http://WWW.HOMEANDHECTARE.COM)

43B, 6th Avenue Walmer, Port Elizabeth, Eastern Cape, 6001  
61 Grahamstown Rd, North End, Port Elizabeth 6001 | PO Box 2002, North End 6056  
Company Registration No: 1967/004920/07. Registered with PPRA | Active Trust Account

# Property for Sale in *Calvinia...*

6.2 HA SMALLHOLDING FOR SALE BY TENDER

This 6.2 ha property, situated at 1 Water Street, offers an excellent opportunity for peaceful country living with development potential. The newly built home features 2 bedrooms, each with its own en-suite bathroom, an open-plan kitchen, and a comfortable living room that opens onto a covered patio with an outdoor braai area - ideal for entertaining.

The property is equipped with solar power, with Eskom electricity also available. Water is supplied by two boreholes, one fitted with a solar pump, and strong underground water resources provide further potential for extraction. Horse camps have been established for equestrian enthusiasts, and there is also a small storage facility. The land is suitable for small-scale vegetable farming.

Don't miss this exceptional opportunity!

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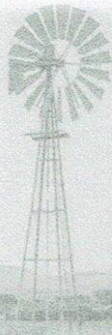
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Date created: 2026/05/21

This map is a representation of the land and is not a legal document. It is intended for informational purposes only. The Western Cape Government is not responsible for any errors or omissions.



# Hantam Munisipaliteit

[www.hantam.gov.za](http://www.hantam.gov.za)

*Rig alle korrespondensie aan:*

Nelson Mandela Straat 20

Calvinia, 8190

Privaatsak X14, Calvinia, 8190

☎ (027) 341-8500

☎ (027) 341-8501

✉ [petersone@hantam.gov.za](mailto:petersone@hantam.gov.za)

U verwysing : Erf 77, Calv.  
Ons verwysing : Erf 77, Calv.

Navrae : B.A. Leukes 0836277140

7 May 2026

## Zoning Certificate

Plot 77, Water Street Calvinia are zoned as follows.

**Agricultural Zone 1 / Residensial Zone 1**

Your sincerely

Berthram A. Leukes  
(Sen. Building Inspector)



### DIENSPUNTE:

Brandvlei

☎ (054) 603-8400

Loeriesfontein

☎ (027) 662-8600

Nieuwoudtville

☎ (027) 218-8700

"Creating an enabling environment with sustainable service delivery and equal opportunities to ensure a better life for all."



# Property Description in *Calvinia...*

WEB REF: RL6339 | POA

Registered Owner:

JEAN-FELIX DE VILLIERS

Identity Number:

980902 5137 089

Title Deed Description:

REMAINDER OF ERF 77 , CALVINIA, NORTHERN  
CAPE PROVINCE.

Extent:

6,2909 HA

Disclaimer: Whilst all reasonable care has been taken to provide accurate information, neither, Home and Hectare nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Home and Hectare or the Seller/s or any other person.

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*Get  
in touch...*

WEB REF: RL6339 | POA

*Appie Maritz*

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[appie.maritz@homeandhectare.com](mailto:appie.maritz@homeandhectare.com)

*Albie Loubser*

082 573 9902

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## CONDITIONS OF TENDER AND OF SALE

Conditions upon which: **HOME AND HECTARE (PTY) LIMITED**  
(Hereinafter referred to as **HOME AND HECTARE**)

duly authorized by: **JEAN-FELIX DE VILLIERS**  
**IDENTITY NUMBER: 980902 5137 089**  
(Hereinafter referred to as the **SELLER**)

offers to sell by public tender the following **IMMOVABLE PROPERTY** namely:

