

Lew Geffen

Sotheby's
INTERNATIONAL REALTY

OPEN MANDATE

ENTERED INTO BY AND BETWEEN

Trilby Properties (Pty) Ltd
t/a
Lew Geffen Sotheby's International Realty Zululand
("The Agency")

AND

Musa Ntuli
("The Seller")

Personally, alternatively as the duly authorised representative of:
(full name of legal entity)

INTRODUCTION

The Seller owns the property situated at:

7 Mdoni Crescent, ZRF
ERF 208
(hereinafter referred to as "the Property")

I hereby grant the Property Practitioner the right to sell the above Property and to find a willing and able purchaser therefor on the following terms and conditions.

Alternatively

I, as duly authorised representative of The Seller, hereby grant the Property Practitioner the right to sell the interests in the Company/Close Corporation (or the Property out of the entity, if this arrangement is more suitable to me), on the following terms and conditions:

1. Hereby instruct the Property Practitioner to procure a willing and able purchaser for the Property described above for no less than:

R10 990.00

Ten million nine hundred + ninety thousand rands

or such other price mutually agreed upon by the purchaser and myself on the terms contained herein and the Property Practitioner's standard Offer to Purchase document whereupon this mandate shall be deemed to have been fulfilled.

2. The mandate shall commence on 12 Dec. 2023

3. Commission at a rate of 6 % plus VAT, thereon shall be payable to the agent by the Seller in the following circumstances and be calculated:

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t/a

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("The Agency")

AND

Musa Ntwali

("The Seller")

Personally, alternatively as the duly authorised representative of:
(full name of legal entity)

INTRODUCTION

The Seller owns the property situated at:

7 Moloni Crescent, ZRF
ERF 208

(hereinafter referred to as "the Property")

I hereby grant the Property Practitioner the right to sell the above Property and to find a willing and able purchaser therefor on the following terms and conditions.

Alternatively

I, as duly authorised representative of The Seller, hereby grant the Property Practitioner the right to sell the interests in the Company/Close Corporation (or the Property out of the entity, if this arrangement is more suitable to me), on the following terms and conditions:

1. Hereby instruct the Property Practitioner to procure a willing and able purchaser for the Property described above for no less than:

R10 990.00

(Ten million nine hundred + ninety thousand rands only)

or such other price mutually agreed upon by the purchaser and myself on the terms contained herein and the Property Practitioner's standard Offer to Purchase document whereupon this mandate shall be deemed to have been fulfilled.

2. The mandate shall commence on 12 Dec. 2023
3. Commission at a rate of 6 % plus VAT, thereon shall be payable to the agent by the Seller in the following circumstances and be calculated:

Property (which shall constitute a reasonable fee as contemplated in the Act).

9. I hereby confirm that this Mandate has not been entered into as a result of direct marketing and the terms hereof have been fully explained to me.
10. This mandate constitutes the entire agreement between the parties and no alteration or variation hereof shall be of any force or effect unless reduced to writing and signed by both parties.
11. This mandate shall be governed by and construed in accordance with laws of Republic of South Africa.
12. The Parties agree that any dispute arising out of or in connection with this agreement, including any question regarding its existence, validity or termination, shall be referred to and finally resolved by arbitration in accordance with the rules of the Arbitration Foundation of Southern Africa.

TRILBY PROPERTIES (PTY) LTD t/a Lew Geffen Sotheby's International Realty Zululand DECLARATION REGARDING PRIVACY OF YOUR PERSONAL INFORMATION

In assisting with and facilitating this Mandate and performing our responsibilities in terms of the mandate, we are required to collect and process (including the sharing thereof, as necessary) certain of your personal information. We respect and protect the personal information that we collect from you as is required in terms of the Protection of Personal Information Act 4 of 2013. Read our Privacy Policy on our website at www.sothebysrealty.co.za for more details.

Signed at Mthunzini on this day 12 of December 2023

MUDAWEKOSI

(Seller's Name)

Huni

(Seller's Signature)

(Seller's Name)

(Seller's Signature)