


TITLE No. 11627  
 REGISTERED on 31-8-98  
 at 9.30 A.M.  
 Asst. Registrar of Titles



ATTN: MR SALUM KHAMIS SALUM

L.O. NO. 122657.

SHY. M. 15156.

Stamp Duty Shs. 2160/-  
 and Revenue Receipt No. 05505567  
 of 26-5-98  
 Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

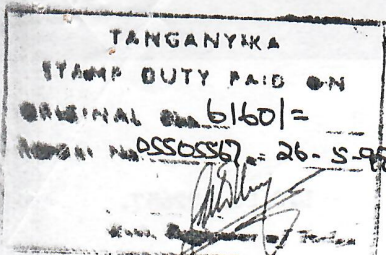
The 1st day of July

One thousand nine hundred and ninety eight.

TITLE NO. 11627

THIS IS TO CERTIFY that JAMBO OIL MILL AND GINNERIES LIMITED a liability company incorporated in Tanzania and having its registration No. 53514 and its registered Office at Shinyanga, OF P.O. BOX 71 SHINYANGA (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 April One thousand nine hundred and ninety 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 substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1998, shall thereafter pay rent of Shillings two hundred and seven thousand two hundred seventy five (Shs. 207,275/-) 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 2008, 2018, 2028, 2038, 2048, 2058, 2068, 2078 and 2088 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 The Shinyanga Town Council (hereinafter called "the Authority");
  - (ii) By the thirtieth day of June 1998, 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 the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in quadruplicate;
  - (iii) Within six 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 thirty first day of March 2001;
  - (v) At all times during the term after the thirty first day of March 2001 have on the land existing buildings 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 Commissioner");



(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 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 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 previous written consent of the Commissioner.

(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 or contractors shall be deemed a dealing with the land or buildings.

4. The Commissioner 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 circumstance of which the Commissioner 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.

6. The Occupier shall pay to the Minister on demand made by the Commissioner 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;

The issue of this plan implies no guarantee or admission of title by the Government.

OR 806

Registration Certificate.  
Director of Surveys and Mapping  
Surveys and Mapping Division, Ministry of Lands, Natural Resources and Tourism, Dar es Salaam.  
Date: 1.6.1998

TITLE No. 11627  
 REGISTERED ON  
 31-8-98  
 at 9.30 A.M.  
 Asst. Registrar of Titles



L.O. NO. 122637.

SHY. M. 15156.

Stamp Duty Shs. 2160/-  
 and Revenue Receipt No. 05505567  
 of 26-5-98 issue  
 Asst. Registrar - Titles

CERTIFICATE OF OCCUPANCY

The 1st day of July

One thousand nine hundred and ninety eight.

TITLE NO. 11627

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1. The Occupier having paid rent up to the thirtieth day of June, 1998, shall thereafter pay rent of Shillings two hundred and seven thousand two hundred seventy five (Shs. 207,275/=) 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 2006, 2018, 2029, 2036, 2048, 2058, 2066, 2078 and 2088 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 The Shinyanga Town Council (hereinafter called "the Authority");
  - (ii) By the thirtieth day of June 1998, 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 the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in quadruplicate;
  - (iii) Within six 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 thirty first day of March 2001;
  - (v) At all times during the term after the thirty first day of March 2001 have on the land existing buildings 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 Commissioner");

- (iii) such sum as the Commissioner shall assess as a proper share payable for 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. The land and the buildings to be erected thereon shall be used for Special Industrial Purposes Only. Use Group B Use Class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.
8. The President may revoke the Right for good cause or in public interest.

SCHEDULE

ALL that land known as Plot No.1 Mumbwa Ginnery Plots in Shinyanga Township containing eighty thousand two hundred sixty (80260) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 30770 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.


*Antony*

COMMISSIONER FOR LANDS.

The within-named JAMBO OIL MILL AND GINNERIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.


SEALED with the Common Seal of the  
JAMBO OIL MILL AND GINNERIES LIMITED  
and DELIVERED in the presence of us

this 10 day of MAY 1998.

Signature:  .....

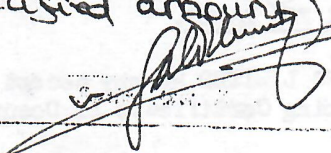
Postal Address: Box 71 CH7  
SHINYAWUA .....

Qualifications: DIRECTOR .....

Signature:  .....

Postal Address: Box 71  
SHINYAWUA .....

