

Annexure "A"

A1. THE SELLER

| | |
|-------------------------|--|
| Full Name: | CAPE KILLARNEY PROPERTY INVESTMENTS (PROPRIETARY) LIMITED REGISTRATION NUMBER: 1998/007174/07 |
| Address: | C/O DE KLERK & VAN GEND ATTORNEYS: 2 OAKDALE ROAD, CLAREMONT, 7700. (ATTENTION: J W ODENDAAL) |
| Phone: | (021) 683 3553 |
| Fax: | (021) 671 4278 |
| Banking Details: | ABSA BANK, ADDERLEY STREET, CAPE TOWN CODE: 312 109 ACCOUNT NUMBER: 360 280 276 |

And includes the SELLER's successors-in-title.

A2. THE PURCHASER or his/her nominee (delete where not applicable)

| | |
|--------------------------|--|
| Full Name: | |
| Physical Address: | |
| Postal Address: | |
| Phone: | |
| Fax: | |
| Mobile: | |

B. PURCHASER'S PARTICULARS (for purposes of transfer)

B1. IF A CORPORATE BODY

| | |
|--------------------------------|--|
| Name of corporate body: | |
| Registration Number: | |
| VAT Number: | |

| DIRECTORS/MEMBERS/TRUSTEE DETAILS | | |
|--|------------------------|----------------|
| NAME | IDENTITY NUMBER | ADDRESS |
| | | |
| | | |
| | | |
| | | |
| | | |

B2. IF NATURAL PERSON

| | |
|--|--|
| Marital Status: | |
| Date & Place of Marriage: | |
| In or Out of Community of Property: | |
| Antenuptial Contract Number: | |
| Place of ANC registration: | |
| Full Name of Spouse: | |
| Identity Number: | |
| Identity Number of Spouse: | |

C. THE PROPERTY SOLD

THE UNIT HEREBY SOLD IN THE SECTIONAL TITLE SCHEME TO BE KNOWN AS ROSSI RACEWAY PARK

| | |
|-------------------------------------|--|
| Unit No: | |
| Estimated Area | |
| Parking Bay (Exclusive Use): | |

D. PURCHASE PRICE plus Value-Added Tax at 14%

| | |
|-------------------------------------|--|
| Unit: | |
| Parking Bay (Exclusive Use): | |
| VAT: | |
| TOTAL: | |

E. PAYMENT OF PURCHASE PRICE

| | |
|---|--|
| Total Purchase Price: | |
| Less Deposit of 15% | |
| Balance of Purchase Price on Transfer: | |

F. OCCUPATIONAL INTEREST PAYABLE TO SELLER

The Purchaser shall pay monthly occupational interest to the Seller equal to the amount of 1.25% on the purchase price. Which occupational interest shall be determined per month from date of occupation per clause 7.

G. ESTIMATED MONTHLY LEVY PAYABLE: R _____

H. MORTGAGE BOND (INDICATE IF REQUIRED)

| |
|------------|
| Yes |
|------------|

| |
|-----------|
| No |
|-----------|

| | |
|--|--|
| Amount required: | |
| To be approved within 21 days of signature hereof by the Seller: | |
| To which institution application to be made by SELLER on behalf of PURCHASER: | |

I. SELLING AGENT

| | |
|---------------|--|
| Name: | |
| Phone: | |
| Fax: | |
| Cell: | |

J. MANAGING AGENT

| | |
|---------------|---------------------------|
| Name: | Diamond Properties |
| Phone: | |
| Fax: | |
| | |