



# RE/MAX<sup>®</sup>

## 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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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.**

Owner's (Grantor's) Name: Andre Hermanus Bosch & Anna Cecilia Christina Bosch

Associate Name: Sanet Wessels

Property address: 26 Morgenster Road, Freeway Park, Boksburg

|                                                                                                                                                                                                                                                                                      | 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.                                                                                                                                                                                             | 2              |    |
| 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?<br><br>Which company..... <u>FEAR</u> .....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.)?                                                                                                                                           | Not Applicable |    |
| 10. Have there been any recent repairs to any of the items specified in 9 above?                                                                                                                                                                                                     |                | ✓  |
| 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?                                                                                                                                                                                                          |                | ✓  |
| 15. Are there any cracked or broken windows?                                                                                                                                                                                                                                         |                | ✓  |
| 16. Are there any structural defects that you are aware of eg. Cracks in walls, floor slab or any settlement of any kind?                                                                                                                                                            |                | ✓  |
| 17. Are there any burns, stains, tears or badly worn areas relating to the fitted carpets?                                                                                                                                                                                           |                | ✓  |
| 18. Are all built-in cupboards intact?                                                                                                                                                                                                                                               | ✓              |    |
| 19. Are all door handles and window catches in working order?                                                                                                                                                                                                                        | ✓              |    |

|                                                                                                                                                                                                          | 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? <u>One Carport on site not on plan.</u>                                               | ✓              |    |
| 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 / has not been 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* <del>or is not</del> * 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?                                                                                                                                                       | Not Applicable |    |
| 31. Is the gate motor, <del>intercom and irrigation</del> systems all in good working order?                                                                                                             | ✓              |    |
| 32. Is the garage door <del>and motor</del> in good working order?                                                                                                                                       | ✓              |    |
| 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:

All pots with or without plants will be removed.

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

See above.

36. Do you have a Mortgage Bond?

YES

NO

If YES, with which Bank? \_\_\_\_\_

|  |   |
|--|---|
|  | ✓ |
|--|---|

**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 14 TH DAY OF NOVEMBER 2025

[Signature] Bosch  
SELLER / AUTHORISED REPRESENTATIVE

[Signature] Rickard  
RE/MAX SALES ASSOCIATE

\_\_\_\_\_  
PURCHASER/S