



Upcoming Tender in
*Prince Alfred
Hamlet...*

21 November 2025 @ 11H00

WEB REF: RL6123 | POA

WWW.HOMEANDHECTARE.COM

Upcoming Tender in *Prince Alfred Hamlet...*

WEB REF: RL6123 | POA

Tender Closes: Friday 21 November 2025 at 11H00
Viewing: By Appointment
Venue: BKB GrainCo, Cecilia Square, Paarl
Website: [Click here](#)

HOME & HECTARE
REAL ESTATE SPECIALISTS

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

WWW.HOMEANDHECTARE.COM



MEMBER OF THE BKB GROUP

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 *Prince Alfred Hamlet...*

SMALL HOLDING FOR SALE BY TENDER

LENTELUS 2,7458 HA

Nestled just north of Ceres along the R303, this property in Prince Alfred Hamlet is surrounded by the stunning Koue Bokkeveld Mountain Catchment, offering a unique opportunity to own a picturesque small holding ideal for small-scale vegetable farming.

The residence features three bedrooms (1 en-suite) along with a bathroom, office, lounge, dining room, a double garage, and a double storeroom.

A spacious 10 x 20-meter store provides ample space for equipment or produce.

The property is well-serviced with water from the Bakoord scheme (approximately 3.25 hours of availability), municipal supply to the home, two untested boreholes, and a lined sink reservoir holding 504 cubic meters.

Electricity is supplied via a 25 KVA Eskom connection, making this a ready-to-use rural retreat or farming venture.

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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community



Public Main

Date created: 2025/10/13



PA Hamlet Leiwatervereniging
Voortrekkerstraat
PA HAMLET
6840

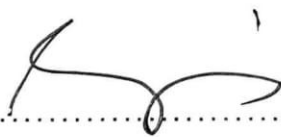
27 Oktober 2025

VIR WIE DIT MAG AANGAAN

ERF 441 – PRINCE ALFRED HAMLET

Bogenoemde erf het'n water leibeurt vanaf plus minus Oktober tot plus minus einde April jaarliks vir 3.25 ure per week.

Die uwe

A handwritten signature in black ink, consisting of a series of loops and curves, positioned above a dotted line.

.....
Sekretaris

Property Description in *Prince Alfred Hamlet...*

WEB REF: RL6123 | POA

Registered Owner/s:

JD & FR HANEKOM

Identity Number/s:

840116 5179 088 & 830615 0126 087

Title Deed Description:

REMAINDER OF ERF 441 PRINCE ALFRED HAMLET,
DIVISION CERES, WESTERN CAPE PROVINCE

Extent:

2,7458 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: RL6123 | POA

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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: JOHANNES DANIEL & FRANCINA ROSELINE HANEKOM
Identity Number: 840116 5179 088 & 830615 0126 087
(Hereinafter referred to as the SELLER)

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

Title Deed Description: REMAINDER OF ERF 441 PRINCE ALFRED HAMLET, DIVISION CERES, WESTERN CAPE PROVINCE.

Extent: 2,7458 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 FRIDAY 21 NOVEMBER 2025**
Duly completed tenders in sealed and stamped envelopes, clearly marked:
“TENDER: PRINCE ALFRED HAMLET” must reach the offices of **HOME & HECTARE**
BKB GRAINCO BUILDING, CECILIA SQUARE, 100 CECILIA STREET, PAARL
by no later than **11:00 on FRIDAY 21 NOVEMBER 2025**
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 28 NOVEMBER 2025** 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**.
- 10.2 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.
- 10.3 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 affected in due form to the **PURCHASER** by the **SELLER'S** attorneys:
-
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** has 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

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:

SELLER	YES	YES	INITIAL:
PURCHASER	YES	NO	INITIAL

TENDER

I/WE, the undersigned

FULL NAME: _____

ID/REG NO.: _____ VAT NO.: _____

ADDRESS: _____

TEL NO: _____ CELL NO.: _____

EMAIL ADDRESS: _____

hereby offer the amount of: R _____ (_____)

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 / PURCHASER

TENDERER'S/PURCHASER'S SPOUSE

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

FULL NAME: _____

ID/REG NO.: _____ CELL NO.: _____

ADDRESS: _____

EMAIL ADDRESS: _____

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**

FULL NAME: _____

ID/REG NO.: _____ VAT NO.: _____

ADDRESS: _____

TEL NO: _____ CELL NO.: _____

EMAIL ADDRESS: _____

hereby offer the amount of: R _____ (_____)
_____)