**TITLE DEED DESCRIPTION:** **REMAINDER OF ERF 77, CALVINIA, NORTHERN CAPE PROVINCE.**

**EXTENT:** **6,2909 HA**  
(Hereinafter referred to as the **PROPERTY**)

THE SALE SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. The highest or any tender shall not necessarily be accepted or made known.
2. The sale shall take place in terms of the South African monetary unit.
3. Should the **PROPERTY** be purchased on behalf of a third party without proof of authority being furnished to the satisfaction of **HOME AND HECTARE** immediately, the actual **TENDERER** will be held personally responsible for the fulfilment of the conditions of sale.
4. If the **PURCHASER** signs this tender on behalf of a company/close corporation/trust, the **PURCHASER** hereby guarantees to both the **SELLER** and **HOME AND HECTARE** that the company/close corporation/trust described as **PURCHASER** in terms of these conditions is an existing company/closed corporation/trust registered in terms of the relevant legislation. The **PURCHASER** declares that he/she is authorised to act on behalf of the company/close corporation/trust.
5. If the **PURCHASER** signs this tender as trustee or agent for a company/close corporation to be incorporated, the **PURCHASER** in his personal capacity shall be regarded as **PURCHASER** in terms of this tender unless the said company/close corporation is incorporated and duly adapts and ratifies this offer within 30 (thirty) days from signature hereof by the **SELLER**, in which event the **PURCHASER** by his signature hereto interposes and binds himself in favour of the **SELLER** as surety for and co-principal debtor *in solidum* with such company/close corporation for the due and timeous performance by it of all its obligations as **PURCHASER** in terms of these conditions.
6. The **PROPERTY** is sold according to the existing Diagram(s) and Deed(s) of Transfer of the **SELLER** which shall on request, at the time of the sale, be produced. The **SELLER** shall not be liable for any deficiency or difference in extent which may be revealed on re-survey of the **PROPERTY**, nor shall the **SELLER** benefit by any possible surplus. The **PROPERTY** is further sold subject to all conditions of servitude(s), if any, attaching thereto or which are mentioned or referred to in the said Title Deed(s) of the **SELLER**.
7. The **PROPERTY** is sold "voetstoots" as it stands and in the present condition of all buildings, erections or other improvements. The **PROPERTY** is further sold without any express or implied warranty against patent or latent defects or of any other description whatsoever. The **PURCHASER** acknowledges and declares that he has carefully inspected the **PROPERTY** and all improvements thereon, both completed and partially completed and that he has knowledge of and is satisfied with the condition of the **PROPERTY**.

