

1.

**PURCHASE PRICE**

The purchase price shall be **ZAR 15,000.00 (Fifteen Thousand South African Rand)**, payable directly to the Seller's account, by the purchasers on signature of this agreement of the hereby agreed transfer into the purchasers' names, allowing reasonable transaction-time from European Funds to South Africa (normally not longer than 2-4 working-days, clearance-time on the South African side unconsidered here).

2.

**SECURING OF PURCHASE PRICE**

2.1

Purchasers undertake to do a direct transfer of the purchase price from their account, directly, into the aforementioned account detailed hereby:

Beneficial: R.T. BHENGU

At Financial Regulated South African Service Provider (Bank): ABSA (Barclays group)

National clearance code of above (sort code): 632005

Account Number:-9309035179-

3.

**POSSESSION AND OCCUPATION**

The **PURCHASERS** shall be entitled to possession of the property on date of registration of the property into the **PURCHASERS'** name. On and from such date:-

3.1

All the benefits and risks of ownership of the property accruing from the property shall pass to the **PURCHASERS** and the **PURCHASERS** shall then be liable for any levies, insurance and rates, taxes and other imposts levied thereon.

3.2

The **PURCHASERS** shall refund to the **SELLER** the proportionate share of any levies, rates, taxes and other imposts paid by the **SELLER** in respect of any period after the said date.

3.3

In the event of a pro rata refund being due to either the **PURCHASERS** or the **SELLER**, the parties hereby irrevocably authorise the appointed Conveyancer to deduct such refund from the balance of any money on hand and to pay such refund to the respective party.

4.

**OCCUPATION**

The date of occupation shall be on registration or earlier by mutual agreement. In contemplation of transfer being attended to without delay it is anticipated that the date of registration of the property will not coincide with the date of occupation, in which case the **SELLER** (who shall be entitled to remain in occupation of the property after registration of transfer has been effected), undertakes to pay to the **SELLER**, occupational rental in the amount agreed to by the parties per month pro-rata which sum shall be paid in advance to the **PURCHASERS** on the first day of each and every month. The conveyancers shall be authorised to make such adjustments as shall be necessary as between the parties from such funds as are under the control of the conveyancers.

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