


L.O.No.10615
M.P.No.28188

173/95

TITLE No. 8675
 REGISTERED 22.11.52
 112
 [Signature]
 Registrar of Titles



TANZANIA
 The Stamp Collector, Dar es Salaam
 Stamp No. 201
 [Signature]

TANZANIA
 Stamp Duty of 1/- paid and
 Revenue Receipt No. 702214 of 10/6/52
 [Signature]
 Registrar General

CERTIFICATE OF OCCUPANCY

The *Twenty-second* day of *November*
 Nineteen hundred and fifty-two
 Title No. 8675

THIS IS TO CERTIFY that FALIR SINGH and PRITAM SINGH both of Dar es Salaam (hereinafter called "the Occupiers") are entitled as tenants in common in equal shares to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of Ninety-nine years from the Fourteenth day of June Nineteen hundred and forty-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 any enactment in substitution therefor or amendment thereof and to the following special terms and conditions, viz.:-

1. The Occupiers 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 Fourteenth 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 such revision may take

Certified True Copy of the Original
 Sign. [Signature] Date 24/7/2020
 BONIFACE EVANS WOISO
 Advocate, Notary Public & Commissioner
 for Oaths



place only within Five years after the above mentioned revision dates.

2. The Occupiers undertake:-

- (i) To erect buildings on the said land of a value of not less than Shillings Fifteen thousand (Shs.15,000/-).
- (ii) Within a period of Six months from the date of commencement of the said Right of Occupancy to submit to the Municipal Council, Dar es Salaam (hereinafter called "the said Authority") such plans of the proposed buildings (including block plans showing the position of the buildings) drawings elevations and specifications thereof as will satisfy the said Authority and as will ensure compliance with the building covenant contained in sub-paragraph (1) supra. Such 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 a building line decided upon by the said Authority.
- (iv) To complete the buildings 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 said Right of Occupancy.
- (v) At all times after the expiration of the period mentioned in the last preceding sub-paragraph to have on the said 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 commence to erect on the said 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 Occupiers shall not at any time subdivide the said 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 said 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 Occupiers 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 said land shall be rendered rat-proof and maintained in such condition and the Occupiers 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 the said Right of Occupancy.

THE SCHEDULE HEREBY REFERRED TO:

ALL THAT piece or parcel of land known as Plot No. 69, In-offensive Factory Sites, Puga Road situate in the Municipality of Dar es Salaam containing Twenty-two thousand nine hundred and forty (22,940) square feet as delineated on Survey Plan No. D¹ ~~5508~~ ⁴⁷⁴ annexed hereto and thereon edged in red.

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


LAND OFFICER.

Certified True Copy of the Original
Sign.  Date: 24/7/2028
BONIFACE EVANS WOISO
Advocate, Notary Public & Commissioner
for Oaths



We, the within-named FAKIR SINGH and PRITAM SINGH hereby jointly and severally accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said FAKIR SINGH in Gurmukhi characters this 14th day of 1952, in my presence, it having been first interpreted and explained to him when he appeared perfectly to understand its contents:

Fakir Singh

R. A. Pahl

SIGNED and DELIVERED by the said PRITAM SINGH who is able to read and write the language in which the within written document is written this 14th day of 1952, in my presence:

Pritam Singh

R. A. Pahl

TRANSFER
 No. 15317 Registered 14.7.52 at 2.20 p.m.
 To MOHAMMED HUSSAIN RAHIMBUX CHOWDHRY
 Com. Secy.

MORTGAGE
 No. 16503 Registered 8.6.54 at 3 p.m.
 To MOHANLAL PURSHOTAM DAVE
 To secure the 25,000/-
 Discharged: F.D. 22174 on 5.9.56 at 9.10 a.m.

Certified True Copy of the Original
 Sign *B.E.* Date 24/07/2022
BONIFACE EVANS WOISO
 Advocate, Notary Public & Commissioner for Oaths



TRANSFER
 No. 22175 Registered 5.9.56 at 9.10 a.m.
 To **ALISHAI BHATIA AND SONS**
 LIMITED: Cons. Shs. 48,000/-

 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 22475 Registered 25.10.56 at 2.42 p.m.
 BY
 To **BARCLAYS BANK D.C.O.**
 Withdrawn FD 27561 on 30.9.59
 at 11 a.m.