8. Tenders close at **11:00** on **WEDNESDAY 12 AUGUST 2026**  
Duly completed tenders in sealed and stamped envelopes, clearly marked:  
“**TENDER: CALVINIA**” must reach the offices of **HOME AND HECTARE (Pty) Ltd**  
at street address: **BKB GRAINCO, CECILIA SQUARE, 100 CECILIA STREET, PAARL**  
by no later than **11:00** on **WEDNESDAY 12 AUGUST 2026**
9. The sale is subject to the approval of the **SELLER** and the **TENDERER**, together with his sureties, if any, shall be bound by his bid until **12:00** on **19 AUGUST 2026** before the expiry of which time and date the **TENDERER** shall be advised whether the sale is confirmed or not. Should the sale not be confirmed all monies paid by the **TENDERER** or deposited by the **TENDERER** as herein required, shall be immediately refunded to the **TENDERER**, free of interest, unless otherwise agree upon.
- 9.1 The **PURCHASER** hereby declares that he will be available at the telephone number / email address which he will supply when signing this tender, until the time and date as mentioned in clause 9 in order for the **PURCHASER** to receive confirmation of the sale or otherwise. Should the **PURCHASER** or his nominee not be available at the time of confirmation of the sale, confirmation shall be deemed to have been communicated to the **PURCHASER** at the time of acceptance of this offer by the **SELLER**.
10. Unless otherwise arranged with **HOME AND HECTARE**, the purchase price of the **PROPERTY** shall be paid as follows:
- 10.1 a deposit of **FIVE PERCENT (5 %)** of the purchase price payable via an Electronic Funds Transfer (EFT) on the day of confirmation and the balance of the purchase price in cash on registration of transfer of the **PROPERTY** into the name of the **PURCHASER**.
- 10.1.1 The **PURCHASER** shall within **FOURTY FIVE (45)** days after date of confirmation of the sale, as aforementioned, on request by the **SELLER** or his Agent, furnish an acceptable irrevocable guarantee(s) payable free of bank commission or exchange at such place or places, and to such person or persons as is required by the **SELLER** or his Agent for the due payment thereof.
- 10.1.2 The **PURCHASER** shall pay to the **SELLER** occupational interest on the balance of the purchase price, as mutually agreed to by all parties per annum, payable from date of occupation to date of payment of the full purchase price, which occupational interest shall be paid monthly in advance by the **PURCHASER** to the **SELLER** on date of occupation and on the first day of every consecutive month thereafter (calculated pro-rata for any portion of a month), until the **PURCHASER** has received transfer of the **PROPERTY** into his name.
11. Possession and occupation of the **PROPERTY** shall be given subject to the conditions contained in Clause 12, to the **PURCHASER** on **REGISTRATION** from which date the **PROPERTY** with all buildings and improvements thereon shall be and remain at the sole risk of the **PURCHASER**, and the profit or loss in respect of the **PROPERTY** shall be to the benefit or detriment of the **PURCHASER**.
12. The **PROPERTY** is sold subject to the rights of the existing tenant(s), if any, and the **PURCHASER** himself will have to arrange with the tenant(s) to vacate the premises from the date of occupation. The **SELLER** shall, however, refund to the **PURCHASER** any rental received by the **SELLER** for any period after date of occupation.
13. Transfer of the **PROPERTY** shall be effected in due form to the **PURCHASER** by the **SELLER'S** attorney(s).
14. From date of possession and occupation, the **PURCHASER** shall be obliged to insure all buildings on the **PROPERTY** against loss by fire and other perils at his own cost and to cede such policy to the **SELLER** as collateral security until such time as the **PURCHASER** has received transfer of the **PROPERTY** and made payment of the purchase price.
15. The **PURCHASER** is further responsible for the following:
- 15.1 Payment of agents' commission at the rate of **SIX PERCENT (6 %)**, calculated on the full purchase price, plus VAT at the ruling rate to **HOME AND HECTARE** which commission will be deemed to have been earned on acceptance of this offer by the **SELLER** and is payable on date of acceptance.
- Should the **SELLER** or **PURCHASER** fail to meet their commitments under this agreement and as a result the sale is cancelled, **HOME AND HECTARE** have the right to such commission from the party responsible for breach of contract. It is hereby recorded that should this sale be cancelled by mutual agreement between the **SELLER** and **PURCHASER** then **HOME AND HECTARE** will be entitled to the commission under this agreement which will be payable jointly and severally by the **SELLER** and **PURCHASER**.
- The **SELLER** and the **PURCHASER** declare that **HOME AND HECTARE** was the effective cause of the sale and the **PURCHASER** confirms that no other agent or agency introduced the **PROPERTY** to the **PURCHASER**.
- The **SELLER** and **PURCHASER** acknowledge that **HOME AND HECTARE** is a party to this agreement and **HOME AND HECTARE** accepts the benefits arising hereunder.
- 15.2 Payment of all rates and taxes and other charges payable or already paid in respect of the **PROPERTY** calculated pro rata from date of possession by the **PURCHASER**.
- 15.3 Payment of Transfer Duty in terms of the Transfer Duty Act of 1949 as amended, or VAT (Value Added Tax) on the purchase price, whichever is applicable.

