

TITLE No. 6564
 REGISTERED 20 DEC 1949
 at 9:30 a.m.
[Signature]
 Asst Registrar of Titles

TANGANYIKA TERRITORY
 STAMP DU PAID ON
 ORIGINAL S. H.S.F.
 Receipt No. 705 of 11.6.49
 Asst. REGISTRY SUPERINTENDENT

L. O. No. 10607.
 M. P. No. 28181.

TANGANYIKA TERRITORY.

The Land Ordinance (Cap. 68 of the Laws)

CERTIFICATION OF OCCUPANCY.

Twentieth of *December*

Ninete hundred and forty-nine.

TITLE NO: 6564

THIS IS TO CERTIFY that JOGINDER SINGH of Dar-es-Salaam (hereinafter called the occupier) is entitled to a Right of Occupancy in and over the land described in the Schedule hereto and more particularly delineated in the plan annexed hereto for a term of fifty-nine years from the Eleventh day of June Nineteen hundred and forty-eight according to the true intent and meaning of the said Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution thereof or amendment thereof and to the following special terms and conditions, viz:-

1. The Occupier shall pay during the said term the rent of Shillings Two hundred and seventy-five (Shs. 275/-) to be paid yearly in advance without any deduction on the Eleventh day of June in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of the said Right of Occupancy provided that

Certified True Copy of the Original
 Sign. *[Signature]* Date 24.6.71
BONIFACE EVANS WOI SO
 Advocate, Notary Public & Commissioner
 for Oaths

TANGANYIKA TERRITORY
 STAMP DU PAID
 Receipt No. 7023 of 11.6.49
 Asst. REGISTRY SUPERINTENDENT



such revision may take place only thin five years after the above mentioned revision dates

2. The Occupier undertake-

- (i) To erect buildings on a land of a value of not less than Shilling Fifteen thousand (Shs.15,000/-)
- (ii) Within a period of Six months from the date of commencement of the right of Occupancy to submit to the Municipality of Dar-es-Salaam such plans of the proposed buildings (including block plans showing the position of the buildings) drawings elevations and specifications thereof; will satisfy the said Authority and as to ensure compliance with the building covenant contained in paragraph (1) *supra*. The plans and specifications shall be submitted in triplicate.
- (iii) To commence building operations within a period of Three months from the date of notification by the said Authority of approval of the plans and specifications, such buildings to conform to building line decided upon by the said Authority.
- (iv) To complete the building according to the said plans and specifications so that the said buildings are ready for use and occupation within a period of Twenty-four months from the date of commencement of the right of Occupancy.
- (v) At all times after the expiration of the period mentioned in the last preceding sub-paragraph to have on the land approved buildings of the type and specifications hereinbefore referred to and to maintain the same in good order and repair to the satisfaction of the said Authority.
- (vi) Not to erect nor commen to erect on the land any building of any kind whatsoever except in accordance with building plans and specifications which shall have been approved by the said Authority as hereinbefore provided.

3. No transfer of the said right of Occupancy will receive consent until the foregoing covenants have been complied with except in special circumstances of which the Governor shall be the sole judge.



4. The Occupier shall not at any time subdivide the land nor assign sublet nor otherwise dispose of any portion thereof nor any of the buildings to be erected thereon without the previous consent of the Governor.

5. The land shall be used only for the purpose of manufacture and/or storage of non-offensive goods and articles approved by the said Authority.

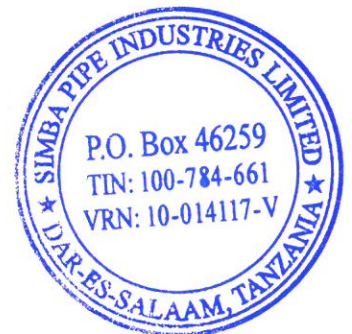
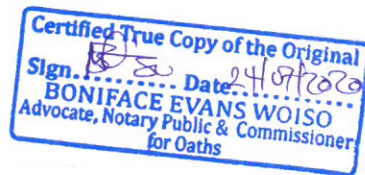
6. Adequate arrangements shall be made by the Occupier to the satisfaction of the said Authority for water supply, drainage and disposal of trade refuse and effluent.

7. All buildings to be erected on the land shall be rendered rat proof and maintained in such condition and the Occupier shall carry out such measures as the Medical Officer of Health for the said Authority shall require for this purpose.

8. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of this Right of Occupancy.

GIVEN under my hand and seal and by order of the Governor the day and year first above written.


LAND OFFICER.



THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land being Plot Number Seventy Non-offensive Factory Area situate in Dar-es-Salaam containing approximately Twenty-two thousand nine hundred and thirty-nine (22,939) square feet as delineated on the Land Survey Division Plan Number D: ⁴⁷⁴ ~~5508~~ annexed hereto and thereon bordered red.

I, the within-named JOGINDER SINGH hereby accept the terms and conditions contained in the foregoing Certificate of Company.

SIGNED AND DELIVERED
by the said
JOGINDER SINGH
who is able to read and write the language in which the within written document is written this 1st day of ~~October~~ 1949,
in my presence:-

Joginder Singh

W. S. S.
Assistant
Registrar

TRANSFER
No. 2330 Registered 19. 10. 50 at 4.30 p.m.
To <u>HARIBHAI SHANKARBHAI PATEL</u> <u>DANYABHAI HIRANBHAI PATEL AND</u> <u>AMBALAL DHURABHAI PATEL</u>
Cons. Sh. 13000/-
<i>[Signature]</i> Registrar of Titles

14525- 20. 2. 53 300/-
<u>GULLANALI MAWJI</u> DISCHARGED Cons. Sh. 25,000/-
F. D. 18249 of 8.12.50 10.05 am
<i>[Signature]</i> ant. R. of T.

Certified True Copy of the Original
Sign. *[Signature]* Date. 24/1/2000
BONIFACE EVANS WOISO
Advocate, Notary Public & Commissioner
for Oaths



MORTGAGE
 No. 18250 Registered 8-12-54 at 10:05 a.m.
 To HOSEIN KARIM NAJER
 To Secure Sh. 20000/-
 Discharged FD 19459
 24-9-55 9:20 am
 [Signature]
 Asst. Registrar of Titles

No. 35646 Registered 11-8-61 at 11 a.m.
 To LUMBER SALES LIMITED
 [Signature]
 Asst. Registrar of Titles

TRANSFER
 No. 1776 Registered 24-9-58 at 5:00 a.m.
 To ALIBHAI BHATIA & SONS LIMITED
 Of P.O. Box No. Darusalam
 Conc. Sh. 35000/-
 [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 35447 Registered 22-8-61 at 11 a.m.
 To OTTOMAN BANK
 Withdrawn FD 36555
 on 5-12-61 at 8:30 a.m.
 [Signature] [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 17774 Registered 1-10-55 at 11 a.m.
 To BARCLAYS BANK D.C.O.
 In Khdraon FD 27564 on 30-9-58
 11 am
 [Signature]
 Asst. Registrar of Titles

TRANSFER
 No. 36556 Registered 5-12-61 at 8:30 a.m.
 JOHN ROTHBLUM
 Cons. sh. 32,000/-
 including title 8675
 [Signature]
 Asst. Registrar of Titles

No. 21565 Registered 30-8-58 at 11 a.m.
 EASTERN CONCESSION TIMBER
 COMPANY LIMITED
 Cons. sh. 50,000/-
 [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 36557 Registered 5-12-61 at 8:30 a.m.
 BY OTTOMAN BANK
 WITHDRAWN ON 19-8-55
 AT 9:35 a.m. FD. 144539
 [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 27066 Registered 30-8-58 at 11 a.m.
 OTTOMAN BANK
 Withdrawn FD 35645 on 13-8-1961
 at 11 a.m.
 [Signature]
 Asst. Registrar of Titles

MORTGAGE
 No. 44540 Registered 19-8-65 at 9:15 a.m.
 To OTTOMAN BANK including CT. 8675
 To Secure Sh. 120,000/- (including
 CT. 8675).
 [Signature]
 Asst. Registrar of Titles



TRANSFER OF MORTGAGE

F.D. 4434a

45865 Registered 2.3.66 at 10.45a

To TANZANIA BANK OF COMMERCE
LIMITED.

R. M. M. M.

Asst. Registrar of Titles

NOTICE OF INSURANCE OF RENT

No 51460 Registered 6.9.68 at 1.00 p.m.