 Asst. Registrar of Titles

TRANSFER
 No. 27562 Registered 30.9.59 at 11 a.m.
 To **EASTERN CONCESSION TRADING**
COMPANY LIMITED
 Cons. Shs. 50,000/-

 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 27562 Registered 30.9.59 at 11 a.m.
 To **OTTOMAN BANK**
 Withdrawn FD 35645 on 19.6.65
 at 11 a.m.

 Asst. Registrar of Titles

TRANSFER
 No. 33646 Registered 2.5.70 at 11 a.m.
 To **LUMBER SALES LIMITED**
 Cons. Shs. 47,500/-

 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 3647 Registered 28.10.61 at 11 a.m.
 To **OTTOMAN BANK**
 Withdrawn FD 36555
 on 5.12.61 at 8.30 a.m.

 Asst. Registrar of Titles

TRANSFER
 No. 36556 Registered 5.12.61 at 8.30 a.m.
 To **JOHN ROTHBLUM**
 Cons. Shs. 32,000/-
 including debt 6564

 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 36557 Registered 5.12.61 at 8.30 a.m.
 To **OTTOMAN BANK**
 Withdrawn on 19.6.65
 at 9.35 a.m. F.D. 44539.

 Asst. Registrar of Titles

MORTGAGE
 No. 44540 Registered 19.6.65 at 9.35 a.m.
 To **OTTOMAN BANK** including debt
 To Secure Shs. 120,000/- (including
 ct. 6564)

 Asst. Registrar of Titles

TRANSFER OF MORTGAGE
 F.D. 44540
 No. 45865 Registered 2.3.66 at 10.41 a.m.
 To **TANZANIA BANK OF COMMERCE**
LIMITED.

 Asst. Registrar of Titles

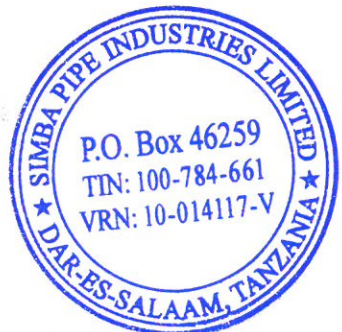


NOTICE OF REVISION OF RENT
No. S/669 Registered S.D. 68 100p.
To SHS 600/= PER ANNUM
FROM 30. 6. 1968.
S. D. 68

The Land Registration
Ordinance, 1927
(Section 115 (3))

All existing entries
TRANSFERRED
to Title Number:
186072/1
Registered

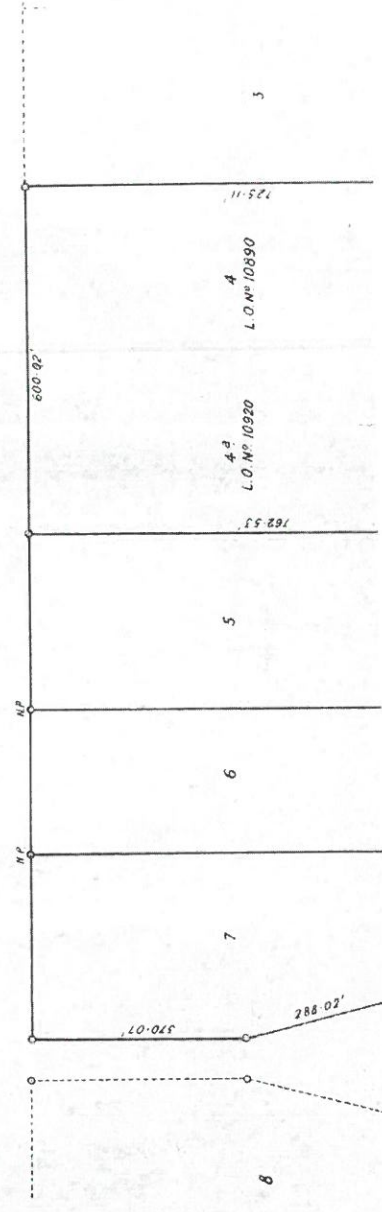
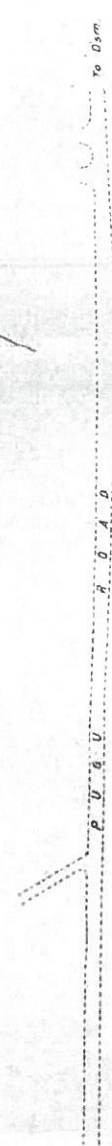
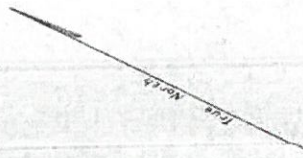
16/12/68



