



# PROPERTY TENDER SALE

BETHAL - VACANT LAND  
IN LIQUIDATION - T290/2021

ICO 895-06-21

*VIEWING ONLY BY APPOINTMENT*

*Property located at:*

*2 Noord Avenue, Bethal AH*

**Contact - Johan Dreyer - Cell: 078 355 3984**

Tel: 012 546 8409 / 11 | Fax: 086 696 5471  
[www.ryncor.com](http://www.ryncor.com) | [info@ryncor.com](mailto:info@ryncor.com)  
456 Jan van Riebeeck Street, Pretoria North  
PO Box 911-2461, Rosslyn, 0200



TENDER REGISTRATION FORM

Declaration of agreement by the undersigned with the general terms and conditions of this tender sale.

I/We, the undersigned \_\_\_\_\_, hereby submit to you the  
the following irrevocable bid(s), without any restrictions according to the general terms and  
conditions of this tender sale by this, to purchase the materials as follows:

**\* PLEASE COMPLETE ALL THE REQUESTED FIELDS BELOW IN CAPITAL LETTERS  
TO PREVENT BID CANCELLATION**

NAME OF COMPANY: \_\_\_\_\_

NAME AND SURNAME: \_\_\_\_\_

COMPANY VAT REGISTRATION NUMBER: \_\_\_\_\_

ID NUMBER AND COPY OF ID DOCUMENT: \_\_\_\_\_

PHYSICAL ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

POSTAL ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CODE: \_\_\_\_\_ COUNTRY: \_\_\_\_\_

TELEPHONE NUMBER (BUSINESS HOURS): \_\_\_\_\_

MOBILE TELEPHONE NUMBER: \_\_\_\_\_

FAX NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ COMPANY STAMP: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ PLACE: \_\_\_\_\_

<b>TENDER ITEMS</b>			
<b>LOT NO</b>	<b>PRODUCT NO</b>	<b>DESCRIPTION</b>	<b>AMOUNT IN RAND (Excluding 15% VAT (If Applicable) &amp; 10% Buyer's Commission)</b>
Lot 001	ICON/T290/2021	BETHAL AH, HOLDING 2 – VACANT LAND Erf Size: 4.7326 Hectare Physical Address: 2 Noord Avenue, Bethal AH Title Deed number: T10594/2010 Township: Bethal Agricultural Holdings Erf Number: Holding 2 Servitudes: ±3 240 m <sup>2</sup> right of way servitude situated along southern boundary (Street boundary). Registered Owner: MBS Transport cc GPS Co-ordinates: 26°25'49.1"S 29°29'03.9"E	

Hereby I/we confirm that I/we have read and understand the terms and conditions of this tender sale.

\_\_\_\_\_  
Signature



RYNCOR BK CK 2000/071832/23  
VAT Reg No: 4310192895  
456 Jan van Riebeeck Street, Pretoria North, 0182  
P.O. Box 911-2461, Rosslyn, 0200  
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## OFFER TO PURCHASE - PROPERTY

What, if accepted, constitute a valid binding PURCHASE AGREEMENT between the parties

### BUYER:

I / We, the undersigned (s):	
Company Name:	
Name and Surname:	
Identity Number:	
Marital Status:	
Physical Address:	
Postal Address:	
Telephone:	
Cell Phone:	
Email Address:	

(Hereafter referred to as the Buyer)

Hereby offer to buy from:

### SELLER:

Icon Insolvency in their capacity as liquidators of the insolvent estate  
MBS Transport CC (In Liquidation) Farm 466, Leeuwfontein,  
Ekandastria, 1020

Master of the high court reference number: T10594/2010  
Physical Address: 117 Phula Lodge, Swavelpoort, Pretoria  
Postal Address: P.O Box 92333, Mooikloof, 0059



