



LEBOMBO RIDGE PROJECTS PTY LTD

Registration Number: 2020/610420/07

VAT Number: 4870233733



Issued: Lebombo Ridge Project Pty Ltd, Lawful owner of Shawu's Hills Wildlife Estate

Date: 26 November 2024

Validity: From 29 November 2024 00:00 SAST to the 29 November 2024 23:59

Terms and Conditions for Shawu's Hills Black Friday Offer

1. Offer Period:

- The offer commences at **00:00 South African Standard Time (SAST) on Friday, November 29, 2024.**
- The offer concludes at **23:59 SAST on Sunday, December 29, 2024.**

2. Offer Details:

- A discount of **R1,000,000.00 (One Million South African Rand)** is available on the purchase price of **six (6) selected mountain and bush view stands (Stands 88 to 93, Phase 1)** as detailed in the attached price list.
- This discount is only applicable to these specific stands and will not be offered on any other stand at Shawu's Hills.
- The discount is non-transferable and cannot be applied to any other transaction.

3. Eligibility:

- This offer is open to all **legally competent individuals or entities** who can enter into a binding contract for the purchase of real estate in South Africa.
- Proof of identity and residency may be required upon booking a viewing or submitting an offer to purchase.

4. Booking Process:

- To book a viewing of a discounted stand, **purchasers must submit a request via email to lindi@bluegrass1028.co.za** within the 24-hour period commencing at **00:00 SAST on November 29, 2024.**
- **Bookings will be processed on a first-come, first-served basis** until all available viewing slots are filled.
- Upon successful booking, a confirmation email will be sent with a unique reference code for the viewing.

5. Viewing & Offer to Purchase:

- Stand viewings must be completed (virtually or in person) within **30 days of booking confirmation**.
- On the day of the viewing, potential purchasers will be presented with an Offer to Purchase document outlining the terms and conditions of the sale, including the discounted purchase price.
- To secure the discounted purchase of a stand, the purchaser must **sign and return the Offer to Purchase** along with the required deposit (details outlined in Section 6) within **24 hours of concluding the viewing**.

6. Deposit & Payment Terms:

- A non-refundable deposit of **10%** of the discounted purchase price must be paid within 24 hours of signing the Offer to Purchase. (To the Trust account of the Conveyancing Attorneys)
- The remaining balance of the purchase price must be paid in full as stipulated in the Sales Agreement concluded. Accepted payment methods will be outlined in the Offer to Purchase document.

7. Cooling-Off Period:

- The cooling off period is stipulated in the sales agreement.

8. Standard Terms and Conditions:

- The purchase of a stand at Shawu's Hills is subject to the standard terms and conditions of sale, available upon request. These include, but are not limited to, homeowners association fees, rules and guidelines, rates and taxes, and construction regulations.
- The buyer must take note that Shawu's Hills Wildlife Estate Township is in Proclamation phase, once completed the transaction will be completed. The sale agreement terms and conditions will apply as any other sale.

