

FILE No. 8228

2 MAY 1952



Revenue Receipt No. 6637.P. of 19.2.52. Issued

L.O. No. 12374

paid. R. No. 27895

Registrar of Titles

CERTIFICATE OF OCCUPANCY

Asst. Registrar General

TANGANYIKA

Land Ordinance, Cap 101

Section 10

DUTY DENIED

Shs. 700/- Donated and
Shs. 1/- Paid on principal
instrument.

Revenue Authority

The *First* day of *May*
Nineteen hundred and fifty-two

Title No. 8228

Certified as True Copy of the Original
Theodora Gabriel Mbulanya
Advocate, Notary Public & Commissioner



for Stamp
Sign: *[Signature]*
Date: 28/11/52

THIS IS TO CERTIFY that TANGANYIKA SISAL MARKETING ASSOCIATION

LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Tanga (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") and more particularly delineated on the plan annexed hereto for a term of Ninety-nine years from the Nineteenth day of February Nineteen hundred and fifty-two 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 Occupier shall pay during the said term the rent of Shillings Four thousand five hundred and seventy-five (Shs. 4,575/-) to be paid yearly in advance without any deduction on the Nineteenth day of February 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 through out the term of the said Right of Occupancy provided that such revision may take place only within Five years after the above mentioned revision dates.

2. The Occupier undertakes :-

(1) To erect buildings on the said land of a value of not less than Shillings Two hundred and forty thousand (Shs. 240,000/-).

(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

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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 (i) 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 in writing by the said Authority of approval of the plans and specifications, such buildings to conform to a building line decided upon and notified 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 Occupier shall not at any time subdivide the said land nor assign sublet or otherwise dispose of any portion thereof nor of any of the buildings to be erected thereon without the previous consent of the Governor.

5. The said land shall be used solely 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 Occupier to the satisfaction of the said Authority for water supply, drainage and disposal of trade refuse and effluent.

7. The Occupier shall :-

- (a) Be entitled to use the railway facilities which will

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be provided and maintained by the Railway Administration subject to its entering into a separate agreement in respect of such usage.

(b) The plans of the buildings to be erected must be submitted to and approved by the Chief Engineer, East African Railways and Harbours, Dar es Salaam in addition to the said Authority prior to commencement of building.

8. All buildings to be erected on the said land shall be rendered rat-proof and maintained in such condition and the Occupier shall carry out such measures as the Medical Officer of Health for the said Authority shall require to effect this purpose.

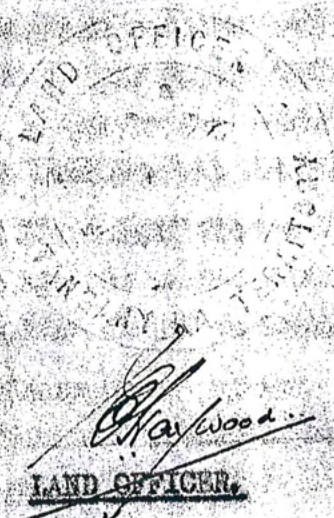
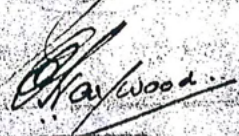
9. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of the said Right of Occupancy.

THE SCHEDULE HEREBEFORE REFERRED TO:

ALL THAT piece or parcel of land known as Plot No. 12, Inoffensive Factory Sites, situate at Pugu Road in the Municipality of Dar es Salaam containing Four hundred and fifty seven thousand four hundred and sixty-five (457,465) square feet as delineated on Survey Plan No. D¹ ⁴⁷⁴/₅₀₀₉ 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.


Certified as True Copy of the Original
Theodora Gabriel Mbulanya
Advocate, Notary Public & Commissioner
for Gifts
Sign: 
Date: 28/1/22



LAND OFFICER

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The within-named TANGANYIKA SISAL MARKETING ASSOCIATION LIMITED hereby accepts the terms and conditions contained in the foregoing Certificate of Occupancy.

