



PAERATA RISE

DEADLINE SALE

OF LOTS IN STAGE 7 A and B PAERATA RISE

TO THE PURCHASER

Grafton Downs Limited (herein after referred to as The Developer) hereby invites offers for lots in Stage 7 A and B Paerata Rise by means of a Deadline Sale on the following terms and conditions.

- The Developer has a baseline for each lot. Prospective purchasers are to indicate in the table below their best offer above the baseline price.
- Deadline Sale starts Monday 12 July 2021 at 8am and will run until 5pm Monday 20 September 2021. The completed document must be emailed to shaun@paeratarise.co.nz by 5pm on the closing day.
- The Developer reserves the right to limit the number of sections to be purchased, and to accept or reject any offer, in part or whole made during this process.
- All lots not sold in this process will go to the open market on a price basis.
- Any member of the public purchasing a lot in Paerata Rise will comply with the Paerata Rise covenants and must use one of the 15 approved builders to design and construct their home.
- All purchasers of sections/homes in Paerata Rise will be members of the Residents Society.
- Titles are expected circa April 2022. Settlement will be 7 working days after the date notice is given by the Developer's solicitor to the Purchaser's solicitor.
- Section sizes are approximate and may change marginally.
- Only the lots listed in the table below are available for tender.
- It is the purchaser's responsibility to make an appointment with The Developer to view the sites and to satisfy themselves with the section.

Process for the tender

The Baseline price is the starting/guideline price

Choose up to four (4) sections

- In the OFFER column (table below) state the offer you wish to make alongside the appropriate lot
- Indicate in the comments column on the right which is your 1st choice, 2nd choice, 3rd choice and 4th choice.

Should you be successful, one of these four sections will be allocated to you. Only one section per member of the public will be allocated.



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IMPORTANT NOTE:

- **Should you be successful, a member of our team will be in touch with you to arrange the signing of the Sale and Purchase Agreement.**
- **The Sale and Purchase Agreement contains a Solicitors Approval condition of 5 working days, and a 40-day condition for Finance and selecting an approved builder. Only these conditions are accepted. Building contracts with your chosen builder is not included in conditions. You can elect to waive these conditions and stand a better chance of securing a lot, although not guaranteed.**

Please answer the following questions

Circle one

Do you have finance approved? YES NO

Have you selected one of our approved builders? YES NO

If yes, which builder?

Are you aware of the Residents Society and agree to adhere to the rules of the Society? YES NO

Do you have any other conditions? If yes, please state

TO GRAFTON DOWNS LIMITED

I / We *[insert your name →]* _____, hereby offer the price as indicated in the table below for the section/s and on the applicable terms and conditions and accept that The Developer may or may not accept the offer either in part or whole. I/we confirm that I/we have satisfied myself/ourselves with the rules, covenants, and design requirements of Paerata Rise.

I/we accept that on acceptance of my/our offer, settlement on title is automatic and agree that the lawyers shall process notification accordingly upon receipt of titles.

We further accept The Developer’s decisions whatever they may be without reserve nor consequence.

Signed

Purchaser / Director(s)

Date



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Lot Number	Section Size	BASELINE PRICE	OFFER (Insert your offer below including GST. Settlement on title)	Comments
1	536	\$490,346	\$	
2	501	\$481,759	\$	
3	496	\$492,848	\$	
4	528	\$842,912	\$	
5	537	\$489,408	\$	
6	442	\$467,954	\$	
7	434	\$471,275	\$	
8	453	\$479,665	\$	
9	513	\$490,243	\$	
10	471	\$482,437	\$	
11	423	\$470,462	\$	
12	565	\$487,442	\$	
13	453	\$468,204	\$	
14	435	\$456,353	\$	
15	436	\$457,402	\$	
16	553	\$466,914	\$	
17	475	\$475,609	\$	
18	437	\$464,482	\$	
19	437	\$462,472	\$	
20	421	\$456,917	\$	
23	474	\$473,517	\$	
46	468	\$480,344	\$	
47	482	\$475,057	\$	
48	422	\$469,528	\$	
49	482	\$488,161	\$	
50	462	\$477,506	\$	
51	426	\$464,303	\$	
52	474	\$474,608	\$	
53	427	\$464,411	\$	
54	418	\$466,039	\$	
55	421	\$463,695	\$	
56	484	\$464,783	\$	



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Lot Number	Section Size	BASELINE PRICE	OFFER (Insert your offer below including GST. Settlement on title)	Comments
57	491	\$482,234	\$	
58	499	\$492,278	\$	
59	396	\$456,694	\$	
60	395	\$456,694	\$	
61	613	\$537,884	\$	
62	444	\$473,135	\$	
63	444	\$462,923	\$	
64	487	\$473,265	\$	
65	529	\$495,994	\$	
66	419	\$461,371	\$	
67	405	\$445,956	\$	
68	406	\$447,057	\$	
69	519	\$493,100	\$	
70	398	\$462,769	\$	
75	695	\$524,272	\$	
76	477	\$482,000	\$	
77	482	\$473,949	\$	
78	474	\$480,059	\$	
79	505	\$481,540	\$	
80	478	\$484,110	\$	
81	464	\$476,238	\$	
82	501	\$476,574	\$	
83	412	\$462,192	\$	
84	399	\$465,767	\$	
85	433	\$468,197	\$	
86	465	\$474,056	\$	
87	436	\$471,316	\$	
209	458	\$472,318	\$	
232	426	\$474,101	\$	
233	423	\$470,762	\$	
234	423	\$470,762	\$	
235	506	\$488,313	\$	

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