- 15.4 Payment of the cost of the Land Surveyor pointing out the land and the beacons thereon if required.
- 15.5 Payment of all transfer costs in accordance with Regulation 85 of the deeds Registration Act No. 47 of 1937, as amended, including the cost of obtaining any permit, certificate of identification or official consent which may be required in accordance with the provisions of any law applicable to Soil Conservation, sub-division of ground and the preservation of natural resources and physical planning.
- 15.6 Payment of the cost of obtaining a certified copy of the Diagram, or Diagrams of the **PROPERTY**, if required.
- 15.7 Payment of the cost of any new Diagram should a re-survey, sub-division or consolidation be required.
16. Where applicable the **SELLER** is responsible for obtaining at his expense, a Certificate of Compliance for the electrical installation in accordance with the regulations of the Occupational Health and Safety Act no 85 of 1993 as amended, if such a current Certificate is not available. The **SELLER** shall within 14 (fourteen) days of fulfilment of the suspensive conditions as in clause 2 of this agreement, and after the **PURCHASER** paid the transfer fees, and signed the transfer documents, obtain and deliver the said Certificate to the Conveyancer. Should the **SELLER** fail to furnish the Certificate of Compliance for the electrical installation, the **PURCHASER** will be entitled to obtain the certificate and in that event the **SELLER** hereby authorises the Conveyancer to deduct the cost of obtaining such certificate from the net proceeds and to reimburse the **PURCHASER**. The **SELLER** undertakes not to make any changes in respect of the electrical installation in the **PROPERTY** after delivery of the Certificate of Compliance.
17. The **PURCHASER** is obliged to request the transfer attorney, after confirmation of the sale, to provide a valid income tax exemption certificate.
18. This agreement shall not be declared invalid as a result of any error in the description (as contained herein) of the **PROPERTY**. Neither the **SELLER** nor the **PURCHASER** shall as a result of such error be entitled to make any claim the one against the other, but the mistake shall be rectified as soon as it is discovered.
19. The **PURCHASER** and the **SELLER** hereby acknowledge that this Agreement constitutes the entire agreement between them. Furthermore, no deviation from the conditions thereof shall be valid unless it is recorded in writing and signed by both **PURCHASER** and **SELLER**.
20. Should the **PURCHASER** fail or neglect to fulfil all the conditions of these Conditions of Sale promptly, the **SELLER** at his entire discretion shall have the right to demand specific performance of the conditions of these Conditions of Sale, or alternately to claim cancellation of the sale.  
In the latter event the **SELLER** shall have the right to repossess the **PROPERTY** together with all improvements thereon, in which case the **PURCHASER** undertakes to vacate the **PROPERTY** within 48 hours of receiving notice from the **SELLER** of such neglect to fulfil any of the conditions and the **PURCHASER** shall forfeit in favour of the **SELLER**, all payments already made by the **PURCHASER** in terms hereof. The **PURCHASER** shall further not be entitled to demand any compensation in respect of any improvements effected by the **PURCHASER** on the **PROPERTY** or in respect of any buildings or other erections erected by him on the **PROPERTY**.
21. Should the **PURCHASER** breach, or otherwise fail to comply with any of the terms and conditions hereof and remain in default for a period of 7 (seven) days after receipt of written notice sent by prepaid registered post, requiring such default to be remedied, the **SELLER** shall be entitled, but not obliged- without prejudice to any other rights he may have at law- to cancel the Agreement forthwith and receive or retain as "rouwkoop", or as a genuine pre-estimate of damages sustained, the balance of the deposit and any other monies paid by the **PURCHASER**, after deduction of the commission payable to the Agent.  
Should the **PURCHASER** fail or refuse to pay any amount in terms of this agreement on due date thereof as requested, said amount will accrue interest at the maximum rate applicable in terms of Act 74 of 1968 as amended. The said interest will be calculated daily and be compounded monthly, and the said interest will be payable on demand.
22. No indulgence shown, extension given, or right waived by the **SELLER** to the **PURCHASER** in respect of any payment or other requirement for the execution of these conditions of sale by the **PURCHASER** shall be regarded as a waiver by the **SELLER** of his rights to demand at any time and without notice that each and every condition of these conditions of sale should be promptly carried out by the **PURCHASER** notwithstanding anything in conflict with the provisions of the Common Law as applied in the Republic of South Africa or with any of the conditions of these conditions of sale whether explicit or implicit.
23. Should the **SELLER** so elect the **PURCHASER** hereby consents in accordance with the provisions of Section 45 of Act 32 of 1944, or any amendment or substitution thereof, that the **SELLER** may institute any action which he may have against the **PURCHASER** for the enforcement of his rights under this Agreement in the Magistrate's Court of any district which may have jurisdiction in respect of the **SELLER** in terms of Section 28 of the said Act, or any amendment thereof or substitution thereof.
24. Except in so far as herein specifically provided the **PURCHASER** does not accept responsibility for any obligation to the **SELLER** in respect of the **PROPERTY** whether contractual or otherwise as a result of any law, ordinance, regulation or local by-law and the **SELLER** shall be obliged to fulfil such obligation and make payment of any such amount as may be owing in terms thereof.
25. All offers for a higher purchase price made after the closing time and date of the tender but before acceptance by the **SELLER** will be made to the Agents. No offers will be considered by the **SELLER** unless such offers are made to the Agent. **The highest TENDERER will have the first right of refusal from date of closure of this tender until date of acceptance.**
26. The **SELLER** declares that the **PROPERTY** as described herein is not subject to any lease agreement usufruct and/or use and that no option and/or right of first refusal has been granted to any person whatsoever and/or exists in respect of the **PROPERTY**.

