

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 39388

Land Office Number: 52754

Land: PLOT NO. 109 INDUSTRIAL AREA VEEZI IN DAR ES SALAAM CITY

Term: SEVEN NINE YEARS

TITLE No. 39388
 DATED 2-3-92
 A. 1-00 PM
 1.00
 32g
 Adh
 Dist. Registrar of Titles
 TANZANIA

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/- + 50/- Penalty
 Original Receipt No. A6/175207
 21-11-91
 4-3-92
 127554
 Stamp Duty Officer

DOC/NO/NO. 11228

THE UNITED REPUBLIC OF TANZANIA
 CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 340/- + 50/- Penalty
 Original Receipt No. A6/175207
 21-11-91
 4-3-92
 Stamp Duty Officer

the *land* day of *March*
 also hundred and ninety two

TITLE NO. 39388

THIS IS TO CERTIFY that S.M. PROMOS LIMITED a limited liability company registered under cap. 212 of the companies ordinance of p.o. box. 779 Dar es Salaam (hereinafter called "the occupier") is entitled to a right of occupancy (hereinafter called "the rights") in and over the land described in the schedule hereto (hereinafter called "the lands" for a term of ninety nine years from the first day of October two thousand nine hundred and ninety one according to the true intent and meaning of the said ordinance and subject to the provisions thereof and to any regulations made thereunder and to any amendments or modifications thereof or amendment thereof and to the following special conditions:-

1. The occupier shall pay rent to the thirtieth day of June, 1991 and thereafter pay rent of shillings six thousand three hundred (Shs. 6300/-) per year in advance on the first day of July in every year of the term without any belatedly provided that the rent may be reduced by the landlord to the satisfaction of the court (hereinafter called "the court") on the first day of July in each of the years 2001, 2011, 2021, 2031, 2041, 2051, 2061, 2071 and 2081 or within three years thereafter in each case.
2. The occupier shall:-
 - (i) erect of 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 said date of March 1991, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings and such details, elevations and specifications of them as will satisfy the Authority) 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 six weeks 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 and start to use and occupation by the thirtieth day of September 1994;

- (v) At all times during the term after the thirtieth day of September 1994; have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands Development Services (hereinafter called "the Director");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) Be responsible for the protection of all beacons on the land throughout the 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 for 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 under 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 prior written consent of the Director;

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the occupier or its employees, agents, contractors or members of the household 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 further:-

(i) 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 rat-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;

(iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

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 be 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 the Government for the land during the term of the right;
- (iii) such sum as the Director shall assess as a proper share payable for the land of the cost of making or 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. The land and the buildings to be erected thereon shall be used for industrial purposes only as defined in use group or use class (a) of the town and country planning (use classes) regulations, 1960.

8. The President may revoke the right for good cause and in public interest.

SCHEDULE

All that land known as plots 100 industrial area (bezi paces salan) city containing eight thousand four hundred thirty (8430) square metres shown for identification only and on the plan attached to this certificate and defined on the registered survey plan numbered 18879 deposited at the office of the Director for surveys and mapping at Patna as salan.

Given under my hand and seal and by order of the Minister the day and year first above written.

(Handwritten mark)

COMMISSIONER OF LANDS

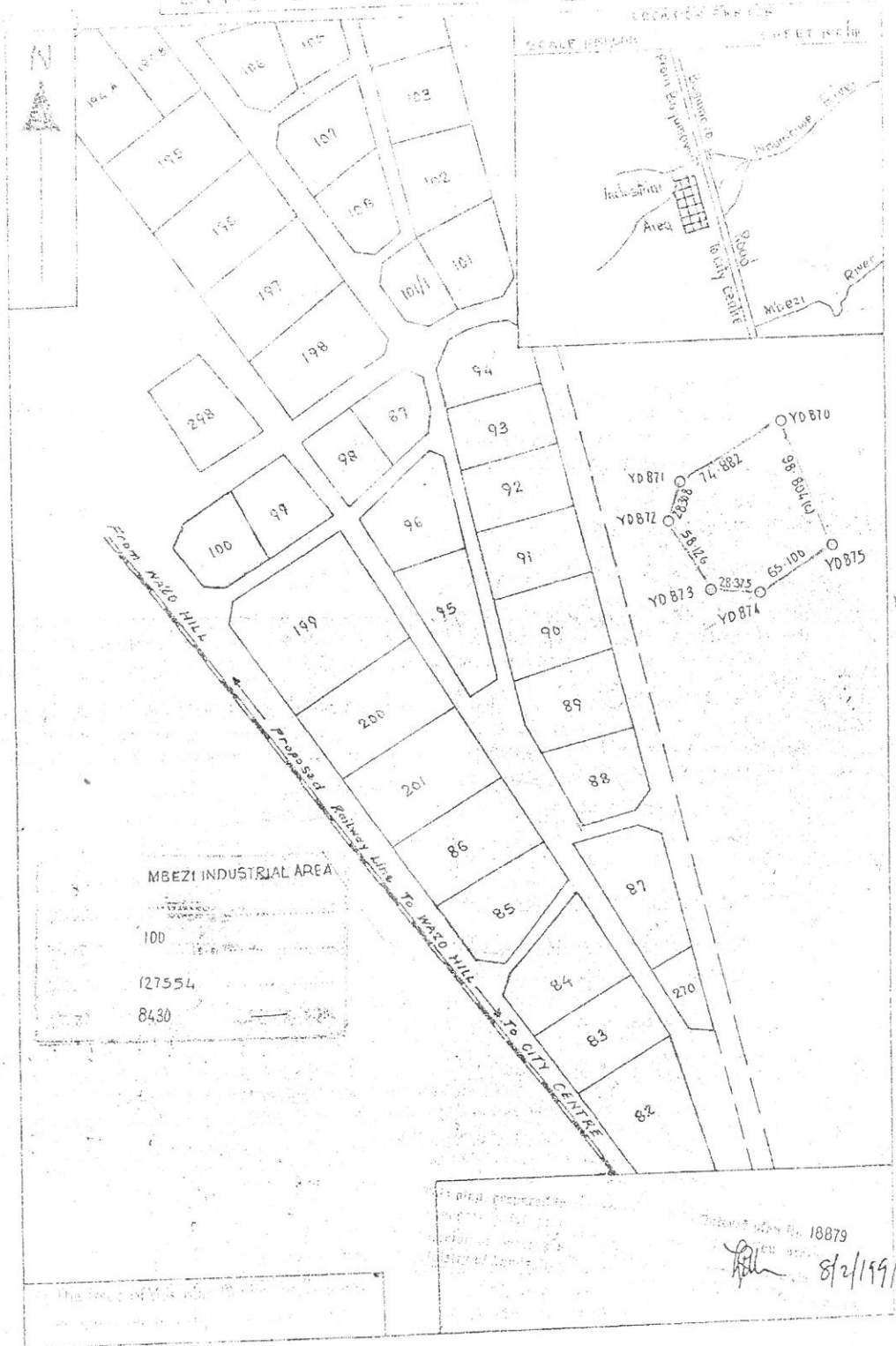
we the within-named D.N. PRODUCTS LIMITED hereby accept the terms and conditions contained in the foregoing certificate of occupancy;

WITNESSED with the COMMON SEAL of the said
D.N. PRODUCTS LIMITED and delivered in
the presence of us
this..... day of JANUARY
1992.

signature:.....
postal address:.....
qualification:.....

signature:.....
postal address:.....
qualification:.....

DAR ES SALAAM CITY



MBEZI INDUSTRIAL AREA

100
127554
8430

18879

8/2/1991