To SHS. 600/- PER ANNUM AS
FROM 30.6.68.

ombaya

Asst. Registrar of Titles

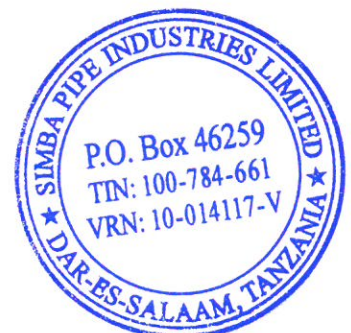
The Land Registration
Ordinance, 1957
(Section 115 (3))

All subsisting entries
TRANSFERRED
to Title Number

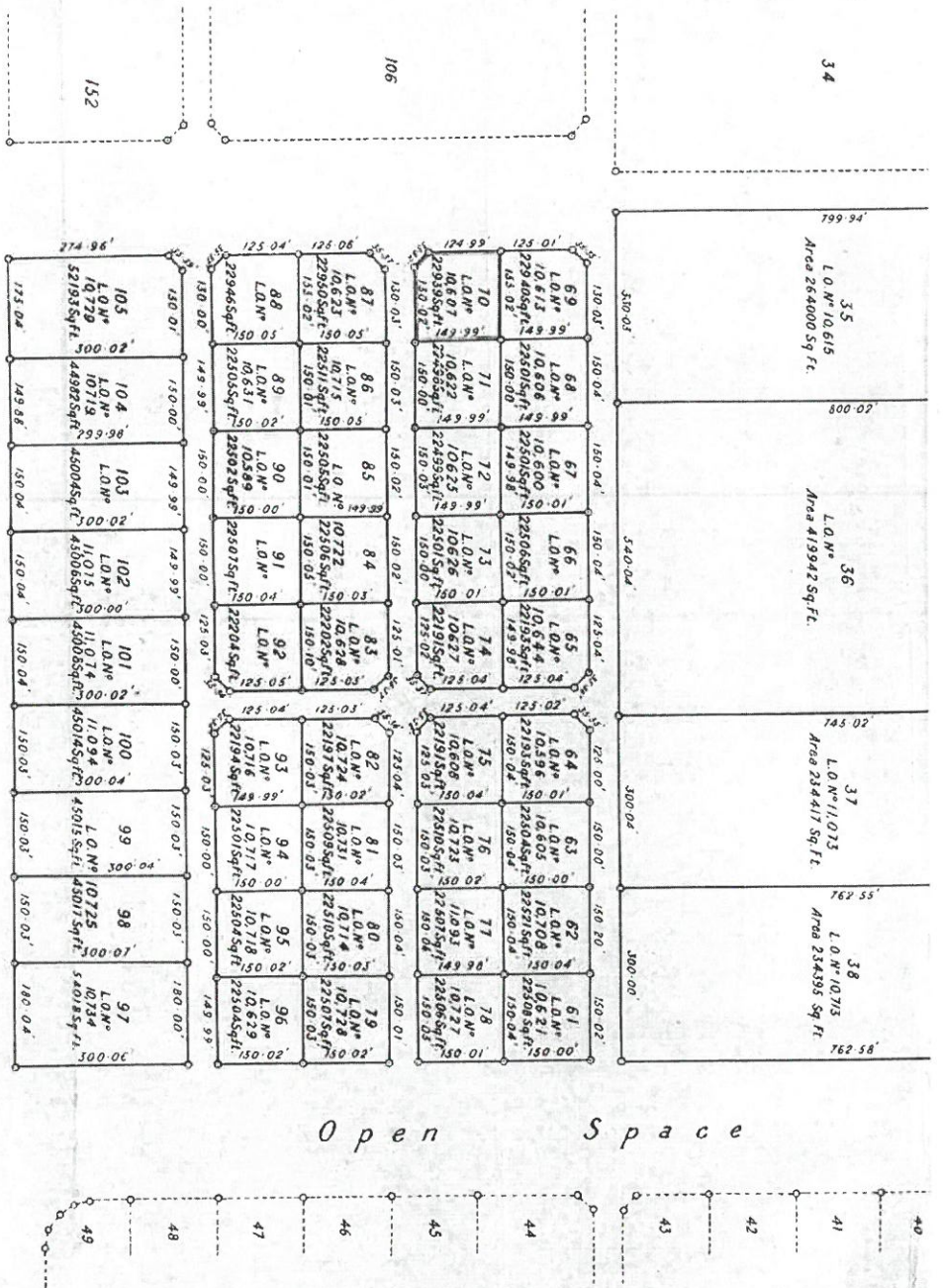
186072/10

Registrar

23



D/474
3908



Open Space

M. K. M. M.
CHIEF SURVEYOR
SUNNY DIV T. T. 17-11-47



IN-OFFENSIVE FACTORY SITES (Part of.)

