

# THE CLARINET

HARTBEESPOORT

CLASSIC COUNTRY LIVING

## RESERVATION OF A UNIT

Whereby the Client wishes to reserve a unit and is of the intention to enter into an AGREEMENT OF SALE

**1. Full Name:** \_\_\_\_\_

An Individual ☐ / or legally registered Trust ☐ / Company ☐

ID no / Reg no: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_ Tel: \_\_\_\_\_

**Individuals:** Married ☐ / Un-married ☐ / Divorced ☐ / Widowed ☐ / Co-Habitation ☐

If Married: Community of Property ☐ (Attach "ANNEXURE E") / Antenuptial Agreement ☐

Antenuptial Terms of Marriage With Accrual ☐ (Attach "ANNEXURE E") / Without Accrual ☐

(Please Attach a copy of Marriage Contract)

**Companies & Trusts:**

Herein represented by \_\_\_\_\_, ID no: \_\_\_\_\_ and duly authorized thereto by  
a decision of the Directors ☐ / Trustees ☐  
(Please Attach a copy of Directors / Trustee Resolution)

And

**2. Full Name:** \_\_\_\_\_

An Individual ☐ / or legally registered Trust ☐ / Company ☐

ID no / Reg no: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_ Tel: \_\_\_\_\_

**Individuals:** Married ☐ / Un-married ☐ / Divorced ☐ / Widowed ☐ / Co-Habitation ☐

If Married: Community of Property ☐ (Attach "ANNEXURE E") / Antenuptial Agreement ☐

Antenuptial Terms of Marriage With Accrual ☐ (Attach "ANNEXURE E") / Without Accrual ☐

(Please Attach a copy of Marriage Contract)

**Companies & Trusts:**

Herein represented by \_\_\_\_\_, ID no: \_\_\_\_\_ and duly authorized thereto by  
a decision of the Directors ☐ / Trustees ☐  
(Please Attach a copy of Directors / Trustee Resolution)

**(Herein after referred to as the CLIENT)**

It is noted that this agreement was initiated by an agent:

Full Name of Agent: \_\_\_\_\_

From Agency: \_\_\_\_\_

E-mail: \_\_\_\_\_

Tel: \_\_\_\_\_

The Agent will be paid by the DEVELOPER any relevant commission should there be any.

### 1. RECORDAL

The DEVELOPER intends to erect a Sectional title Development, named THE CLARINET, comprising of 191 (One Hundred and Ninety One) duplexed units on Erven 1279 and 1280, Melodie Township, Extension 33, Hartbeespoort, BRITS District, and intends to apply, in terms of the provisions of the Sectional Titles Act, No 95 of 1986, or any amendment thereof, for the opening of a Sectional Title Register in respect of the aforementioned development.

## 2. PROPERTY DESCRIPTION AND SCHEDULE

Name of Sectional Title Scheme: **THE CLARINET**

Section No: \_\_\_\_\_ Building No: \_\_\_\_\_ Street Name: \_\_\_\_\_

Actual Level on which the section (unit) will be situated: Ground ☐ / First Floor ☐

Approximate Extent of Section: \_\_\_\_\_ m<sup>2</sup> Bedrooms: \_\_\_\_\_ Unit Type: \_\_\_\_\_

Exclusive Use Areas (If any):  
\_\_\_\_\_

The completion date of this section is estimated to be \_\_\_\_\_. It is recorded that the DEVELOPER may, in his discretion, extend this date, provided it is done in writing.

## 3. PURCHASE PRICE

The purchase price is the sum of:

R\_\_\_\_\_ (\_\_\_\_\_) (VAT included).  
(Must be completed)

A Reservation deposit of **R5000 (Five thousand Rand)** is payable **10 days** after mortgage loan, pre quotation.

The deposit is fully refundable should the purchaser not want to proceed with signing the offer to purchase.

The deposit will be payable to the Transferring attorney's **KVV incorporated**.

## 4. SUSPENSIVE / RESOLUTIVE CONDITIONS

The purchaser intention is to obtain a mortgage loan in the amount of \_\_\_\_\_ (\_\_\_\_\_ Rand). The purchaser consent that **OOBA Cradle** may assist him/ her with the mortgage approval from a financial institution. The documents will be provided on request. A Offer to Purchase shall be completed upon receipt by the purchaser of the bank's written mortgage loan, pre quotation or similar documentation approving the loan amount.

Should the purchaser be paying Cash for the property, guarantees will be issues as per agreement in the Offer to purchase. (To be signed)

## 5. COOLING OFF PERIOD & CANCELLATION

If Section 29A of the Alienation of Land Act No 68 of 1981 applies to this reservation may be terminated by written notice delivered to the DEVELOPER within 5 (five) days after acceptance hereof. Such 5-day period is calculated with the exclusive of the day on which this was signed by the CLIENT and of any Saturday, Sunday, or public holiday.

Should the DEVELOPER fail to supply the unit within the estimated completion period the CLIENT may cancel this reservation and refunded in full.

Should the client fail to enter into a PURCHASE AGREEMENT and/or cancel this reservation while the DEVELOPER is within the time scale of work and completion, the deposit will be forfeit.

THUS, DONE AND SIGNED by the CLIENT at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_ 2023

1. \_\_\_\_\_  
AS WITNESS CLIENT

2. \_\_\_\_\_  
AS WITNESS CLIENT

### ACCEPTANCE OF RESERVATION

THUS, DONE AND SIGNED by the DEVELOPER at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_ 2023

1. \_\_\_\_\_  
AS WITNESS INTELIX CONSULTING - DEVELOPER

2. \_\_\_\_\_  
AS WITNESS ALZARO PROJEKTE