

UHURU PEAK ESTATE



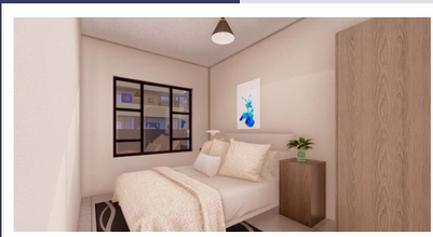
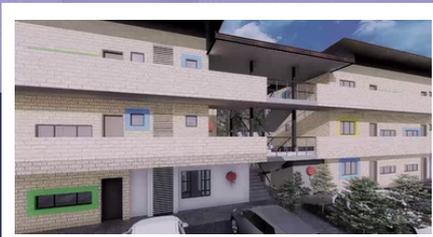


NEW DEVELOPMENT

NEW
EXCLUSIVE
APARTMENTS

FOR
SALE

BENONI
AREA



ABOUT UHURU PEAK ESTATE

These apartments are Up-market, Spacious, Stylish, Modern, Classy, Private, Safe and in a secure complex. Features and finishing's include: BUILT IN OVEN, DISHWASHER, WASHING MACHINE AND 49 INCH HDTV AND FRIDGE for FREE.

New Development, 4 brand new boutique Apartments blocks, 6 Apartments per block, 24 apartments in Total. A selection of 2-bedroom, 2-bathroom ground floor units with gardens, 2-bedroom, 1 bathroom apartments with balconies and exquisite 3-bedroom, 2-bathroom apartments, with gardens. This brand new, never been lived in apartments in the New Uhuru Peak Estate Development, well positioned in the newly developed area, Alliance, (Benoni)

GET IN TOUCH

UHURUPEAKESTATE@GMAIL.COM
www.housecore.co.za

Uhuru Peak Road
Modderbee, Alliance
Benoni, Gauteng





R E S E R V A T I O N F O R M

RESERVATION FORM: UHURU PEAK ESTATE

The signatory hereby declares that:

PROSPECTIVE PURCHASER

Name: _____

Id / Reg No: _____ herein represented by the undersigned and duly authorized thereto being _____

Telephone/Cellular Number: _____ E-mail address: _____

He/she/it was introduced to the undermentioned property through **Mr. Gunther Jacobs** the "agent", from **Housecore Property Investments (PTY) LTD** the "agency".

Furthermore that he/she it is interested to purchase the undermentioned property known as:

PROPERTY

Flat (Section) no _____ with door no _____ together with the use of **parking bay (s)** _____ in Building _____ including an undivided share in the common property of the sectional title scheme known as Uhuru Peak Estate, Stand 1625 Alliance x2, Uhuru Street, Benoni

From

SELLER / DEVELOPER

Tragweite Property Consultants (PTY) LTD Reg: 2017/206408/07, Building GEO2 Koorsboom Avenue, Glen Eagal Office Park, Glen Marais, Kempton Park

For

PURCHASE PRICE

The purchase price is the amount of: R _____ (_____) VAT inclusive



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R E S E R V A T I O N F O R M

In order to show the prospective purchaser's good faith and sincere intention to purchase the property, he/she/it will pay an amount of Deposit - 65m²unit = R2500.00

Deposit- 75m²unit = R5000.00 Deposit - 90m²unit = R 7500.00

within 5 (five) working days after signature of this document into the trust account of Joubert Scholtz Inc (the conveyancing attorney):

Account Name: Joubert Scholtz Inc Trust Account
Bank: ABSA
Account number: 4092099853
Branch code: 632005
Account Type: Trust Account
Reference number: UP ____ (your unit number) _____ (Your Surname)

Proof of payment to be forwarded via email to montjary@mcvdberg.co.za within the said 5 working days.

The deposit will not be invested in an interest bearing account.

CONCLUSION OF THE AGREEMENT

The prospective purchaser acknowledges that this document merely records his/her/its intention to enter into a formal purchase agreement with the seller and cannot be construed in any way to afford any legal rights to the prospective purchaser or place any legal obligation on the seller/developer or agent/agency.

The prospective purchaser sign the agreement of sale on the terms and conditions as set out in the pro forma agreement to be introduced by the agency on or before _____ (date) or such later date as communicated by the seller.

If the Seller/developer accepts the sales agreement, the paid deposit will form part of the purchase price and be regarded as an initial deposit or part thereof. Once the prospective purchaser has signed the agreement of sale and complied with the requirements of FICA, the conveyancers will invest the initial deposit in an interest bearing account for the benefit of the purchaser.

If the buyer does not sign the sales agreement, or if the seller/developer does not accept the prospective purchaser's offer, the deposit will be repaid to the prospective purchaser by the conveyancer.

Signed at _____ on _____ / _____ 2021

Prospective Purchaser



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NATURAL PERSON
South African identity document (foreign citizen – valid passport)
* Proof of residence for all parties
Income tax reference number - Please bear in mind that the registration of your transfer may be delayed if your tax matters are not in order.
** Marriage certificate (if applicable) and/or Antenuptial contract (if applicable)
CLOSE CORPORATION
CIPC Company Report or clear copy of CK1 (Founding Statement and Certificate of Incorporation) or CK2 (Amended Founding Statement) or CIPC Certificate
Letter from auditor confirming address or Proof of residence of Close Corporation (not older than 3 months)
Membership Agreement
Resolution authorising transaction and person
South African identity document of all Members (foreign citizen – valid passport)
* Proof of residence of all Members (not older than 3 months)
Clear copy of identity document and proof of residence for all Members
COMPANY
CIPC Company Report reflecting required details or clear copy of CM1 (Founding Statement) stamped by Registrar of Companies or clear copy of COR14.3 (Registration Certificate) / electronic copy that has been sent by CIPC (CIPC Certificate)
Copy of the Memorandum of Incorporation
Proof of address reflecting the Company's name
Auditor's report (reflecting shareholding)
South African identity document for all Directors (foreign citizen – valid passport)
* Proof of residence for all Directors (not older than 3 months)
Resolution authorising transaction and person
TRUST
Copy of Trust Deed and amendments
Copy of Letter/s of authority issued by the Master giving authority to each trustee
South African identity document for all Trustees (foreign citizen – valid passport)
Proof of residence for all Trustees (not older than 3 months)
Resolution authorising transaction and person dated before signature of sale agreement
South African identity document (foreign citizen – valid passport)
* Proof of residence (not older than 3 months)
NOTES * (Utility bill, or bank statement, or recent lease/rental agreement, or municipal rates and taxes invoice, or Telkom account)
** Should your marital status have changed, a copy of a divorce order or death certificate of spouse
Latest complete city council statement (this is required to enable us to request clearance figures from the city council)