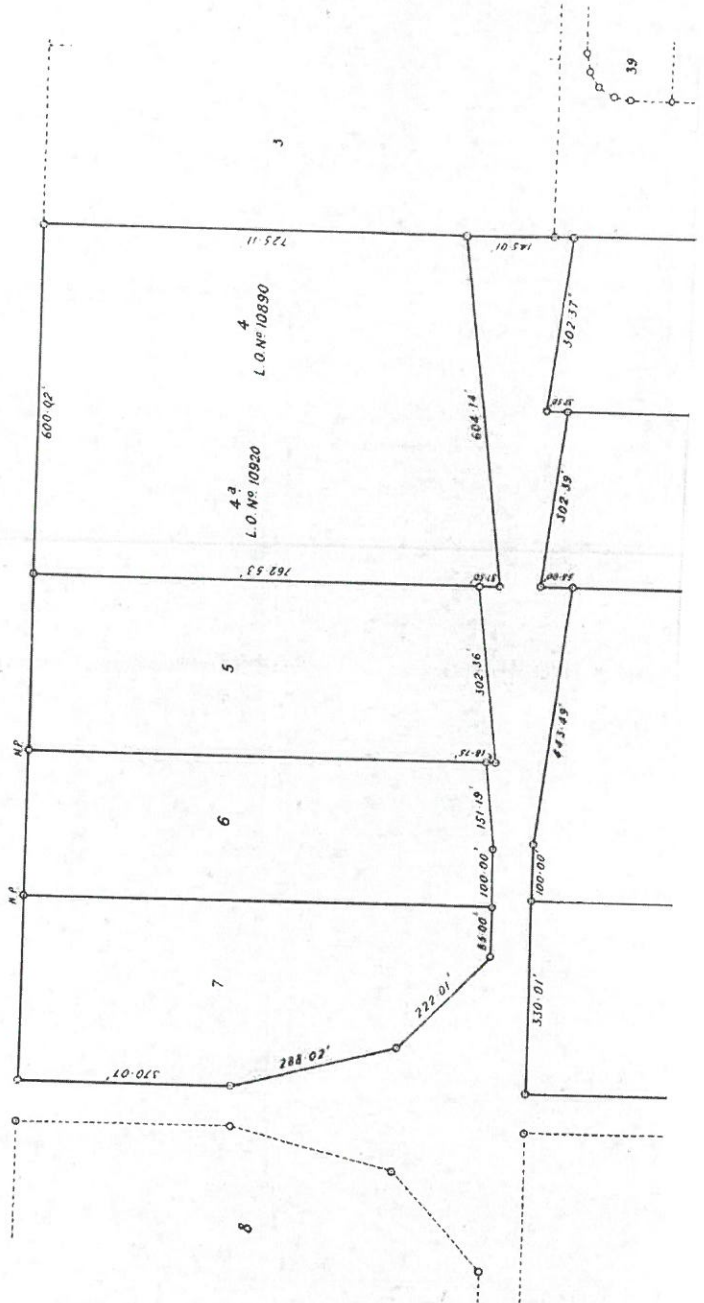
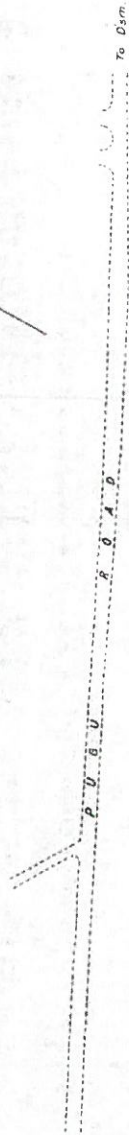
PUGU ROAD

DAR-ES-SALAAM

Scale 1:2500



True North



REGISTER OF TITLE

DESCRIPTION OF THE LAND

and Covenants, Easements, etc.

