

CLIFFE DEKKER HOFMEYR

INCORPORATING

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THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY	Our Reference	JONELLE JORDAAN
	Account Number	02068224
	Direct Line	011 562 1658
	Direct Telefax	011 562 1698
	Direct e-mail	jonelle.jordaan@cdhlegal.com
	Your Reference	
	Date	3 April 2024

Dear Sir/Madam

**TRANSFER: FAIRVEST LTD / WITS HEALTH CONSORTIUM PTY LTD
REMAINING EXTENT OF ERF 2477 HOUGHTON ESTATE TOWNSHIP**

- 1 The above matter was registered in the Johannesburg Deeds Registry on the 19 March 2024.
- 2 We confirm that the purchaser of the property is
WITS HEALTH CONSORTIUM PROPRIETARY LIMITED
Registration Number 1997/015443/07
- 3 Herewith Deeds Office print out.
- 4 We kindly update your records accordingly and open a new account.

Yours faithfully

(Electronically sent and therefore not signed)

FATIMA GATTOO

CLIFFE DEKKER HOFMEYR INCORPORATED

CHAIRPERSON TS Fletcher CHIEF EXECUTIVE OFFICER B Williams CHIEF FINANCIAL OFFICER ES Burger

DIRECTORS: JOHANNESBURG DIRECTORS: JOHANNESBURG K Anderson JA Aukema G Barkhuizen-Barbosa R Beerman E Bester A Bezuidenhout TE Brincker JJ Brink B Brown V Chaplin CWJ Charter CJ Daniel A de Wet N Dhana C Dutilleux P Erasmus JJ Feris TS Fletcher TG Fuhrmann F Gattoo MZ Gattoo S Goma L Granville TC Gray I Hayes E Hewitt AJ Hofmeyr Q Honey WH Jacobs B Jennings T Jordaan R Kelly* M Khumalo J King Y Kleitman P Kortjaas AM le Grange FE Leppan* CJ Lewis HJ Louw II Mahomed V Manko B Meyer J Meyer P Modika R Moodley A Moolman MB Mphahla MG Mphahudi C Murray KT Nkaiseng P Nkuna H Parak A Patel DB Pinnock AG Reid J Reid C Rumsey H Schensema M Serfontein TP Smit L Smith S Spamer T Tosen R Valayathum HR van der Merwe JG Webber R Webster M Werner K Weyers JG Whittle DA Wilken B Williams CA Wood

DIRECTORS: CAPE TOWN TN Baker TJ Brewis MR Collins A de Lange S Franks AJ Giliam J Gillmer AJ Hannie PB Hesseling S Immelman JAD Jorge A Kariem JA Krige D Kruger GC Lumb B Mangale RE Marcus SI Meyer W Murray GH Pienaar L Rhodie MB Rodgers BJ Scriba DM Thompson A Van Niekerk CW Williams

EXECUTIVE CONSULTANTS: AC Alexander RD Barendse M Chenia FT Newham JM Wits-Hewinson

CONSULTANTS: A Abercrombie S Dickson JMA Evenhuis* J Ewang JH Jacobs EJ Kingdon C Leclercq K Patrick T van Schalkwyk

COUNSEL: NK Fletcher SM Kelly A Pienaar TZ Rapuleng

SENIOR ASSOCIATES: I Abdullah S Allen N Amardien JL Botha A Cachalia KC Chimedza DV Durand *R Gitonga L Kara *RS Kashero-Ondego S Kruger L Lobola JA Loser K Maake NNN Mabheba L Mathabathe R May V Moodaley L Moosa *BI Muchiri *CW Mugenyu *AM Mutie D Naidoo T Nhlapo C Oates K Pillay MA Ramanyimi E Roos ER West BC Wits - Hewinson GMN Xaba C Yang

CLIFFE DEKKER HOFMEYR SERVICES PROPRIETARY LIMITED DIRECTORS: GC Badenhorst ES Burger JA Cassette AB Hoek TC Jangara MW Linington R Mouton B Williams

KIETI LAW LLP PARTNERS: NAIROBI S Ndolo*⁵ C Wambua* D Odhiambo* S Otanga* N Wagacha* AM Kanyi* MAW Mbugua*

*British *Dutch *Kenyan



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** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