27. For purposes of this agreement, the parties choose *domicilium citandi et executandi* at the addresses which they will supply to **HOME AND HECTARE** on completion of this agreement.
28. The **SELLER** further declares that he/she has adhered to all relevant Laws eg. Water Act, Act 36 of 1998. Neither the **PURCHASER** or **HOME AND HECTARE** will be held responsible regarding any misrepresentation in this regard.
29. All information supplied by **HOME AND HECTARE** about the properties was done on behalf of the **SELLER** and no claims can be launched against **HOME AND HECTARE** (Pty) Ltd as the agent.

30. The **SELLER** guarantees herewith that besides himself, his family and tenants, all farm labourers of occupants on the farm as described in Section 1 of Act 3 of 1996 or as described in Section 1 of Act 62 of 1997 are legal and that no illegal occupant occurs on the farm as described in section 1 of Act 19 of 1998. (referred to as the illegal Eviction Act – Act 19 of 1998).

It is herewith declared that the **SELLER** has identified all farm labourers and occupants on the farm to the buyer.

The **SELLER** guarantees that there are no other labourers or occupants on the **PROPERTY** except for those that has been already identified.

The **SELLER** guarantees that he did not give any permission to anyone according to ESTA legislation to illegally occupy some land as was intended in Chapter 3 of Laws 3 of 1996 and he also guarantees that there I no pending judgements in terms of Chapter 3 of the Land reform Act.

**SELLER** accepts all responsibilities for labour legislation as set out in the following by laws.

Land Reform Act – Act 3 of 1996

Occupational Rights Law or ESTA – Act 62 of 1997

Illegal Eviction Act – Act 19 of 1998

31. The **SELLER** and **PURCHASER** agree that:

31.1 The Purchase Price is exclusive of VAT.

31.2 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.

31.3 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.

32. **CONSUMER PROTECTION ACT**

32.1 The **SELLER** warrants to both the **PURCHASER** and the agent that he is not engaged in the purchase of immovable **PROPERTY** on an on-going basis and that the **PROPERTY** is not being sold in the ordinary course of the **SELLER's** business.

32.2 The **SELLER** and **PURCHASER** are aware that the **SELLER's** warranty herein means that the Consumer Protection Act 68 of 2008 does not apply to this purchase agreement that comes into existence upon acceptance of this purchase agreement and that the relationship between the parties is not governed by the said act.

33. **ALIEN AND INVASIVE SPECIES REGULATIONS**

The **SELLER** acknowledges his obligations in terms of the Alien and Invasive Species Regulations of 2014 to notify the **PURCHASER** of listed invasive species categorised in terms of Chapter 2 of the Regulations and hereby confirm that no such invasive species is present on the **PROPERTY** or alternatively that a list of invasive species will be provided to the **PURCHASER** prior to registration of this transfer.

#### **ADDITIONAL CONDITIONS**

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**POPI ACT 4 OF 2013**

The **SELLER/s** and the **PURCHASER/s** hereby give their consent to the estate agency/ies involved in the sale, and to the Conveyancing Attorneys who will register the transfer of the **PROPERTY**, to process our personal information for all purposes related to this sale, in accordance with the provisions of the Protection of Personal Information Act.

We hereby give permission to receive Future Real Estate Related Marketing from Home & Hectare:

|                  |            |            |                 |
|------------------|------------|------------|-----------------|
| <b>SELLER</b>    | <b>YES</b> | <b>YES</b> | <b>INITIAL:</b> |
| <b>PURCHASER</b> | <b>YES</b> | <b>NO</b>  | <b>INITIAL</b>  |

**TENDER**

I/WE, the undersigned

NAME: \_\_\_\_\_

ID/REG NO: \_\_\_\_\_ VAT NO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TEL NO: \_\_\_\_\_ CELL NO: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

hereby offer the amount of: R \_\_\_\_\_ ( \_\_\_\_\_ )  
\_\_\_\_\_ )

for the purchase of the **IMMOVABLE PROPERTY** as described herein, subject to the foregoing terms and conditions.