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<u>PROPERTY DESCRIPTION:</u>	<u>PURCHASE PRICE:</u>
2 Noord Avenue, Bethal AH	
<u>Erf Size:</u> 4.7326 Hectare	
<u>Breakdown of property:</u> Title Deed number: T10594/2010 Township: Bethal Agricultural Holdings Erf Number: Holding 2 Servitudes: ±3 240 m <sup>2</sup> right of way servitude situated along southern boundary (Street boundary). GPS Co-ordinates: 26°25'49.1"S 29°29'03.9"E	
7.5 Buyers Commission	
VAT @ 15%	
TOTAL	

(Hereafter referred to as PROPERTY)

The BUYER and the SELLER buy / sell in the condition in which it currently is, and the following conditions apply:

1. PURCHASE PRICE:  
The purchase price is the amount of Four Hundred Thousand (R400,000.00) excluding of 7.5% Buyers Commission and VAT.
2. VALUE ADDED TAX (VAT):  
The BUYER will over and above the purchase price, pay VAT at 15%. The above purchase price in paragraph 1 does not include VAT. VAT will be paid by the BUYER in addition to the above price.
3. RATES & TAXES:  
The insolvent estate will be responsible for any outstanding rates & taxes of the PROPERTY.
4. OWNER POSSESSION AND OCCUPATION:  
Possession and occupation of the PROPERTY, will be given to the PURCHASER as soon as the full purchase price + Commission & VAT shows in RYNCOR cc bank account.



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5. AS IS:  
The BUYER acknowledges that he inspected the PROPERTY and that the PROPERTY sell as is. The SELLER and or RYNCOR CC, is not liable for any failing, whether hidden or not.
6. VALIDITY OF CONTRACT:  
The parties agree that if this offer is accepted and signed by the SELLER, it is a valid, final and binding purchase contract between the parties. No amendment of the agreement shall be valid unless in writing and signed by both parties.
7. JURISDICTION:  
For purposes of any legal proceedings that may arise from this agreement the parties submit to the jurisdiction of the Magistrates court who has jurisdiction under section 28 of the Magistrates Act 32 of 1944 as amended, notwithstanding that such proceeding is otherwise beyond the jurisdiction of the Magistrates court. This clause is deemed necessary written consent to establish that jurisdiction in the Magistrates court granted under Section 45 of the Magistrates Act 32 of 1944 as amended.
8. LEGAL COSTS:  
If any steps or legal proceedings of any nature whatsoever, brought against any of the parties hereto for the breach or noncompliance with any provision of this agreement, such party will be liable to pay all legal costs incurred to an attorney-client scale, including the cost of counsel, if applicable.
9. DOMICILIUM CITANDI ET EXECUTANDI:  
The parties choose respectively notice for all purpose of this contract, the physicals addresses provided by them on page one of these listed as their respective domicilium citandi et executandi for the delivery of any notice and / or processes, and it is agreed that all applications within the Republic of South Africa by prepaid registered mail to the specified address sent off, be considered within 4 (four) days after postage to be received. Each party may from time to time edit that party's domicilium by delivery of written notice to that effect to the other part.
10. AMENDMENT:  
No amendment of the agreement shall be valid unless in writing and signed by both parties.
11. AGENT COMMISSION:  
The BUYER will be responsible to pay agent commission at 7.5% (seven point five percent) of the purchase price plus VAT at 15% to RYNCOR CC in addition to the purchase price.



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This offer is irrevocable and expires 30 working days after acceptance by the seller.

Signed at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2022

AS WITNESSES:

1. \_\_\_\_\_

\_\_\_\_\_  
BUYER

2. \_\_\_\_\_

1. \_\_\_\_\_

\_\_\_\_\_  
RYNCOR CC

2. \_\_\_\_\_



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ACCEPTANCE OF BUYER'S OFFER TO PURCHASE BY THE LIQUIDATOR:

The LIQUIDATOR hereby accepts the offer to purchase by the BUYER dated the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

The liquidators confirm any provision to this agreement binding and in force and that this contract entails the entire agreement between the parties.

Signed at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

WITNESS 1. \_\_\_\_\_ LIQUIDATOR: \_\_\_\_\_

WITNESS 2. \_\_\_\_\_ LIQUIDATOR: \_\_\_\_\_