



RE/MAX[®]

RANDGRO

Each Office Independently Owned and Operated
as per Franchise agreement with RE/MAX of
Southern Africa and registered with the PPRA

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E-mail: info@remax-randgro.co.za
Franchisee: Randgro Investments cc t/a
RE/MAX Randgro
Franchisor: Everybody Wins Real Estate
Franchising (Pty) Ltd
VAT: 4930108784 - CIPC: 1986/005880/23
Principal FFC: 202624009420000
Director: Marika Grové

DECLARATION BY THE SELLER

The declaration hereunder is made in the utmost good faith and the answers provided reflect a true and honest appraisal of the property as I know it.

I / We warrant that no other known material defects to the building or its accessories exist other than those listed below.

Please answer YES or NO - where necessary, please provide details under clause 34.

E/L Sarah Susanna Elizabeth Viljoen with Sylvia Nokuthula Masimula as
Owner's (Grantor's) Name: signatory on behalf of Executors of the estate and surviving spouse

Hercules Johannes Viljoen

Associate Name: Sanet Wessels

Property address: 269 Stanbury road, Boksburg South, Boksburg, Erf 376

	YES	NO
1. Are you aware of any electrical faults/problems relating to the electrical installation of fitted accessories?		✓
2. Are there any illegal electrical extensions, disconnections or damaged or inoperative fittings or permanent appliances / equipment? Eg. Stove, Extractor, Oven, Air Conditioner, Heaters or Ceiling Fans, or illegal extensions such as light fittings, water feature pumps etc.?		✓
3. Are there any faults relating to the geyser eg. Leaks, faulty seal kits, low geyser pressure?		✓
4. Are there any faults relating to the drainage installation eg. Blocked drains, sewers, storm water pipes or gutters?		✓
5. Are there any problems relating to leaking taps or geysers or ruptured pipes?		✓
6. Are there keys for all the doors?		✓
7. How many remote controls are there for gates, garage doors etc?... Number of remotes.	Manuel doors	
8. Are all security installations in sound working order eg. Alarm, burglar bars and security gates? Alarm – is it leased or owned? Is it connected to an armed response reaction unit? Which company..... Contact No.....	✓	
9. Is the pool, equipment, piping and pump all in good working order (consider cracks, leaks and general operation of the equipment etc.)?	N/A	
10. Have there been any recent repairs to any of the items specified in 9 above?	N/A	
11. Are there damp problems in any of the buildings eg. Rising or lateral damp		✓
12. Are there roof leaks of any kind?		✓
13. Are there any cracks, leaks or problems with the baths, basins, toilets, cisterns or showers?		✓
14. Are there any cracked or broken floor tiles or damage to wood flooring? Dining room, Kitchen	✓	
15. Are there any cracked or broken windows? Lounge, garage	✓	
16. Are there any structural defects that you are aware of eg. Cracks in walls, floor slab or any settlement of any kind? Bedroom	✓	
17. Are there any burns, stains, tears or badly worn areas relating to the fitted carpets? Old Carpets		✓
18. Are all built-in cupboards intact?	✓	
19. Are all door handles and window catches in working order? One in bedroom		✓

	YES	NO
20. Is there an Ekurhuleni Municipal registered refuse bin at the property? If 'yes' the seller acknowledges that it will remain at the property.	✓	
21. Does the physical position of the present boundary fence / walls represent the true boundary of the property?		✓
22. Are there any interdicts, attachments or usufructs on or over the property?		✓
23. Are there any building restrictions or registered servitudes on the property?		✓
24. Does the building improvements and solid roofed areas (eg. Carports) conform to the registered building plans? Carport not on plan		✓
25. Do you possess copies of the building plans?		✓
26. Settlement of all Municipal rates, levies and service charges will remain the Grantor's responsibility until assumed by the Purchaser in terms of the provisions of the Agreement of Sale.	✓	
27. The above Property has / <u>has not been</u> used by the Grantor as part of VAT enterprise as defined in the VAT Act 1991.		✓
28. The property is not subjected to a lease. If YES, date of expiry.....		✓
29. The seller hereby warrants that he/she is* or is not* a South African Resident as defined in the Income Tax Act and accepts the obligations relating to tax that apply to non-residents.	✓	
30. Is the Jacuzzi and pump in good working order?		N/A.
31. Is the gate motor, intercom and irrigation systems all in good working order? Manuel		N/A.
32. Is the garage door and motor in good working order? Manuel	✓	
33. Are there any special levies payable over and above the normal levies for this townhouse/cluster complex? Amount R.....		✓

34. The Property is sold with all the fixtures and fittings, subject to clause 34 below, and especially and including:
Cracks in floor tiles in Dining room and Kitchen, Hairline crack in bedroom, window catches - Not to be Fixed.

35. The following items are excluded from the sale of the Property:

Excluding garden ornaments.

36. Do you have a Mortgage Bond?

If YES, with which Bank? _____

YES

NO

	✓
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N.B. SUBMIT NOTICE OF YOUR INTENTION TO CANCEL (3 MONTHS NOTICE REQUIRED TO AVOID PENALTIES).

37. Comment or Qualifications on any of the above:

DATED AT Boksburg THIS 3 DAY OF August 2026.

X [Signature] X
 SELLER / AUTHORISED REPRESENTATIVE

[Signature]
 RE/MAX SALES ASSOCIATE

 PURCHASER/S



RE/MAX
RANDGRO

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FORM 1

CONSENT TO PROCESS (USE) PERSONAL INFORMATION IN TERMS OF THE PROTECTION OF PERSONAL INFORMATION ACT (POPIA)

I/We the undersigned

E/L Sarah Susanna Elizabeth Viljoen
with **Sylvia Nokuthula Masimula** as (Name) **860813 0599 089** (ID NO)
signatory on behalf of the estate and
Hercules Johannes Viljoen (Name) **570829 5042 082** (ID NO)

Hereby give my/our consent for the processing (use) of our personal information by **RANDGRO INVESTMENTS CC AND RANDGRO PROPERTIES CC** trading as **RE/MAX RANDGRO** for the purposes of carrying out the following work:

(Please tick the appropriate box):

- ☒ Assisting me with the estimated value of a property. (Info may be sourced from 3rd parties)
☐ Assisting me with the marketing/sale of my property. (Info may be shared with agencies & parties if needed)
☐ Assisting me with the purchase of a property. (Info may be shared with all involved in the process)
☒ The co-marketing of your property with other agencies. (Info may be shared with all involved in the process)
☐ Other estate agency work (please specify)

-
☐ The drafting of a contract to purchase. (Info may be shared with all involved in the process).
☐ The application of a mortgage bond (Info may be shared with bond consultants if needed)
☐ The assistance with Certificates of Compliance (Info may be shared with inspection co if needed)
☐ The assistance with transfer of property (Info may be shared with all involved in the process)
☐ Other (please specify)

This consent is furnished on condition that my/our personal information shall be used and processed in accordance with the Protection of Personal Information Act.

SIGNED AT Boksburg (place) on 3 Aug 2020 (date)

(SIGNATURE)

(SIGNATURE)

Undertaking by **RANDGRO INVESTMENTS CC AND RANDGRO PROPERTIES CC** trading as **RE/MAX RANDGRO** unless we have your clear informed consent or the law clearly allows us in certain limited circumstances, we will not:

- Sell your personal information
- Use your personal information for other purposes than those for which it was collected for in the first place

Randgro Investments cc 1986/005880/23 t/a RE/MAX Randgro (Benoni)
Director: Marika Grové Principal FFC 202322612

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