

TANGANYIKA

*The Land Registration Ordinance (Cap. 334 of the Laws)*

assessment\_list.p

**CERTIFICATE OF TITLE TO LEASEHOLD LAND****Copy of**

This is to certify that the annexed Certificate of Occupancy dated  
the **third** day of **April**, 19 **62**  
is registered in the Land Registry under Title No. **18802**

Copies of the subsisting entries in the register are within.

Dated the **Twenty seventh** day of **December**, 19 **72**

Asst. *Sambaya*  
Registrar of Titles

Title No. **18802**

Description of registered land.

**ALL THAT** piece or parcel of land situates in the Non-Offensive Factory Area, Pugu Road, in the City of Dar es Salaam containing five decimal six four (5.64) acres or thereabouts being known as Plot No.18B as delineated and edged in red on the Registered Survey Plan No.16129 annexed hereto and also being part of the land comprised in the Title No.14883, a copy of which is enclosed hereto.

Ex. CT. 18540

2-01 P1

ENTRIES IN THE REGISTER

TITLE No. 18802

Ref. No. of filed document	Date of Registration	Nature of entry
59966	24.11.72	ALUMINIUM AFRICA LIMITED
		<p>LAND REGISTRY DAR-ES-SALAAM MORTGAGE</p> <p>Filed Document No. 107097 Date of Registration 27-6-02 time 1:00 P.M. BY THE NBC (1997) LIMITED (to secure an unspecified amount) AT 11:03 AM 27/06/02 Sen. Asst. Registrar of Titles</p>
		<p>LAND REGISTRY, DAR-ES-SALAAM CHANGE OF NAME</p> <p>Filed Document No. 109139 DISCHARGED BY 6-9-04 Date of Registration 6-9-04 time 11:03 AM AT 11:03 AM 06/09/04 NATIONAL BANK OF COMMERCE LIMITED Sen. Asst. Registrar of Titles</p>
		<p>DISCHARGED DAR-ES-SALAAM ON 11-9-08 GAGE FA 119614 AT 12:00 PM 9/9/08 Date of Registration 22-3-06 time 12:30 P.M. BY BARCLAYS BANK TANZANIA LTD of P.O. Box 5137, D'SAICAN to secure US\$ 15,000,000.00 in clud. of C. 18605/02 Sen. Asst. Registrar of Titles</p>

REGISTERED

http://72.29.21.9/molis/content.php?page=rent\_assessment\_list.p

Land Rent Assessment

ASSESSMENT DATE 12-Oct-2018  
ID 134228 NUMBER 188  
AREA 22667 SQM LOT TYPE Plot  
LAND RENT USE Light Industrial  
REGION DAR ES SALAAM DISTRICT BALA  
LOCATION Pugu Road BLOCK  
OWNER: AAF LTD  
ADDRESS: 2070 Dar Es Salaam

Last Pay Date	Balance	Interest Total
4-Sep-2018	-0.31	0.00 -0.31
<b>Total</b>	<b>-0.31</b>	<b>0.00 0.00</b>

Issued By:STEPHANO LUTOBEKA MPANDUJI

ENTRIES IN THE REGISTER

TITLE No. 18802

No. of Document	Date of Registration	Nature of entry
96	24.11.72	<p><b>ALUMINIUM AFRICA LIMITED</b></p> <p>LAND REGISTRY DAR-ES-SALAAM MORTGAGE</p> <p>File Document no 107097 Date of Registration 27-6-02 time 1:00 P.M. to THE NBO (1997) LIMITED (to secure an unspecified amount) AT 11:03 AM Sen. Asst. Registrar</p> <p>LAND REGISTRY, DAR-ES-SALAAM CHANGE OF NAME</p> <p>File Document No. 109139 DISCHARGE ON 6-9-04 Date of Registration 6-9-04 time 11:03 a.m. AT 11:03 AM NATIONAL BANK OF COMMERCE LIMITED Sen. Asst. Registrar</p> <p>DISCHARGED DAR-ES-SALAAM ON 11-9-08 MORTGAGE No 119614 AT 13:00 PM 9 9 1 4 9 Date of Registration 22-3-06 time 12:30 P.M. to BAEYLAYS BANK TANZANIA LTD of P.O. Box 5137, D.S. SALAM to secure US\$ 15,000,000.00 in kind of Ct. No 605/27 Sen. Asst. Registrar</p>

[http://172.16.21.9/mofia/content.php?page=rent-assessment\\_tsw.pl](http://172.16.21.9/mofia/content.php?page=rent-assessment_tsw.pl)

