

20 November 2019

Our Ref: J J TUBB / R SMUTS/J11653

Your Ref:

**VENTER VAN EEDEN INC**  
OLD DUTCH SQUARE  
VENTER VAN EEDEN BUILDING  
OLD PAARL ROAD  
BELLVILLE  
7530

VIA EMAIL: [anthea@vve.co.za](mailto:anthea@vve.co.za)

**MHi**  
**ATTORNEYS**

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Dear Madam

**TRANSFER: Y H HOHNG / R T & S FITCHAT**  
**ERF 15152 BRACKENFELL (91 FRANGIPANI STREET, KLEINBRON ESTATE)**

We refer to the above matter, as well as your letter dated 18 November 2019, received earlier today.

Kindly be advised that we've discussed this matter with the Sellers.

They are prepared to offer R160 000 as full and final settlement herein.

Attached please find and Agreement to this effect for signature by your clients.

Upon receipt of the duly signed document from both the Sellers and Purchasers, we will pay the R160 000 to the account nominated by the Purchasers.

Yours faithfully  
MHI ATTORNEYS



R SMUTS

MALHERBE TUBB FAURE INCORPORATED: 1999/10849/21

*Directors :*

Stefanus G. Malherbe B.Comm. LLB. • Christian L. Faure B.Proc.  
Jurgens J. Tubb Dip.Bem (IAH) B.Proc. • Leigh L Vencencie LLB.

*Professional Assistants :*

Marcelle Strydom BA. LLB. • Riëtte Smuts LLB. • Michelle Taljaard LLB.  
Kestrel Carstens LLB. • Grantham Williams LLB. • Mario Ferreira LLB.

# AGREEMENT

between

**YONG HAN HOHNG**

Born on 12 May 1954

Married, which marriage is governed by the laws of South Korea and duly assisted herein by his spouse, YUN-HEE HOHNG, Identity Number 580107 0339 18 5, insofar as needs be.

AND

1. **RUBEN THEODOR FITCHAT**  
Identity Number 841228 5132 08 9  
Married out of community of property
2. **SONET FITCHAT**  
Identity Number 820625 0125 08 0  
Married out of community of property

with regards the property described as **ERF 15152 BRACKENFELL** (hereinafter "the Property") better known as **91 FRANGIPANI STREET, KLEINBRON ESTATE, BRACKENFELL,**

**WHEREAS** the parties entered into an OFFER TO PURCHASE dated 18 APRIL 2019;

**AND WHEREAS** subsequent to transfer the purchaser noticed certain defects in the property;

**AND WHEREAS** the parties agreed to proceed with registration of the transfer, on condition that the transfer attorney, MHI Attorneys, retain R200 000 from the proceeds of the sale, pending the repairs as agreed to in an Addendum signed between the parties, dated 1 August 2019;

**AND WHEREAS** the purchaser obtained quotations for the aforesaid repairs totalling to an amount of R159 079.85 and requested that they be allowed to use contractors of their choice;

**AND WHEREAS** the Seller agreed to the aforesaid arrangement;

**NOW THEREFORE** the parties hereby agree as follows:

1. The Seller instruct MHI Attorneys to pay the amount of R160 000 to the Purchasers to attend to any repairs/defects at the property themselves;
2. The Purchasers confirm that they accept payment in the amount of R160 000 as full and final settlement with regards to any defects in the property, now or in future;
3. The purchasers furthermore confirm that they will not pursue any legal action now or in future against the Sellers, Seeff Properties or MHI Attorneys and indemnify them in this regard.

**SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF NOVEMBER 2019.**

\_\_\_\_\_  
R T FITCHAT

\_\_\_\_\_  
S FITCHAT

**SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF NOVEMBER 2019.**

\_\_\_\_\_  
Y H HOHNG,

\_\_\_\_\_  
Y HONHNG