



RESERVATION AGREEMENT:

**IN RESPECT OF THE DEVELOPMENT TO BE KNOWN AS “LA LUC ESTATE” ON REMAINDER
OF THE FARM LA TERRA DE LUC NO. 1070 AND PORTION 9 OF THE FARM LA TERRA DE
LUCQUE NO. 1075, FRANSCHHOEK**

(The “**Development**”)

between

LA LUC ESTATE PROPRIETARY LIMITED
Registration Number 2024/373631/07

(the “**Seller**”)

and

Full Names / Entity Name:				
Identity Number / Registration Number:				
Marital status:	Single	Married ICOP ANC	Divorced	Other
Physical Address:				
Mobile:				
Email Address:				

(the “**Purchaser**”)

Plot Number: _____ as indicated on the attached Site

Development Plan as Annexure “A”. Selected Plot as indicated above to be clearly marked with “X” on Annexure “A”



(the “**Property**”)



1 RESERVATION OF THE PROPERTY

- 1.1 The Purchaser wishes to reserve a Property for acquisition during the Reservation Period referred to in clause 1.2 below, for acquisition and the Seller agrees to reserve such Property for the Purchaser, who will be entitled to purchase the Property in the La Luc Estate development (as per Annexure "**A**"), at the purchase price as indicated on the Price List (Annexure "**B**") and on the terms and conditions contained in the Seller's standard agreement of sale for the sale of erven in the Development (the "**Agreement of Sale**"), which Agreement of Sale will be subject, *inter alia*, to the condition that the Purchaser simultaneously with the Agreement of Sale, conclude a Building Agreement for the erection of a house on the Property.
- 1.2 The Purchaser will have 72 (seventy-two) hours following the signature by both parties of this Reservation Agreement, to pay the Reservation Fee to the Seller in terms of clause 3 below, (following the signature by both parties of this Reservation Agreement).

2 NOTICE TO PURCHASER

- 2.1 The Purchaser will have the right to exercise his/her option to purchase the Property, within 14 (Fourteen) calendar days of receipt of a written notice, and a copy of the prepared Agreement of Sale, from the Seller.
- 2.2 Should the Purchaser wish to exercise his/her/its reservation, the Purchaser must sign the Agreement of Sale and present same, without any amendments, to the Seller within the Reservation Period.. Should the Purchaser fail to do so, the reservation of the Property in favour of the Purchaser shall lapse and be of no further force and effect.

3 RESERVATION FEE

The Purchaser shall pay a reservation fee of **R15,000.00** (Fifteen Thousand Rand) into the Bank Account of the Seller within 72 (seventy-two) hours of signature of this Agreement, which will be dealt with as follows:

- 3.1 If the Purchaser signs the Agreement of Sale within the 14 (fourteen) day Reservation Period, the Reservation Fee shall be credited toward and form part of the Purchaser's required deposit (whether 30% or 10%, depending on the Purchaser's financing arrangement) payable in terms of the Agreement of Sale.
- 3.2 If the Purchaser does not proceed with the purchase of the Property and fails to sign the Agreement of Sale within the Reservation Period, the Reservation Fee shall be forfeited and become strictly non-refundable, and the Seller shall be entitled to remarket the Property immediately.

4 SELLER'S BANK ACCOUNT DETAILS

Account name: La Luc Estate (Pty) Ltd

Bank: FNB

Branch Code: 210835

Account Number: 63112938072

Reference: [Plot Number]

5 RIGHT OF CANCELLATION IN FAVOUR OF THE SELLER

Should the Seller, in its own unfettered discretion elect not to proceed with the Development, the Seller shall be entitled to cancel this Agreement on written notice to the Purchaser and the Purchaser shall be entitled to the reimbursement of the Reservation Fee within 72 hours of receipt of written notice.



THUS DONE and SIGNED by the Parties hereto on the dates and at the places hereinafter set forth.

Signed at STELLENBOSCH on _____ 2025

AS WITNESSES:

1. _____
2. _____

SELLER
Who warrants that he/she is duly authorised hereto

Signed at _____ on _____ 2025

AS WITNESSES:

1. _____
2. _____

PURCHASER
Who warrants that he/she is duly authorised hereto