Land Rent Assessment  
ASSESSMENT DATE: 4-Sep-2018  
ID: 104228 NUMBER: 1RB  
AREA: 22663 SQM LOT TYPE: Plot  
LAND RENT USE: Light Industrial  
REGION: DAR ES SALAAM DISTRICT: ILALA  
LOCATION: Pugu Road BLOCK: -  
OWNER: ALAF LTD  
ADDRESS: 2070 Dar Es Salaam  
BILL CONTROL NUMBER: 991171244681  
SP CODE: SP117

Last Pay Date	Balance	Interest	Total
22-Sep-2017	31.31	0.00	31.31
Year	Rent	Interest	Total
2018/2019	5,371,131.00	0.00	5,371,131.00
Total	5,371,099.69	0.00	5,371,100.00

Issued By: STEPHANO LUTOBEKA MPANDUJI

JINSI YA KULIPIA

A. Unaweza kulipia kwenye tawi lolote la NMB/CRDB/NBC nchini, namba ya malipo (Reference) 991171244681

Q B. Unaweza kulipia kwa mitandao M-Pesa na TigoPesa. Namba ya kempuni 001001, namba ya malipo (Reference) 991171244681



TITLE No. 18802

Ref. No. of filed document	Date of Registration	Nature of entry
59966	24.11.72	ALUMINIUM AFRICA LIMITED

LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE

Filed Document No. 107097  
Date of Registration 22.6.02 time 1.00p  
to THE NBC (1997) LIMITED  
(to secure an unspecified amount)  
AT 11:03 AM 20/04/02  
JRH  
Sen. Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
CHANGE OF NAME

Filed Document No. 109139  
Discharged on 6.9.04 time 11:02 a.m.  
AT 11:03 AM 20/04/02  
to NATIONAL BANK OF COMMERCE LIMITED  
JRH  
Sen. Asst. Registrar of Titles

DISCHARGED DAR-ES-SALAAM  
ON 11-9-08 time 11:02 a.m.  
AT 11:03 AM 20/04/02  
Date of Registration 22.3.06 time 12:30 p.m.  
to BAE LAYS BANK TANZANIA LTD.  
of P.O. Box 5137, D.S.A. RAU  
to secure US\$ 15,000,000.00  
in clud. of  
Ct. 186095/27  
Sen. Asst. Registrar of Titles

Land Rent Assessment  
ASSESSMENT DATE: 31-Aug-2012  
ID 104278 NUMBER 188  
AREA 22663 SQM LOT TYPE Plot  
LAND RENT USE Light Industrial  
REGION DAR ES SALAAM DISTRICT ILALA  
LOCATION Pugu Road BLOCK  
OWNER: ALAF LTD  
ADDRESS: 2070 Dar Es Salaam

Last Pay Date	Balance	Interest	Total
17-Nov-2011	0.00	0.00	0.00
Year	Rent	Interest	Total
2012/2013	1,541,084.00	0.00	1,541,084.00
<b>Total</b>	<b>1,541,084.00</b>	<b>0.00</b>	<b>1,541,084.00</b>

48518895 1 2001-02011

TR. 614 (Rev. 8/94)

RECEIPT

PAID

DATE 27/11/11

Sen. Asst. Registrar of Titles

PLOT NO. 18 B

Land Rent Assessment

ASSESSMENT DATE: 21 Oct 2010  
 ID 104228 NUMBER 18B  
 AREA 22663 SQM LOT TYPE Plot  
 LAND RENT USE Light Industrial  
 REGION DAR ES SALAAM DISTRICT ILALA  
 LOCATION Pugu Road BLOCK  
 OWNER: ALAF LTD  
 ADDRESS: 2070 Dar Es Salaam

Last Pay Date	Balance	Interest	Total
18-Sep-2009	0.00	0.00	0.00
Year	Rent	Interest	Total
2010/2011	1,541,084.00	0.00	1,541,084.00
<b>Total</b>	<b>1,541,084.00</b>	<b>0.00</b>	<b>1,541,084.00</b>

REPUBLIKI YA TANZANIA  
 RAJIKI YA SERIKALI  
 TROUVER RECEIPT  
 ALAF LTD. 42310778  
 TPN: 6147000-894  
 1 2001-0809/1  
 One million five hundred and forty one thousand only  
 1541084/4  
 No. 18B  
 PUGU RD, DAR ES SALAAM CITY

REPUBLIKI YA TANZANIA  
 RAJIKI YA SERIKALI  
 TROUVER RECEIPT  
 ALAF LTD. 45758198  
 TPN: 6147000-894  
 1 2001-0809/1  
 One million five hundred and forty one thousand only  
 1541084/4  
 No. 18B  
 PUGU RD, DAR ES SALAAM CITY

ENTRIES IN THE REGISTER

TITLE No. 1524  
REGISTERED 2 5 62  
12207



Act. Registrar of Titles

TANGANYIKA

Stamp Duty Shillings... paid and  
Revenue Receipt No. 21117 of 22/11/62

Act. Registrar General

CERTIFICATE OF OCCUPANCY

L.O. No. 20569.

