

Sterkspruit Mountain Haven

Coffril (Pty) Ltd
Reg no: 2013/192655/07

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Terms and Conditions for the sale of Fractional Ownership at Sterkspruit Mountain Haven/Coffril Pty. (Ltd)

An Agreement will be drawn up between the buyer and seller of Fractional Ownership. There will be 3 options available:

- Portion of Land – R1,000.00 per square meter (m²) minimum of 500 m². There are 8 lookout points with 5 stands per point.
- Holiday Week – ranges between R15,000 to R30,000 per unit.
- Investment – ranges between R100,000 – R1,000,000 (Own discretion).

The following will apply to secure ownership:

➤ Deposits

- Portion of Land – Non-refundable deposit of R 50,000.00 to be paid upon acceptance.
- Holiday Week – Non-refundable deposit of R 5,000.00 to be paid upon acceptance.
- Investment – Non-refundable deposit of R 50,000.00 to be paid upon acceptance.

➤ Balance

- Portion of Land – Balance should be paid upon receipt of share certificate and land surveyor map which should take about 60 days.
- Holiday Week – Balance should be paid within 60 days.
- Investment – Balance should be paid within 60 days.

➤ Building Regulations

- Portion of Land
Building plan rules set by Constitution of Sterkspruit Mountain Haven.

➤ Levies

- Portion of Land – R500 per month which will cover maintenance of gravel roads and security.
- Holiday Week – R500 per month which will cover maintenance of gravel roads, buildings, furniture & linen as well as security.
- Investment – R500 per month which will cover maintenance of gravel roads, security, buildings, furniture and consumables.

➤ Irrevocable offer

The agreement, when signed by die Buyer and submitted to the Seller constitutes an offer to purchase that will be binding on both parties.

The investment value is based on the present Business Value of Holiday Weeks and Portions to be sold at R40,000,000.00 (Forty Million Rand). Further value can be determined and calculated annually.

➤ **Use of facilities**

Holiday Week owners will have the use of the facilities any time of the year subject to availability.

➤ **Sewerage and Water**

- Sewerage will be made up of septic tanks for owner's account.
- A borehole to be drilled by owners for the daily use (cost for owner's account).

Indemnity for Developer:

If there is action from local or national government to register as tourist / guest farm or any other requirements / penalties, it will be solely for the owners' accounts.