

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 32516

Land Office Number: 49066

Land: Plot No. 53 Mlilochani Light Industrial Area
Dar es Salaam City.

Term: Ninety Nine Years.

-1095-

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22.9.87
 A. M.
 Stamp of the Ministry of Lands

Stamp Duty Office
 Stamp Duty Receipt No. 35/150/1907
 and Revenue Receipt No. 3/166733
 of 20.9.86
 Stamp Duty Office
 Stamp Duty Receipt No. 1907
 and Revenue Receipt No. 3/166733
 of 20.9.86

REGISTRATION OF LAND

15/6
 1907
 Stamp Duty Office
 Stamp Duty Receipt No. 1907
 and Revenue Receipt No. 3/166733
 of 20.9.86

... in the District of ...
 ... for 2412 ...
 ... to a ...
 ... for a term of Ninety ...
 ... and ...
 ... and to ...

1. The Occupier having paid rent up to the Thirtieth day of June, 1987, shall thereafter pay rent of Sh. 2,200/- a year in advance on the first day of July in every year of the term without any deduction. The Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1996, 2006, 2016, 2026, 2036, 2046, 2056, 2066 and 2076 or within three years thereafter in such case.

2. The Occupier shall:-

- (i) erect on the land buildings (hereinafter called "the buildings") in permanent and substantial structure designed for use in accordance with the conditions of the right and conform to the building line (if any) decided by the District Council (hereinafter called "the Council");
- (ii) by the Thirtieth day of September, 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 the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in duplicate;
- (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 the 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 March 1987.

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- (v) At all times during the term after the Thirty first day of March, 1969; 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 Land Development Services (hereafter called "the Director");
- (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 for Surveys and Mapping. ~ 10

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 a right.

3.-(1) 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 prior written consent of the Director. ~ 20

(11) 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 contractors or members of the household shall be deemed a dealing with the land or buildings.

4. The Director shall have 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 circumstances of which the Director shall be the sole judge.

5. The Occupier shall further: ~ 30

- (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 fire-proof and carry out such measures as the Medical Officer of Health for the Authority may require for that 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;
- (iv) Fence the land with a good walling fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

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- 6. The Occupier shall pay to the Minister on demand and by the Director 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;
 - (ii) any amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
 - (iii) such sum as the Director shall assess as a proper share payable for the land of the cost of surveying the road or improvement of same upon which the land fronts, abuts or adjoins, whether such land is such before or after such making or improvement, it being a condition that the Government may or may not improve roads.
- 7. The land and the buildings to be built thereon shall be used for Light Industrial Purposes only. Use Group "H" Use Classes (a) and (c) 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.

S C H A L L E

All that land known as Plot No. 53 Meecheed Light Industrial Area, Baroo Saluam City Counciling Ten thousand four hundred fifty six (10,456) Square Metres and its identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18555 deposited at the Office of the Director for Surveys and Mapping at Kuala Lumpur.

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

[Signature]
 Minister of Lands and Surveys
 1098-

the within-named P.A. NIMED LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

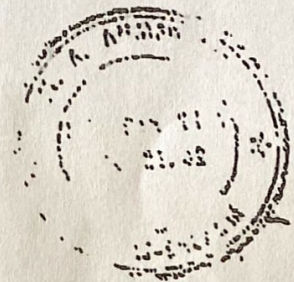
SEALED with the COMMON SEAL of the said P.A. NIMED LIMITED and Delivered in the presence of us this day of 1997.

Signature: [Handwritten Signature]

Postal Address: P.O. Box 2414

[Handwritten Name]

Qualification: Director



10

Signature: [Handwritten Signature]

Postal Address: P.O. Box 2414

[Handwritten Name]

Qualification: Director

Stamp area containing: 87994, 10-12-96 11:00 AM, BEN ES-HAQ LIMITED, P.O. Box 2414, Dar es Salaam, (Cons. Stu. 2,500/2)

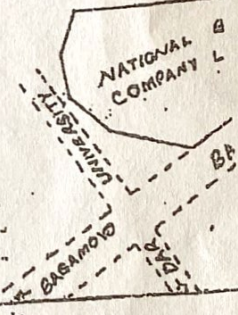
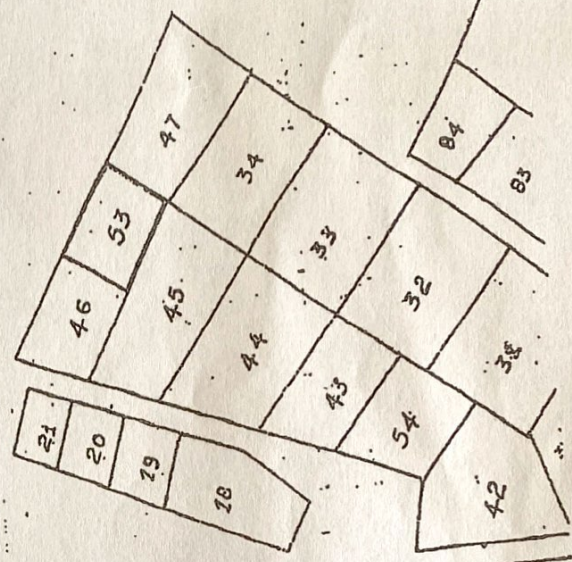
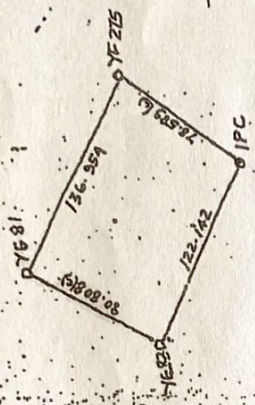
Ministry of Lands and Housing, Dar es Salaam. Commission for Land and Housing. An institution established by a presidential decree.

DISCHARGED 20-3-97 time 11:01 AM AT 1:00 PM TANZANIA DEVELOPMENT FINANCE COMPANY 92162

DAR-ES SALAM CITY

LOCATED IMPROVEMENT LIGHT INDUSTRIAL

BLOCK	53
PLOT NO.	49 DC6
L.O. NO.	10455
AREA	10455



-1102-

C.T. NO. 32516

BANK OF COMMERCIAL BANK - DAR-E-SALAM
 Discharge No. 05-12-2011
 91766 At 12:16 Pm
 Date: 05-12-2011 time 10:50 Pm
 THE NBC (1997) LIMITED
 of P.O. Box 1865, Dar-es-Salaam.
 To secure an unspecified amount
 Secy. Asst. Registrar of Titles

LAND REGISTRY NO. 05-12-2011
 CHANGE OF NAME
 93009 At 12:16 Pm
 Date: 05-12-2011 time 1:00 Pm
 NATIONAL BANK OF COMMERCE
 LIMITED
 Secy. Asst. Registrar of Titles

REGISTRY NO. 05-12-2011
 140953
 Registration: 05-12-2011 time 12:16 Pm
 BASIC ELEMENT LIMITED OF
 71800, DAR-ES-SALAM.
 (CAPS. ISHS: 3,300,000,000/-)
 Secy. Asst. Registrar of Titles

-1106

LAND REGISTRY DEPT. OF SALAM

MORTGAGE

Title Document No. 142341

Date of Registration 10.4.2012 time 1:00 PM

NATIONAL BANK OF
COMMERCE LIMITED

TO SECURE TSTS 3,800,000,000

[Signature]
Asst. Registrar

1107

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