TANGANYIKA  
Stamp Ordinance  
Section 19  
DUTY DENOTES  
Shs. 750/- paid as  
principal amount  
Revenue Authority

The 12th day of August

One thousand nine hundred and sixty-two.

Title No. 14883

THIS IS TO CERTIFY that ALUMINIUM AFRICA LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Dar es Salaam (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") for a term of Ninety-nine years from the Fourth day of October One thousand nine hundred and sixty-one 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 thereof or amendment thereof and to the following special terms and conditions:-

1. The Occupier having on acceptance of the said Right of Occupancy paid rent of Four thousand three hundred and sixty-three Shillings (Shs. 4,363/-) for the period from the commencement of the said term to the thirtieth day of June 1963, shall thereafter pay rent yearly in advance calculated at the rate of Five thousand nine hundred and twenty Shillings (Shs. 5,920/-) per annum on the first day of July in every year during the said term without any deduction PROVIDED that the said rent shall be subject to revision by the Governor-General on the first day of July in each of the years 1981, 1991, 2001 and 2041 or within five years thereafter in each case.

2. The Occupier hereby covenants:-

- (i) to erect buildings on the said land of a value of not less than Two million Shillings (Shs. 2,000,000/-), (exclusive of the value of machinery and of a single residential quarter) and designed for use in accordance with the conditions of the said Right of Occupancy;
- (ii) to commence erection of buildings on the said land in accordance with the conditions of the said Right of Occupancy;

thousand Shillings (\$hs.1,000,000/-) are ready for use and occupation by the 30th day of September 1966;

- (iii) to complete the erection of further buildings on the said land to bring the total value of the buildings erected thereon to at least Two million Shillings (\$hs.2,000,000/-) and to comply with sub-paragraph (i) hereof in accordance with plans (including block plans showing the position of the buildings), drawings, elevations and specifications previously submitted to and approved by the Authority and designed for use in accordance with the conditions of the said Right of Occupancy so that all the buildings on the said land are ready for use and occupation not later than the 30th day of September 1967;
  - (iv) at all times after compliance with the covenants contained in the preceding sub-paragraphs 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 Land Officer;
  - (v) not to erect or 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 first approved by the Authority. Neither approval of plans of any building by the Authority nor its erection shall imply waiver or modification by the Governor-General of any condition in the said Right of Occupancy relating to development or user of the said land.
2. (i) The Occupier in submitting plans under Condition 2(iii) hereof shall show thereon the position and nature of the building development for which plans have already been approved and of the further building development necessary for full compliance with the building covenant contained in the aforesaid Condition 2(iii);
  - (ii) the Occupier shall obtain from the District Engineer, East African Railways and Harbours, Dar es Salaam, his approval of the plans of all buildings to be erected on the said land in the vicinity of existing or proposed rail sidings (in addition to the approval of the Authority required under Condition 2 hereof).
  3. The Occupier shall at no time during the term hereby granted subdivide the said land or assign, sublet or otherwise dispose of or deal with the whole or any portion

5. The Land Officer shall have an absolute discretion in the giving or withholding of consent under condition 4 above. In particular any dealing (other than a mortgage or charge) entered into before compliance with the covenants contained in conditions 2(i) to 2(iii) hereof will not normally receive consent except in special circumstances of which the Land Officer shall be the sole judge.

6. The Occupier hereby covenants to pay to the Governor-General on demand made by the Land Officer on his behalf :-

- (i) any further fees or stamp duties which may be found to be payable by the Occupier in connection with the said Right of Occupancy;
- (ii) an amount equal to any contribution in lieu of rates which may be paid by the Government in respect of the said land during the term of the said Right of Occupancy;
- (iii) such sum as shall be spent by the Government on constructing a bitumenised road approximately Three hundred yards in length along the westerly boundary of the said land.

7. The said land and the buildings to be erected thereon shall be used solely for an aluminium factory but this shall not include the smelting of aluminium from bauxite and PROVIDED THAT the Occupier may also erect on the said land one residential quarter which shall be used only by an Engineer or other person charged with responsibility for running and maintenance of the said aluminium factory.

8. The Occupier further undertakes :-

- (a) to make and maintain throughout the said term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (b) to make and keep all the buildings on the said land rat-proof and to carry out such measures as the Medical Officer of Health for the Authority shall require for this purpose;
- (c) to provide and maintain on the said land such sanitation facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.