IN-OFFENSIVE FACTORY SITES (Part of.)

PUGU ROAD
DAR-ES-SALAAM

Scale 1:2500



Concrete Blocks shown thus
N.P.

Concrete Blocks shown thus
N.P.



Open Space



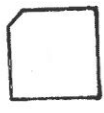
TANZANIA

POST OFFICE

DAR ES SALAAM



TANZANIA
DAR ES SALAAM
1975



THE UNITED R

CERTIFICATE

PART I: DESC

Contents

District	DAR ES SALAAM.	The Estate of the Registered Owner is subject to—
Area	22,940 Square feet	The covenants and conditions contained in the Certificate
Situation	Plot No. 69 Pugu Road, City of Dar es Salaam.	
Term Expires	13th June 2047	
Rent	Shs. 600/- per annum. (Subject to Revision)	

PART II: OWNERSHIP

Date of Registration	Filed Document Number	Name and Postal Address of Registered Owner	Consideration or Declared Value	In Reg
5-12-61	36556	JOHN BOTHERLUM including title No. 6564	Shs. 36,000/-	1/1
11-10-76	65817	^{F.D. 65817} SIMBA PLASTICS COMPANY LIMITED of P.O. Box 4659, Dar-es-Salaam including title No. 186072/10.	550,000/-	1/1
4-2-02	106690	^{F.D. 106690} D P I SIMBA LIMITED of P. O. Box 46259, Dar-es-Salaam.	1/-	1/1



PUBLIC OF TANZANIA

DEED OF TITLE

DESCRIPTION OF THE LAND

and Conditions, Encumbrances, etc.

Occupancy (Filed Document Number: 186072/1)

TITLE NUMBER

186072/1

Nature of Estate

RIGHT OF OCCUPANCY

PART III: INCUMBRANCES

No.	Date of Registration	Filed Document Number	Nature of Incumbrance	Further Particulars	Initials of Registrar
	26-7-73	61489	DISCHARGED		
	19.6.65	44540	Mortgage	TO OTTOMAN BANK. To secure Shs. 120,000/- including title No. 6504.	B.S.
	26-7-73	61489	DISCHARGED		
	2.3.66	45865	Transfer of Mortgage	TO TANZANIA BANK OF COMMERCE LIMITED	B.S.
	26-7-73	61489	DISCHARGED		
	20.7.73	61488	Change of Name	THE NATIONAL BANK OF COMMERCE P.D.	B.S.
	9.6.95	100,647	DISCHARGED		
	19.04.92	81419	MORTGAGE	NATIONAL BANK OF COMMERCE TO secure an unspecified amount	B.S.
	21.5.2001	105762	DISCHARGED		
	10.7.95	86930	MORTGAGE	EAST AFRICAN DEVELOPMENT BANK TO secure an unspecified amount including CI: 186072/2, 186072/10, 186072/12 and 186072/15	B.S.
	16.7.2003	108059	DISCHARGED		
	26.11.01	106375	MORTGAGE	STANDARD CHARTERED BANK TANZANIA LIMITED TO secure 750,000,000/= including title no. 186072/2 & 186072/10	B.S.
	22.11.04	109363	MORTGAGE	NATIONAL BANK OF COMMERCE LTD TO secure unspecified amount including CI no. 186072/2 & 186072/10	B.S.