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**AS WITNESSES:**

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
**TENDERER / PURCHASER**

**TENDERER'S/PURCHASER'S SPOUSE**

I, the **TENDERER/PURCHASER's** Spouse

NAME: \_\_\_\_\_

ID NR: \_\_\_\_\_ CELL NO: \_\_\_\_\_

EMAIL: \_\_\_\_\_

hereby grant my permission for the purchase of the **PROPERTY** as described herein, subject to the foregoing terms and conditions.

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**AS WITNESSES:**

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
**TENDERER'S / PURCHASER'S SPOUSE**

### ACCEPTANCE

The herein mentioned **TENDERER**'s tender is hereby accepted, and the sale is confirmed by me, the **SELLER**

NAME: \_\_\_\_\_

ID/REG NO: \_\_\_\_\_ VAT NO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TEL NO: \_\_\_\_\_ CELL NO: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

I appoint Messrs. \_\_\_\_\_ as conveyancers to attend to the transfer of the **PROPERTY** into the name of the **PURCHASER**

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

AS WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
**SELLER**

### SELLER'S SPOUSE

The sale of the herein mentioned **PROPERTY** is hereby accepted by me, the **SELLER's** Spouse

NAME: \_\_\_\_\_

ID NO: \_\_\_\_\_ CELL NO: \_\_\_\_\_

EMAIL: \_\_\_\_\_

hereby grant my permission for the purchase of the **PROPERTY** as described herein, subject to the foregoing terms and conditions.

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

AS WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
**SELLER'S SPOUSE**

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

AS WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
**For: HOME AND HECTARE (PTY) LTD**

## SCHEDULE 1

### 1. SPECIAL CONDITIONS

The sale of this **PROPERTY** is subject to the following special conditions:

|                      | YES | NO |
|----------------------|-----|----|
| 1.1 Usufruct         |     | X  |
| 1.2 Servitudes       | X   |    |
| 1.3 Water Rights     |     | X  |
| 1.4 Going Concern    |     | X  |
| 1.5 Lease Agreements |     | X  |

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

AS WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
**SELLER**

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

AS WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
**PURCHASER**

## 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 the Conditions of Sale aforegoing 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 further acknowledge that I/we are fully aware of all the terms and Conditions of the Conditions of Sale as if fully set out herein.** I/We do accept *domicilium et executandi* at the address hereinafter set out.

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

AS WITNESSES:

1. \_\_\_\_\_

\_\_\_\_\_

**SURETY**

2. \_\_\_\_\_

\_\_\_\_\_

**SELLER**

\_\_\_\_\_

**HOME AND HECTARE (PTY) LTD** duly authorised

**SURETY ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

Tel No: \_\_\_\_\_

EXTRACT FROM THE MINUTES OF AMEETING OF THE MEMBERS

OF \_\_\_\_\_

HELD AT \_\_\_\_\_ ON \_\_\_\_\_

RESOLVED THAT:

- 1. the Close Corporation BUYS the following **PROPERTY**  
\_\_\_\_\_  
from . \_\_\_\_\_  
for the amount of R \_\_\_\_\_
- 2. That \_\_\_\_\_ in his capacity as Member be and is hereby  
authorized to execute and sign all documents necessary to give effect to the above resolution.

Certified a true copy,

\_\_\_\_\_

**MEMBER**

EXTRACT FROM THE MINUTES OF A MEETING OF THE DIRECTORS

OF \_\_\_\_\_

HELD AT \_\_\_\_\_ ON \_\_\_\_\_

RESOLVED THAT:

1. The Company BUYS the following **PROPERTY**  
  
\_\_\_\_\_  
  
from \_\_\_\_\_  
  
for the amount of R \_\_\_\_\_
2. That \_\_\_\_\_ in his capacity as Director be and is hereby  
authorized to execute and sign all documents necessary to give effect to the above resolution.

