



Confidential

Date: 26 March 2024

Address: ZEC4 (PTY) Ltd
PO Box 154
Hartenbos
Western Cape
6520

Dear Pieter

New Development Package Approval Letter

Development code	1905-052	Portion	
Property type	Plot and Plan or Vacant Land	Phase and units	638
Erf number	erf 7873 - 7893		
Name of development/ scheme name ("Development")	OUTENIQUASBOSCH		
Township	Hartenbos	Suburb	Outeniquabosch
City	Mossel Bay	Province	Southern Cape

Absa Home Loans has assessed and approved the said Development subject to the following terms and conditions:

- End user finance approval**
 - All applications for mortgage finance will be considered in line with the bank's credit policy at the time of application.
- Interest rates**
 - Competitive interest rates will be negotiated per individual applications.
- Transaction fees**
 - Standard initiation fees to apply to all approved mortgage loan applications.
- Development exposure**
 - A total exposure of 20 % (130 units) has been set and approved in this Development and is subject to review at Absa's discretion.
- Documentation required with applications**
 - Offer to purchase, copy of plans and tenders (if applicable).
 - Acceptable proof of income.
 - ID and FICA documents.
- Standard conditions**
 - All applications are subject to Absa Home Loans' standard lending criteria and product terms and conditions.
 - Absa reserves the right to withdraw or amend this package approval without prior notice.
 - Absa reserves the right to review all approved end user applications older than 180 (one hundred and eighty) days (from approval) and may extend these reviews up to lodgement of the individual transaction.
 - Any material change to the development proposal, without notification to the bank, will void this pre-approval.
 - Developer must be registered with NHBRC.
 - All relevant NHBRC and engineers' certificates to be furnished to Absa prior to registration.
 - All services (bulk and internal) to be inspected by valuers prior to any registrations taking place.
 - Subject to approvals from two other financial institutions.

7 General and valuers' conditions

Subdivision of erf 6526, 6527, 6547 Hartenbos - Farm Outeniquasbosch and Farm Hartenbosch

Phase 11 erven 7829 – 7869)

Phase 13 erven 7734 – 7747)

Phase 14 erven 7710 – 7732)

Current Selling Phase 12 erf 7873 - 7893

Client have option to make use of own Builder with NHBRC - All documents to be supplied - guide by HOA rules on Architectural Design

Only Absa Clients will be consider for Vacant Land sales directly from the developer to first buyers; as per the approved NDA

Approved by Forum on 25 March 24 - vacant land only with No Time Frame To Build - No Penalties

Seller ZEC 4 EDMS to supply latest NHBRC

8 Attorneys

- The Registration Attorney firm appointed by Absa for this Development is Raubenheimers Inc (Code 708) .
- The Transfer Attorney is Raubenheimers Inc (Code 708) .
- It is of utmost importance that the bond instructions are issued to the abovementioned firm. In order to ensure excellent client service and the correct allocation of attorneys, please ensure this letter accompanies every application submitted to Absa.
- The mentioned attorney firm must advise Absa two or three months prior to the expected registration date.

We wish you every success with your marketing endeavours and assure you of our best service at all times.

Kind regards

**Adam Johannes
Roelofse**

Digitally signed by Adam Johannes Roelofse
DN: cn=ZA, o=Leifhuus, ou=Strategic RA, 2.5.4.13=Ind, serialNumber=139750,
gn=Adam Johannes Roelofse, email=adamr@absa.co.za
Date: 2022.05.12 12:34:51 +0200

Relationship Consultant: Developments

Development Region: Eastern Cape

Absa Home Loans

Telephone:

Cellphone: 071 686 3396

Email: Adam.Roelofse@absa.africa