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

FULL NAME: _____

ID/REG NO.: _____ CELL NO.: _____

ADDRESS: _____

EMAIL ADDRESS: _____

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 A MEETING 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

15

Joubert van Vuuren Ingelyf
Voortrekkerstraat 84
Ceres
6835

Opgestel deur my

TRANSPORTBESORGER
ALBERTUS BERNARDUS JOUBERT

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 480 000,00	R. 1588,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000031401 / 2019

VASIND MORTGAGED

R 2 480 000,00

B 000016659 / 2019

31 JUL 2019

[Signature]
REGISTRATEUR

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT
HANS WERNER MENNEN

DATA / VERIFY
02-08-2019
NOLUVO MTYATYAMBA

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

GERT JOHANNES BRINK
Identiteitsnommer 3812275014087
Getroud buite gemeenskap van goed

geteken te CERES op 7 JUNIE 2019

DATA / CAPTURE
02-08-2019
FATGEYAH LARNEI

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 1 April 2019, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

1. **JOHANNES DANIEL HANEKOM**
Identiteitsnommer 8401165179088
Getroud buite gemeenskap van goed
2. **FRANCINA ROSELINE HANEKOM**
Identiteitsnommer 8306150126087
Getroud buite gemeenskap van goed

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

RESTANT ERF 441 PRINCE ALFRED HAMLET
IN DIE WITZENBERG MUNISIPALITEIT
AFDELING CERES, PROVINSIE WES-KAAP

GROOT 2,7458 (TWEË KOMMA SEWE VIER VYF AGT) Hektaar

EERSTE geregistreer kragtens Sertifikaat van Verenigde Titel Nommer T6827/1960 met Kaart Nommer 10214/1959 daarby aangeheg en gehou kragtens Transportakte Nommer T30371/1977.

- A. ONDERHEWIG wat betref die restant van die gedeelte gemerk 'bBcC' op kaart nommer 10214/1959, geheg aan gesegde Sertifikaat van Verenigde titel Nommer 6827 gedateer 10 Mei 1960, aan die voorwaardes waarna verwys word in Transportakte Nommer 12335 gedateer 31 Augustus 1920.
- B. ONDERHEWIG wat betref die restant van die gedeelte gemerk 'gbch' op Kaart nr. 10214/59, geheg aan gesegde Sertifikaat van Verenigde Titel nr. 6827 gedateer 10 Mei 1960, aan die voorwaardes waarna verwys word in Transportakte nr. 6937 gedateer 20 Oktober 1909.
- C. ONDERHEWIG wat betref die restant van die gedeelte gemerk 'eghf' op kaart nr. 10214/59, geheg aan die gesegde Sertifikaat van Verenigde Titel nr. 6827 gedateer 10 Mei 1960, aan die voorwaardes waarna verwys word in Transportakte nr. 93 gedateer 6 Mei 1890.
- D. ONDERHEWIG wat betref die restant van die gedeelte gemerk 'aefd' op kaart nr. 10214/59, geheg aan die gesegde Sertifikaat van Verenigde Titel nr. 6827 gedateer 10 Mei 1960, aan die voorwaardes waarna verwys word in Transportakte nr. 7389 gedateer 12 September 1899.
- E. ONDERHEWIG wat betref die gedeelte gemerk 'AadD' op kaart nr. 10214/59, geheg aan die gesegde Sertifikaat van Verenigde Titel nr. 6827 gedateer 10 Mei 1960, aan die voorwaardes waarna verwys word in Transportakte nr. 92 gedateer 6 Mei 1890.

- F.
- G.
- H.
- I.

- J. GEREKTIG op die terme van die volgende endossement gedateer 14 Desember 1993, aangebring op Transportakte No T30371/1977, wat as volg lees:

"Kragtens Notariële Akte K 1610/93 S gedateer 16/6/1993 is die binnegemelde eiendom gerektig op 'n serwitut van waterleiding in 'n oop leivoor in 'n serwitut area 2 meter wyd, wat strek langs die hele noordelike grens aan Erf 303 aangedui deur die lyn D A op kaart nr. 10213/59 geheg aan Transportakte T6828/1960 oor Erf 303, gehou kragtens T24430/92 met 'n voldoende helling dat water uit die Munisipale hoofoor vanaf die oostelike grens Erf 303 in die oop leivoor sal vloei tot by die westelike grens van Erf 303 teenaan Restant Erf 441 en onderhewig aan sekere voorwaardes. Soos meer volledig sal blyk uit gesegde akte."