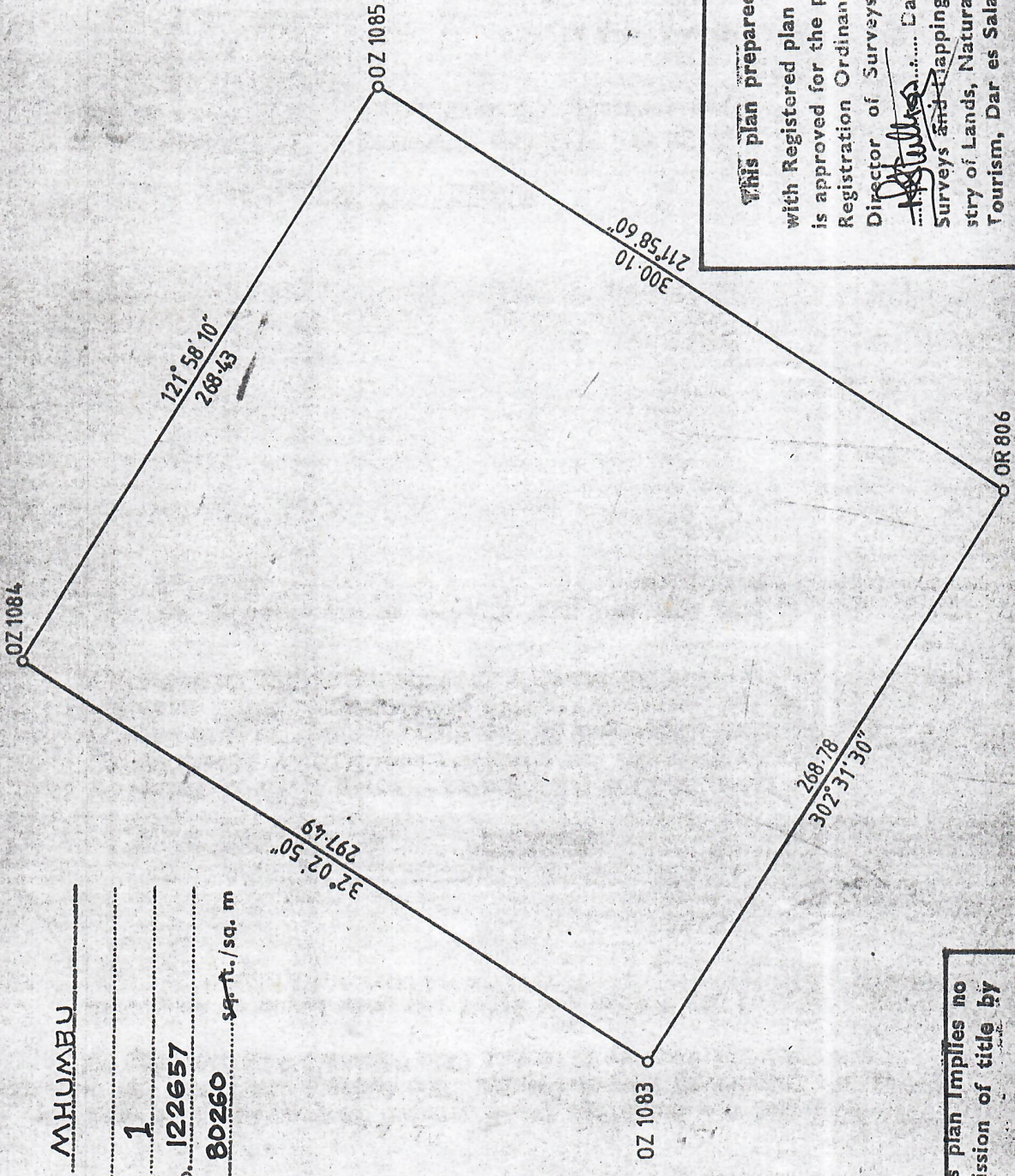
Qualifications: DIRECTOR .....

FILED  
Filed Document No. 7805  
3-7-2000  
Date: 11-30 AM 11-30 AM  
CRBB BANK LIMITED  
of P.O. Box 268, DARES  
SALAM (TO secure an  
unspecified amount)  


SHINYANGA TOWNSHIP



Locality MHUMBU  
Block.....  
Plot No. 1  
L.O. No. 122657  
Area 80260 sq. ft. / sq. m



This plan prepared in accordance with Registered plan No. 30770 is approved for the purpose of Land Registration Ordinance.  
Director of Surveys and Mapping  
*[Signature]* Date 1.6.1998  
Surveys and Mapping Division, Ministry of Lands, Natural Resources and Tourism, Dar es Salaam.

The issue of this plan implies no guarantee or admission of title by the Government.