Search Date	2024/04/03 10:50	Erf Number	2477
Reference	02068224	Portion Number	-
Report Print Date	2024/04/03 10:50	Deeds Office	Johannesburg
Township	HOUGHTON ESTATE	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T58020/996
Township	HOUGHTON ESTATE	Local Authority	CITY OF JOHANNESBURG
Erf Number	2477	Province	GAUTENG
Portion Number	0 (REMAINING EXTENT)	Extent	3.7084H
Registration Division	IR	LPI Code	TOIR03160000247700000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.179268 / 28.051085
Suburb / Town**	HOUGHTON ESTATE		

OWNER INFORMATION (1)

WITS HEALTH CONSORTIUM PTY LTD			Owner 1 of 1
Company Type**	COMPANY	Document	T8463/2024
Registration Number	199701544307	Microfilm / Scanned Date	-
Name	WITS HEALTH CONSORTIUM PTY LTD	Purchase Price (R)	185 000 000
Multiple Owners**	NO	Purchase Date	2023/11/10
Multiple Properties**	NO	Registration Date	2024/03/19
Share (%)	-		

ENDORSEMENTS (14)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	BC49337/1997C	-	-	1997 055 5 :42:72
2	I-6253/2020C	GEMGROW PROP LTD	-	-
3	I-70/2008C	RYCKLOF BELEGGINGS PTY LTD	-	-
4	K2849/1998S	-	-	1999 007 6 :23:99

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ENDORSEMENTS (14)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
5	K2850/1998S	-	-	1999 007 6 :24:14
6	K4591/1996S	-	-	1996 065 3 :10:54
7	K4592/1996S	-	-	1996 065 3 :10:65
8	VA1262/2012	SANLAM LIFE INSURANCE LTD	-	-
9	VA2255/1998	EKURHULENI METROPOLITAN MUNICIPALITY	-	1999 007 6 :23:47
10	VA2256/1998	EKURHULENI METROPOLITAN MUNICIPALITY	-	-
11	VA5751/2007	SANLAM LIFE INSURANCE LTD	-	-
12	FROM-PTN1-2 OF 2403	-	-	-
13	FROM-2465-2467,2469-	2471,2473-2475,60-65,318	-	-
14	NOW SUBDIVISION	TOWN HOUGHTON ESTATE ,ERF 2468 ,PRTN 0	-	-

HISTORIC DOCUMENTS (8)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B10425/2012	-	-	-
2	B6578/2017	-	-	-
3	B1279/2018	-	-	-
4	T58020/1996	RYCKLOF-BELEGINGS PTY LTD	CCT	2005 102 5 :19:76
5	T58201/2005	SANLAM LIFE INSURANCE LTD	118 489 103	-
6	T14117/2012	VUKILE PROP FUND LTD	230 133 000	-
7	T14117/2012	VUKILE PROP FUND LTD	230 133 000	-
8	T10441/2017	FAIRVEST LTD	ESTATE	-

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Fees/Foole

R. 3401,00

Exempted

Cat.

CLIFFE DEKKER HOMMEYR INC
1 PROTEA PLACE
SANDOWN
SANDTON, 2196
(011) 562 1000

Prepared by me

CONVEYANCER

MUHAMMAD ZIYAAD GATTOO (25040)

*I need the
diagrams*

T000008463 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

THEODORUS JOHANNES KLEINHANS

23615

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he the said
Appearer being duly authorised thereto by a Power of Attorney signed at CAPE
TOWN on 12 JANUARY 2024 and granted to him by

FAIRVEST LIMITED
Registration Number 2007/032604/06

And the Appearer declared that his said principal had truly and legally sold a property letting business as a going concern conducted at and inclusive of the hereinaftermentioned properties on 10 November 2023 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

WITS HEALTH CONSORTIUM PROPRIETARY LIMITED
Registration Number 1997/015443/07

its Successors in Title or assigns, in full and free property

REMAINING EXTENT OF ERF 2477 HOUGHTON ESTATE TOWNSHIP
REGISTRATION DIVISION IR
THE PROVINCE OF GAUTENG

MEASURING 3,7084 (THREE COMMA SEVEN ZERO EIGHT FOUR)
Hectares

FIRST REGISTERED by Certificate of Consolidated Title Number
T58020/1996 with Diagram SG No 12893/1995 annexed and held by
Deed of Transfer Number T10441/2017

SUBJECT to the following conditions:

A1 That portion of the property indicated by the figure ABCDEFN'P' on Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996, is subject to the following conditions:

(a) The Remaining Extent of Erf 311 Houghton Estate Township, of which the figure ABCDEFD"g" on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996 forms a part, is subject to a certain Deed of Servitude No F18/1921, registered on the 31st day of March 1921 in favour of the City Council of Johannesburg granting a perpetual right of way over the said erf for the purposes of stormwater drainage, sewer, water and gas and electric mains.