9. Limitation of Liability:

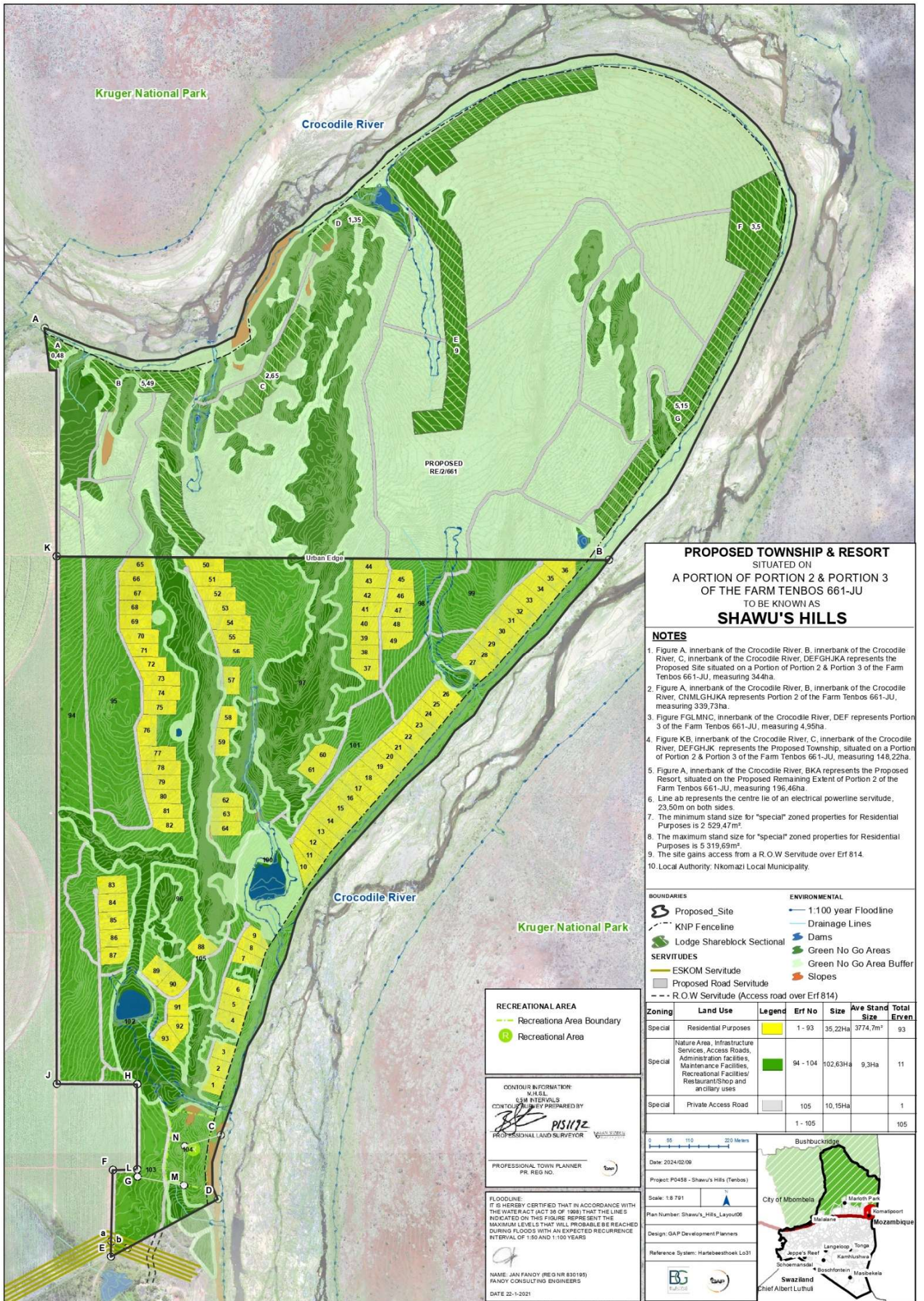
- Shawu's Hills is not responsible for any errors or omissions in the offer details or any technical difficulties encountered during the booking process.

10. Governing Law:

- This offer and any subsequent sales agreements are subject to the laws of the Republic of South Africa.
- Any disputes arising from this offer shall be subject to the exclusive jurisdiction of the High Court of South Africa, Mpumalanga Division, Nelspruit, and shall be governed by the laws of the Republic of South Africa.

Pricelist:

STAND NUMBER	EST SQUARE METERS	PRICE BEFORE BF	DISCOUNTED PRICE	VAT	TOTAL INCL OF VAT
88	3245	R 3 450 000.00	R 2 450 000.00	R 367 500.00	R 2 817 500.00
89	4019	R 3 150 000.00	R 2 150 000.00	R 322 500.00	R 2 472 500.00
90	3704	R 2 950 000.00	R 1 950 000.00	R 292 500.00	R 2 242 500.00
91	3179	R 2 950 000.00	R 1 950 000.00	R 292 500.00	R 2 242 500.00
92	3057	R 2 950 000.00	R 1 950 000.00	R 292 500.00	R 2 242 500.00
93	3444	R 3 450 000.00	R 2 450 000.00	R 367 500.00	R 2 817 500.00



