

TANZANIA
LAND REGISTRY
APPLICATION FOR OFFICIAL SEARCH

To: The Registrar of Titles
We H&R

Title No.24245

Hereby request to you to search the register in respect of the above and to advise us of the subsisting entries.

Shs.2000/= Search fee is enclosed

From: H&R
P.O BOX,
DAR ES SALAAM.

Date: 27.08.2008.

Signature:

For Official use

E.R.V.NO 33232651 of 27.8.2008

Issued Shs.2000/=

Search No:

OFFICIAL SEARCH

Title No.24245

The following is a summary of the subsisting entries on property:-

District: ILALA IN D'SALAAM

Locality: KIPAWA/KIWALANI INDUSTRIAL AREA.

Description: L.O.NO 48499 PLOT NO76

Tenure: RIGHT OF OCCUPANCY

Term: 99 YEARS FROM 1ST JULY 1978

Rent: SHS 290/= PER ANNUM (SUBJECT TO REVISION)

Area: 8833SQM

Reservation: CONDITIONS AS CONTAINED IN THE CERTIFICATE OF OCCUPANCY.

Owner: CASPIAN LIMITED OF P.O BOX 40954 DAR ES SALAAM.

Encumbrances: MORTGAGE TO BARCLYS BANK TANZANIA LIMITED TO SECURE USD
400,000 FD 110683 DATED ON 17.02.06

Date: 27th AUGUST, 2008.


ASSISTANT REGISTRAR OF TITLES

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO LEASEHOLD LAND
(ISSUED UNDER SECTION 38)

Certified Copy of

This is to certify that the annexed Certificate of Occupancy dated

the twelveth day of June 1960

is registered in the Land Registry under Title No. 24245

Copies of the subsisting entries in the register are within.

Dated the twenty-second day of January 1960

(A. M. W. NYAKIHA)

Sen. Asstg. Registrar of Titles

Title No. 24245

Description of registered land.

~~ALL THAT~~ piece or parcel of land situate at Kipawa Industrial Area in the City of Dar es Salaam containing Eight thousand eight hundred and thirty three (8833) square metres or thereabouts being known as Plot No. 76 as delineated and edged in red on Registered Survey Plan No. 18040 annexed to the Certified Copy of Certificate of Occupancy hereto.

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number. 24245

and Office Number: 48499.

and: Plot No.76, Kipawa/Kiwilani Industrial Area, Dar es Salaam City.

Term: Ninety-nine years.

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REGISTERED
13th June, 1980
At 8.45 AM

Stamp Duty Officer
and Revenue Receipt No. 515059
of 10-8-78 L.O. No. 48499.
Issued.
L.D. No. 85616.
Stamp Duty Officer

Senior Assistant Registrar of Lands

CERTIFICATE OF OCCUPANCY

The 12th day of June,
One thousand nine hundred and Eighty.
TITLE NO. 24245

THIS IS TO CERTIFY THAT NAJMI INDUSTRIAL ENTERPRISES LIMITED a limited liability Company incorporated in Tanzania and having its registered Office in Dar es Salaam, Tanzania of P.O. BOX 1112, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety-nine years from the First day of July One thousand nine hundred and Seventy-eight according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in sub-stitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1979, shall thereafter pay rent of Two thousand nine hundred shillings (Shs. 2900/-) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years, 1988, 1998, 2008, 2018, 2028, 2038, 2048, 2058 and 2068 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Erect on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Dar es Salaam City Council (hereinafter called "the Authority").
- (ii) By the thirty-first day of December, 1978 submit to the Authority of approval of the plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) Within three months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June, 1982;
- (v) At all time during the term after the thirtieth day of June, 1982; have on the land existing building approved by the Authority and maintain them in good order and repair to the satisfaction of the Director of Land Development Services (hereinafter called "the Director");

- (vi) Not erect or commence to erect on the land and building in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provide;
- (vii) Be responsible for the protection of all beacons on the land throughout the term term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director of Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3.(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Director.

(ii) Occupation or use of the whole or any part of the buildings on it by any person other than the Occupier's directors of its employees agents or contractors shall be deemed a dealing with the land or buildings.