Occupancy (Title Document) Number 186072/10

TITLE NUMBER

186072/10

Nature of Estate

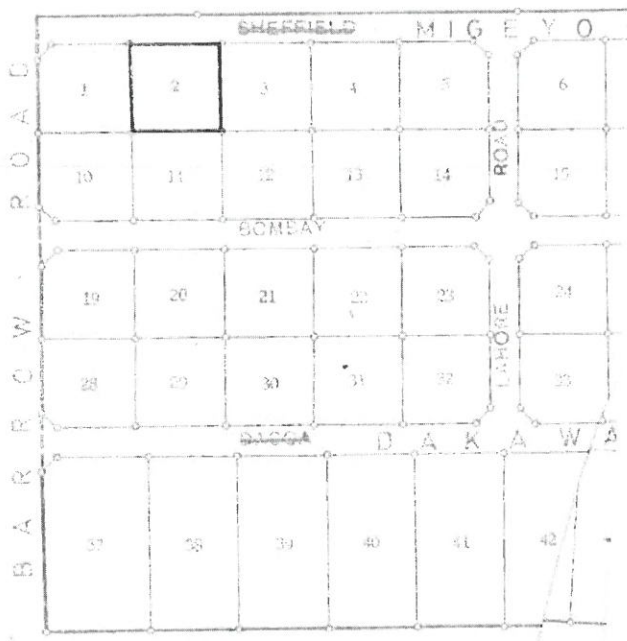
RIGHT OF OCCUPANCY

PART III: INCUMBRANCES

Date of Registration	File/Document Number	Nature of Incumbrance	Further Particulars	Initials of Registrar
19.6.65	44540	MORTGAGE	TO OTTOMAN BANK. To secure Shs. 120,000 including title No. 8675.	AB
2.5.66	45865	DISCHARGED MORTGAGE	TO TANZANIA BANK OF COMMERCE LIMITED.	AB
26.7.73	61486	Change of Name F.D.	THE NATIONAL BANK OF COMMERCE	AB
9.6.95	100647	DISCHARGED MORTGAGE	NATIONAL BANK OF COMMERCE	AB
17.04.92	211419	DISCHARGED	TO secure an unspecified amount	AB
10.7.95	101105762	DISCHARGED	TO secure an unspecified amount	AB
20.9.80	80930	MORTGAGE	EAST AFRICAN DEVELOPMENT BANK (To secure an unspecified amount) including CT no 186072/1, 186072/2, 186072/12 and 186080/15.	AB
16.7.2003	108059	DISCHARGED	STANDARD CHARTERED BANK TANZANIA LIMITED (to secure 750,000,000/- including title no 186072/1 & 186072/2)	AB
26.11.01	106375	MORTGAGE	NATIONAL BANK OF COMMERCE LTD (to secure unspecified amount) including CT no. 186072/1 & 186072/2	AB
22.11.04	109363	MORTGAGE	NATIONAL BANK OF COMMERCE LTD (to secure unspecified amount) including CT no. 186072/1 & 186072/2	AB



SCALE 1:2,500
 FEET 0 200 400



Drawn by
 Chief Draftsman
 Registrar of Titles

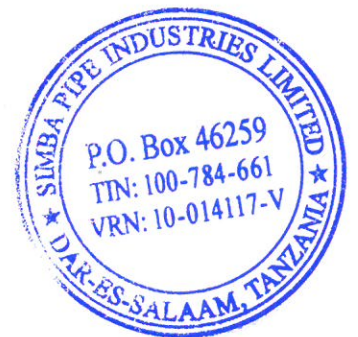
Revised Dec 1957

German Stones





• British Stones • Beacons (other than C. B's.)



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
LAND DIVISION,
P.O. BOX 1191
DAR ES SALAAM

Telephone: 21241-9
Ref. No. LR/1260/10/33
REGISTERED POST: 14 June 1993

RE: Mortgage of 4b
REGISTRATION OF MORTGAGE (CAF.334)

1st acknowledgement receipt of your letter No. LRdate
15th April 1993 and enclosures thereto.

2. I return herewith the above mentioned document registration
having been effected under Filed Document No. 84419.....on
19th April 1993...

3. Please acknowledge receipt of the enclosures thereto.

Encl: cf 1260/10

To: N.B.C.
Box 1255
D.S. Salim
REGISTRAR OF DEEDS



UNYAMA
TR
WRE