- K. GEREKTIG op die terme van die volgende endossement gedateer 11 Desember 1997, aangebring op Transportakte No T30371/1977, wat as volg lees:

"Kragtens Notariële Akte van Waterregte Nr K1250/97 gedateer 24/07/97 is die binnegemelde eiendom gerektig op 'n Serwitut van Waterregte / Lewering van water oor Restant Erf Nr 1 Prince Alfred Hamlet, groot 454,1017 Ha, gehou kragtens T385, dd 19/04/1876. Soos meer volledig sal blyk uit gesegde Notariële Akte."

WESHALWE die komparant afstand doen van al die regte en titel wat

GERT JOHANNES BRINK , Getroud soos vermeld

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

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2. **FRANCINA ROSELINE HANEKOM , Getroud soos vermeld**

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van R2 480 000,00 (TWEELIJF HONDERD EN TAGTIG DUISEND RAND) behoort te wees en dat die koper die bedrag van R0,00 (NUL RAND), en as sulks die totale vergoeding betaal deur die koper en die verkoper is die bedrag van R2 480 000,00 (TWEELIJF HONDERD EN TAGTIG DUISEND RAND).

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

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die

31

ste

Julie

2019



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

15

Joubert van Vuuren Ingelyf
Voortrekkerstraat 84
Ceres
6835

1-5-6
D/S

Opgestel deur my

TRANSPORTBESORGER
ALBERTUS BERNARDUS JOUBERT

VOLMAG OM TRANSPORT TE GEE

Ek, die ondergetekende

GERT JOHANNES BRINK
Identiteitsnommer 3812275014087
Getroud buite gemeenskap van goed

benoem hiermee

ABDUL KADER ALLIE en/of AIDAN KENNY en/of ALBERTUS BERNARDUS JOUBERT en/of ALLAN JOHN ROBERT BAKER en/of CLARE WENDY FARIA en/of GRAHAM JOHN SONNENBERG en/of HANIYYAH SALIE en/of HANS WERNER MENNEN en/of HENDRIK ANDRIES KOTZE en/of HENNO NOTHNAGEL en/of HERMANUS ALBERTUS VAN NIEKERK en/of JANNEKE VICTOR en/of JOHAN SALOMON LUBBE en/of JOHANNES GERHARDUS LOURENS VISAGIE en/of LYNNE BOTHA en/of MARNEWICK COENRAAD BRONN en/of MICHAEL PETER KOTZE en/of ROELOF JOHANNES FEENSTRA en/of SULANI JOOSTE en/of TANIA VOLSCHENK en/of ZUNAID RAWOOT en/of EION DAVID CHRISHOLM en/of GABRIEL GIDEON CILLIE en/of JAN JOUBERT VAN BLERK en/of MARTINA TOMÉ en/of PETRUS JOHANNES CILLIE en/of WILLEM JOHANNES TOLKEN

met mag van substitusie om as my ware en wettige Gemagtigde en Agent te verskyn voor die REGISTRATEUR VAN AKTES te KAAPSTAD, en daar en dan namens my transport uit te maak aan

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van die volgende eiendom

RESTANT ERF 441 PRINCE ALFRED HAMLET ✓
IN DIE WITZENBERG MUNISIPALITEIT ✓
AFDELING CERES, PROVINSIE WES-KAAP ✓

GROOT 2,7458 (TWEË KOMMA SEWE VIER VYF AGT) Hektaar ✓

GEHOU KRAGTENS Transportakte Nommer T/30371/1977 ✓

wat verkoop is aan die koper/s deur die verkoper/s op 1 April 2019, vir die bedrag van R2 480 000,00 (Twee Miljoen Vier Honderd en Tagtig Duisend Rand) beloop uitsluitend BTW in die bedrag van R0,00 (NUL RAND), en as sulks die totale vergoeding betaal deur die koper en die verkoper is die bedrag van R2 480 000,00 (TWEË MILJOEN VIER HONDERD EN TAGTIG DUISEND RAND), in volle en vrye eiendom. ✓

Wat behoorlik betaal of verseker is, en in die algemeen, ten einde voorgenoemde doeleindes uit te voer of te laat doen as wat nodig is, net so volmaak en doeltreffend asof ekself teenwoordig was en hierin gehandel het, en hiermee word bekragtig en toegestaan en word belowe en ooreengekom om te bekragtig en toe te staan, alles en wat ook genoemde Prokureur en Agent kragtens hierdie akte wettiglik doen en laat doen.

GETEKEN TE CERES op 7 JUNIE 2019
in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES:

1. 
2. 


GERT JOHANNES BRINK