

TANZANIA

Land Form 51

# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

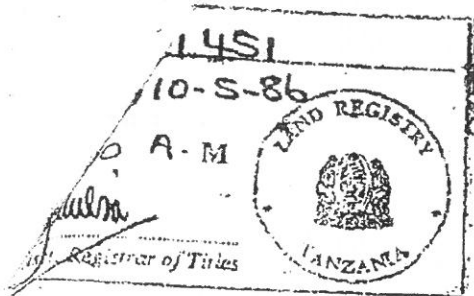
Date of Issue: \_\_\_\_\_

Title Number: 31451

Land Office Number: 91290.

Land: PLOT NO. 132, KIPAWA-~~HIGH ROAD~~ INDUSTRIAL AREA DAR ES SALAAM CITY. *Chwila*

TERMS: NINETY-NINE YEARS.



L.O. NO. 92290.  
Dist. L.O. NO. 25783.

Stamp Duty Shs. 70/-  
and Revenue Receipt No. 204530  
of 22-10-85 Issued.

*[Signature]*  
Asst. Registrar of Titles

**CERTIFICATE OF OCCUPANCY.**

The 5th day of May  
One thousand nine hundred and eighty-six.

Title No. 31451

THIS IS TO CERTIFY that SHANTAL KAGANAL PATEL and SUNITABEN SHANTAL PATEL of P.O. BOX 2715, MAE BS SALAM (hereinafter called "the Occupiers") are 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 thirty-five years from the first day of October, One thousand and eighty-five 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 substitution therefor or amendment and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1986, shall thereafter pay rent of buildings two thousand eighty (Rs. 2,080/-) 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 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065 and 2075 or within three years thereafter in each case.

2. The Occupier shall:-

i) Erect on the land buildings (hereinafter called "the buildings") in permanent material, designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Mae BS Salam City Council (hereinafter called "the Authority");

By the thirty-first day of March, 1986, submit to the Authority such 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 building condition in sub-paragraph (1) above which said plans and specifications shall be submitted in triplicate;

ii) Within three months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (i) 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 September, 1986;

v) At all times during the term after the thirtieth day of September, 1986, 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");

KANSAS STAMP DUTY ACT

Stamp Duty Shs. 140/-  
on original Receipt No. 204530  
of 22-10-85

*[Signature]*  
Stamp Duty Clerk

7. The land and the buildings to be erected thereon shall be used for Industrial purposes only. Use Group 'Q' Use Class (a) as defined in 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 Plot No. 132 Kipasa Adu Road Industrial Area Dar es Salaam City containing four thousand nine hundred seventy (4970) square metres shown for identification only edged on the plan attached to this Certificate and defined as the registered survey plan numbered 21009 deposited at the Office of the Director for Surveys and Mapping at Dar-es-Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

DIRECTOR OF LAND DEVELOPMENT SERVICES.

We, the within-named SHAMSIYAL MAGAMIAL PATEL and SURESHABEN SHAMSIYAL PATEL hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said SHAMSIYAL MAGAMIAL PATEL who is known to me personally/identified to me by

the latter being known to me personally in my presence this 2nd day of April 1966.

Witness's Signature.....  
Postal Address.....  
Qualification.....



In this document every reference to Commissioner for Land and "Commissioner for Survey and Mapping" shall be construed as a reference to the Director of Land Development Services and "Director of Survey and Mapping" respectively.

*M Patel*

Sealed with the Common Seal of )  
ZENUFA LABORATORIES LIMITED and )  
delivered in the presence of us )  
this 27<sup>th</sup> day of FEBRUARY 2003 )

Signature:  .....

Name: K.R. KOTECHA .....

Address: Box 77914, DSM .....

Qualification: Director/~~Company Secretary~~

Signature:  .....

Name: MUKESHKUMAR VISHANI .....

Address: Box 77914, DSM .....

Qualification: Director/~~Company Secretary~~

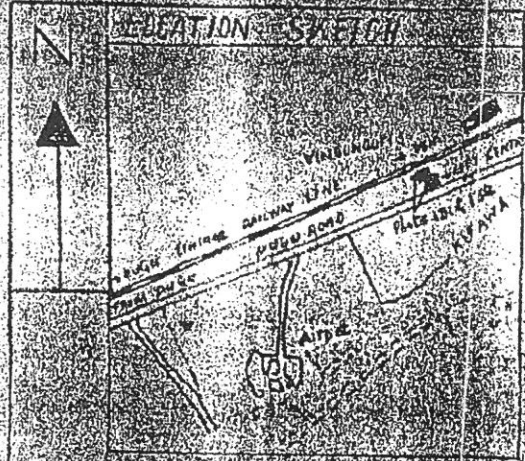
DRAWN BY:

D. KESARIA (Advocate),

P.O. BOX 729,

DAR ES SALAAM

DAK PUSALAMANNI



LOCAL GOVERNMENT INDUSTRIAL AREA  
 BLOCK  
 LOT 128  
 L.O. NO. 91290  
 AREA 1.970 SQ. FT. SQM



The issue of this plan for the purpose of the admission of title by the Government

I hereby certify that the above plan No. 21002  
 is approved for the purpose of the Land Registration Act  
 Director of Survey and Mapping  
 Date: 11/11/46

THE UNITED REPUBLIC OF TANZANIA  
LAND REGISTRY  
THE LAND REGISTRATION ORDINANCE CAP 334  
OFFICIAL SEARCH  
(Under Section 97(2))

Search No: \*\*\*2240\*\*\*

CustomerID/TIN: 852  
Customer Name: PROPERTY MARKERT CONSULTANT LTD  
P. O. BOX 9461  
DSM

Search Fee Paid: 10000 Receipt No: 23941679 Date: 26/07/2005 09:18:28 AM

The following is a summary of the subsisting entries on property

**Title No:** 31451  
**Description:** Plot No. 132 KIPAWA INDUSTRIAL AREA in the District of ILALA Containing 4970 SQ M  
**Term:** 99 years from 01/10/1985 thus expires after 79 years from the date of this search.  
**Tenure:** RIGHT OF OCCUPANCY  
**Original Owner:**  
SHANTILAL MAGANIAL PATEL AND SUMITRABEN SHANTILAL P.O. BOX 2713, DSM

Transactions	Name	Amount	FD No.	RegDate:	Remarks
Transfer	ZENUFA LABORATORIES LIITED P.O.BOX 77914 DSM	USD 75,000	107932	30/05/2003	

Date: 29-Jul-05

*[Signature]*  
Asst. REGISTRAR OF TITLES