Kruger National Park

Crocodile River

PROPOSED TOWNSHIP & RESORT
SITUATED ON
A PORTION OF PORTION 2 & PORTION 3
OF THE FARM TENBOS 661-JU
TO BE KNOWN AS
SHAWU'S HILLS

NOTES

- Figure A, innerbank of the Crocodile River, B, innerbank of the Crocodile River, C, innerbank of the Crocodile River, DEFGHJKA represents the Proposed Site situated on a Portion of Portion 2 & Portion 3 of the Farm Tenbos 661-JU, measuring 34.4ha.
- Figure A, innerbank of the Crocodile River, B, innerbank of the Crocodile River, C, innerbank of the Crocodile River, DEFGHJKA represents Portion 2 of the Farm Tenbos 661-JU, measuring 339.73ha.
- Figure FGLMNC, innerbank of the Crocodile River, DEF represents Portion 3 of the Farm Tenbos 661-JU, measuring 4.95ha.
- Figure KB, innerbank of the Crocodile River, C, innerbank of the Crocodile River, DEFGHJK represents the Proposed Township, situated on a Portion of Portion 2 & Portion 3 of the Farm Tenbos 661-JU, measuring 148.22ha.
- Figure A, innerbank of the Crocodile River, BKA represents the Proposed Resort, situated on the Proposed Remaining Extent of Portion 2 of the Farm Tenbos 661-JU, measuring 196.46ha.
- Line ab represents the centre line of an electrical powerline servitude, 23.50m on both sides.
- The minimum stand size for "special" zoned properties for Residential Purposes is 2 529.47m².
- The maximum stand size for "special" zoned properties for Residential Purposes is 5 319.69m².
- The site gains access from a R.O.W Servitude over Erf 814.
- Local Authority: Nkomazi Local Municipality.

BOUNDARIES		ENVIRONMENTAL	
	Proposed Site		1:100 year Floodline
	KNP Fenceline		Drainage Lines
	Lodge Shareblock Sectional		Dams
	ESKOM Servitude		Green No Go Areas
	Proposed Road Servitude		Green No Go Area Buffer
	R.O.W Servitude (Access road over Erf 814)		Slopes

RECREATIONAL AREA	
	Recreation Area Boundary
	Recreation Area

CONTOUR INFORMATION:
M.A.S.S.L.
0.5M INTERVALS
CONTINGENT SURVEY PREPARED BY

PIS/172
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL TOWN PLANNER
PR. REG. NO.

FLOODLINE:
IT IS HEREBY CERTIFIED THAT IN ACCORDANCE WITH THE WATERACT (ACT 36 OF 1968) THAT THE LINES INDICATED ON THIS FIGURE REPRESENT THE MAXIMUM LEVELS THAT WILL PROBABLY BE REACHED DURING FLOODS WITH AN EXPECTED RECURRENCE INTERVAL OF 1:50 AND 1:100 YEARS

NAME: JAN FANOU (REG NR 830126)
FANOU CONSULTING ENGINEERS
DATE: 22-1-2021

Zoning	Land Use	Legend	Erf No	Size	Ave Stand Size	Total Erfvn
Special	Residential Purposes		1 - 93	35,22Ha	3774,7m ²	93
Special	Nature Area, Infrastructure Services, Access Roads, Administration facilities, Recreational Facilities/ Restaurant/Shop and ancillary uses		94 - 104	102,63Ha	9,3Ha	11
Special	Private Access Road		105	10,15Ha		1
			1 - 105			105

Scale: 1:8 791

Date: 2024/02/09

Project: P0458 - Shawu's Hills (Tenbos)

Plan Number: Shawu's_Hills_Layout006

Design: GAP Development Planners

Reference System: Hartbeesthoek Lo31