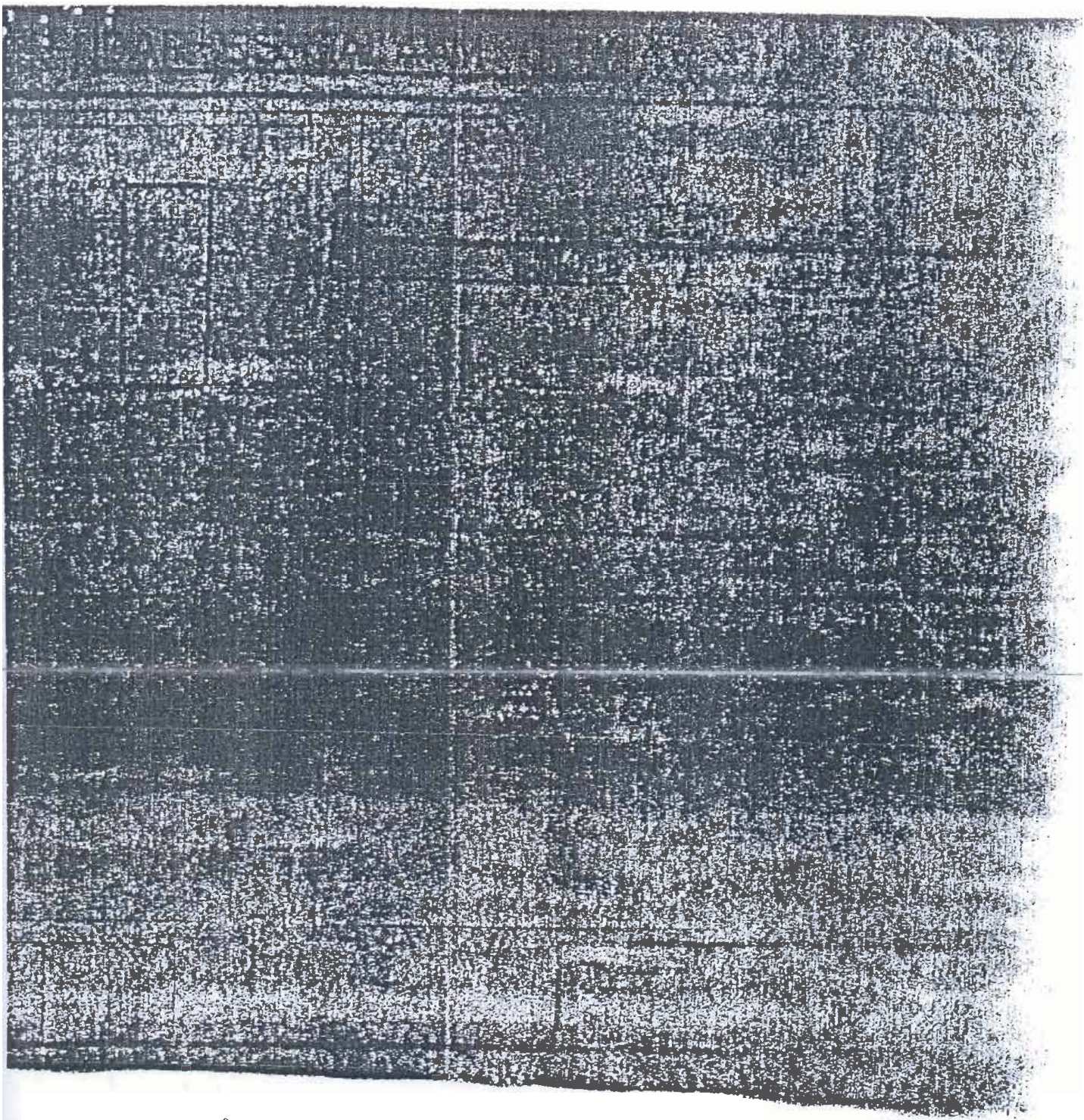
4. The Director shall have an absolute discretion to give or withhold consent under condition 3. Any dealing or agreement (other than, a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Director shall be the sole judge.

5. The Occupier shall:-

- (i) ^{make} make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rate-proof and carry out such measures as the Medical Officer of health for the Authority may require for this purpose;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

6. The Occupier shall pay to the Minister on demand made by the Director on his behalf:-

- (i) any further fees or stamp duties which may be discovered to payable by the occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right.



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(iii) such sum as the Director shall assess as a proper share payable of the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before, during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

7. Only one main building together with the usual and necessary out-buildings shall be erected on the land and the same shall be used for Industrial purposes as defined in the Use Group 'M' Use Class (a) of the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause or in public interest.

S C H E D U L E

ALL that land known as Plot No.76, Kipawa/Kiwalani Industrial Area, Dar es Salaam City Containing ~~Eight thousand eight hundred and thirty three (8833)~~ square metres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered 18040 deposited at the Office of the Director for Surveys at Dar es Salaam.

Ag. DIRECTOR OF LAND DEVELOPMENT SERVICES.

The within-named NAJMI INDUSTRIAL ENTERPRISES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said NAJMI INDUSTRIAL ENTERPRISES LIMITED and DELIVERED in over presence) this ELEVENTH day of JUNE 1980.

Signature:.....[Signature].....

Postal Address:.....Box 5510.....

Qualification:.....SECRETARY.....

Signature:.....[Signature].....

Postal Address:.....Box 5510.....



Papulia
Sen. Asst. Registrar of Titles
DATE 29.1.86

Stamp Duty of 25/-
and Revenue Receipt No. 204480
of 21-10-85
Papulia
Sen. Asst. Registrar of Titles

Certifying Fees 50/-
and Revenue Receipt No. 204480
of 21-10-85
Papulia
Sen. Asst. Registrar of Titles

T.F.N. 614 (Rev. 8.94)

AN. RI YA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

33630691

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2001-090271

Shs.						Cts.
1	0	0	2	0	0	0

KLASI
Amount

hør CONSULTANTS LTD.

One hundred thousand two hundred only



VAL. NPP RO V... PLOT NO. 76,

Cash

KIPAWA IND. AREA
KALALA MUNIC.
Dsm CITY

12/10/08

SHIBU YA MPOKEA - Receiving Officer

007. Press, Dsm.