Certified a true copy,

\_\_\_\_\_  
**DIRECTOR**

EXTRACT FROM THE MINUTES OF A MEETING OF THE TRUSTEES

OF \_\_\_\_\_

HELD AT \_\_\_\_\_

ON \_\_\_\_\_

RESOLVED THAT:

1.     The Trust BUYS the following **PROPERTY**  
  
\_\_\_\_\_
- from \_\_\_\_\_
- for the amount of R \_\_\_\_\_
2.     That \_\_\_\_\_ in his capacity as Trustee be and is  
hereby authorized to execute and sign all documents necessary to give effect to the above resolution..

Certified a true copy,

\_\_\_\_\_  
**TRUSTEE**

4

F.J. VAN DER MERWE PROKURER  
Stiglingstraat 17  
Calvinia  
8190

FJ1/0323/SBK/yy

|                           |
|---------------------------|
| FEES: R642,00             |
| EXEMPT Gte: _____         |
| EXEMPTION APPROVED: _____ |
| PROKURER: _____           |

Opgestel deur my,

TRANSPORTBESORGER  
SHABANA BIBI KADER  
(LPCM nommer 98329)

|                       |                                                                                    |
|-----------------------|------------------------------------------------------------------------------------|
| VERREND MORTGAGE      |                                                                                    |
| VIR R 216 000,00      |                                                                                    |
| 00000258 / 2023       |  |
| 08 DEC 2023           |                                                                                    |
| REGISTRATEUR SEKOTOAN |                                                                                    |

|   |                  |
|---|------------------|
| T | 000003022 / 2023 |
|---|------------------|

## AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK

DAT **SHABANA BIBI KADER (98329)**

voor my, die REGISTRATEUR VAN AKTES te **KIMBERLEY**, verskyn het, die genoemde Komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom/haar verleen deur

**HENRY EWALD PARKER**  
Identiteitsnommer 751205 5099 08 6  
Getroud buite gemeenskap van goed

Gedateer 30 Oktober 2023

en geteken te CALVINIA

EN genoemde Komparant het verklaar dat sy/haar lasgewer die ondergemelde eiendom op **5 Oktober 2023** waarlik en wettiglik verkoop het per Privaat Ooreenkoms en dat hy/sy in sy/haar voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van:

**JEAN-FELIX DE VILLIERS**  
**Identiteitsnommer 980902 5137 08 9**  
**Ongetroud**

sy erfename, eksekuteurs, administrateurs of regverkrygendes in volkome en vrye eiendom:

**RESTANT VAN ERF 77 CALVINIA**  
**GELEË IN DIE HANTAM MUNISIPALITEIT**  
**DISTRIK CALVINIA**  
**PROVINSIE NOORD-KAAP**

**GROOT: 6,2909 (SES KOMMA TWEE NEGE NUL NEGE) HEKTAAR**

**AANVANKLIK OORGEDRA** kragtens Transportakte Nommer T5984/1910 met Kaart wat daarop betrekking het en gehou kragtens Transportakte Nommer T4516/2015

**A. ONDERHEWIG** aan die voorwaarde waarna verwys word in Transportakte Nommer T5131/1913.



WESHALWE die Komparant afstand doen van al die regte, titel en belang wat die gesegde **HENRY EWALD PARKER, Getroud buite gemeenskap van goed** voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat, kragtens hierdie akte, bogenoemde **JEAN-FELIX DE VILLIERS, Ongetroud**, sy erfgename, eksekuteurs, administrateurs of regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruike, behoudens die regte van die Staat en erken hy ten slotte dat die koopprijs van die eiendom wat hiermee getransporeer word die bedrag van **R300 000,00 (DRIE HONDERD DUISEND RAND)** is.

TEN BEWYSE WAARVAN EK, die genoemde Registrateur van Aktes, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY by die kantoor van die REGISTRATEUR VAN AKTES te KIMBERLEY op

08 DEC 2023

In my teenwoordigheid

Registrateur van Aktes

q.q. Handtekening van komparant

✓  
12/11