(b) The Remaining Extent of Erf 311 Houghton Estate Township, of which the figure ABCDEd"g" on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996 forms a part, is subject to Notarial Deed of Servitude No 73/1933 dated 10 July 1933 in favour of the City Council of Johannesburg granting a perpetual right of way for the purpose of a public roadway.

- (c) The figure ABCDEFd"g" on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996 is subject to a servitude in favour of the Johannesburg City Council No 43/1976 imposed under the Expropriation Act 66/1975, which servitude is indicated by the figure D1'k' and ABj'h'g on Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996.
- (d) The figure ABCDEFd"g" on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996 is subject to a servitude in favour of the City Council of Johannesburg for road widening purposes 298 square metres in extent reflected by the figure gh'j'ck'l' as will more fully appear from Notarial Deed of Servitude K2937/1992S.
2. That portion of the property indicated by the figure wa"VWXv on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996 is subject to the following condition:
- (a) The former Erf 70 Houghton Estate Township is subject to a perpetual servitude of right of way for roadway and street improvement purposes in favour of the City of Council of Johannesburg, indicated by the figure m'Vn' on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996 as will more fully appear from Notarial Deed No F118/1963 dated the 4th day of March 1963.
3. That portion of the property indicated by the figure mL'C' on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996 is subject to the following condition:

- (a) The former Erven 43 and 49 Houghton Estate Township are each subject to Deed of Servitude No F14/1914 dated the 14th day of October 1914, entered into before the Notary Public Alec Paterson Philip at Johannesburg on the 11th day of September 1914, whereby there was granted to the Municipal Council of Johannesburg a perpetual right of way over a portion in extent 30 square metres each of Erven No's 43 and 49 Houghton Estate Township (which form part of the property held hereunder), and the right to use the said portion in perpetuity for the purpose of stormwater and other drainage and to construct a stormwater channel and such other drains as may be necessary, which servitude is indicated by the figure r's't'u' on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996, as will more fully appear from the said Deed of Servitude.
4. That portion of the property indicated by the figure trJ'K' on the Diagram SG No 12893/1995 annexed to Certificate of Consolidated Title No T58020/1996 is subject to the following condition:
- (a) Subject to the provisions of the Townships Amendment Act 1908 (Act No 34 of 1908 of the Transvaal).
5. SUBJECT to a perpetual servitude right of way for road and sidewalk purposes to gain vehicular and pedestrian access between Boundary Road and Duff Road for the general public and for other municipal purposes over a portion of the property 16 m wide, the southern boundary of which runs along the entire length of the boundary marked K'J' on diagram SG No 12893/1995 in favour of the Metropolitan Council as will more fully appear from reference to the said Notarial Deed No K4591/1996S dated 29/10/1996.
6. SUBJECT to a perpetual servitude of right of way 2 metres wide over a portion of the property the centre lines of which servitude are indicated by
1. the line ABCDEFGHJK on Diagram SG No 12894/1995;
 2. the line ABCD on Diagram SG No 12895/1995;

3. the line ABCDEF on Diagram SG No 12896/1995 for stormwater and sewerage purposes in favour of the Metropolitan Council as will more fully appear from reference to the said Notarial Deed No K4592/1996S dated 29/10/1996.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

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WHEREFORE the Appearer, renouncing all right and title which the said

FAIRVEST LIMITED
Registration Number 2007/032604/06

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

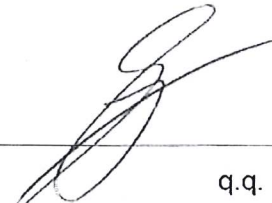
WITS HEALTH CONSORTIUM PROPRIETARY LIMITED
Registration Number 1997/015443/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R185 000 000,00 (ONE HUNDRED AND EIGHTY FIVE MILLION RAND)

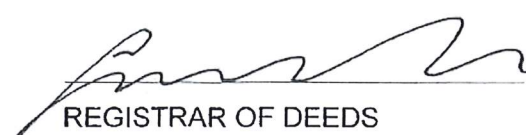
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at JOHANNESBURG on

2024-03-19


q.q.

In my presence


REGISTRAR OF DEEDS