THE COMMON SEAL OF TANGANYIKA SISAL MARKETING ASSOCIATION LIMITED was affixed hereto in the presence of :-

Leah Anstey Bartlett, Director
and
Ernest Lamum Phelps, Secretary

who have also signed their names and who are able to read and write the language in which the within written document is written this ^{7th} day of April 1962,

in my presence :-

Jahiri Ki
ADVOCATE,
TANGA.


Certified as True Copy of the Original
Theodor Gabriel Mbulanya
Advocate, Notary Public & Commissioner
for Courts
Sign: *Theodor Gabriel Mbulanya*
Date: 28.11.22

Leah Anstey Bartlett
Director.

Ernest Lamum Phelps
Secretary.

DEED OF VARIATION
No. 14104 Registered 14.1.53 at 3.30 p.m.

TERMS OF RIGHT OF OCCUPANCY VARIED.

[Signature]
Registrar of Titles

TRANSFER
No. 5233 Registered 24.8.53 at 10.5 a.m.
To TASMA STORAGE LIMITED
Cons. Shs. 42,344/-

[Signature]
Asst. Registrar of Titles

NOTICE OF DEPOSIT
No. 16741 Registered 9.8.54 at 3 p.m.

With TASMA FINANCE CORPORATION LIMITED

Withdrawn FD 29880
on 19.8.59 at 11 a.m.
[Signature]
Asst. Registrar of Titles

MORTGAGE DISCHARGED
No. 55271 Registered 11.12.69 at 11.00 p.m.
FD 103809
TO THE NATIONAL BANK OF COMMERCE
ON 28-5-99 AT 11:00 AM
to secure ~~amount~~ amount not exceeding Shs. 3,000,000/-

[Signature]
Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
CERTIFICATE OF TITLE THE LAND
ACQUISITION ACT 1967 (PART OF PLOT 12
PUGU ROAD

Filed Document No. 60169

Date of Registration 5.1.73 time 12.30 PM

To THE PRESIDENT OF THE
UNITED REPUBLIC OF TANZANIA

Wastlyen

Senior Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM

CHANGE OF NAME FD: 55271

Filed Document No. 103808


Date of Registration 28.5.99 time 11:00 AM

To THE NBC HOLDING CORPORATION
of P.O. Box 21195, Dar-es-salaam

DISCHARGED FD: 103809

ON 28.5.99 AT 11:00 AM

Wastlyen
REGISTRAR OF TITLES


Certified as True Copy of the Original
Theodora Gabriel Mbulanya
Advocate, Notary Public & Commissioner
for Oaths

Signature: *Theodora Gabriel Mbulanya*
Date: 28.11.22

LAND REGISTRY DAR-ES-SALAAM
CHANGE OF OWNERSHIP FD:

Filed Document no. 103810

Date of Registration 28.5.99 time 11:00 AM

To TANZANIA SISAL AUTHORITY

Wastlyen

Senior Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
CHANGE OF OWNERSHIP
(SECT 71)

Filed Document no. 103811

Date of Registration 28.5.99 time 11:00 AM

To MKONGE GROUP OF
COMPANIES LIMITED

of P.O. Box 277, TANGA.

Wastlyen

Senior Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
RECTIFICATION OF REGISTER (SEC. 99)

Filed Document No. 104711

Date of registration 7-4-2000 time 12:55 P.M.

To MGC COMPANY
LIMITED of P.O. Box 277
TANGA.

Mans
Senior Asst. Registrar of Titles

LAND REGISTRY DAR ES SALAAM
NOTICE OF DEPOSIT

Filed Document no 104799

Date of Registration 12-5-2000 time 1:00 P.M.

BY FURAH FURAH FINANCE LIMITED
WITHDRAWN ON 8.9.2000

AT 1:00 PM FD. 105123

Mans
REGISTRAR OF TITLES
Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document no 105124

Date of Registration 8.9.2000 time 1:00 P.M.

TO MIS FURAH FINANCE LIMITED
P.O. Box 6035, Dar es Salaam

(To secure an unspecified amount)
AT 1:00 P.M. FD. 10772

Mans
SEN. ASST. REGISTRAR OF TITLES
Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
TRANSIFER

Filed Document no 107908

Date of Registration 26-5-2003 time 1:00 P.M.

to HIGHLAND ESTATES LIMITED
of P.O. Box 71731, Dar-es-Salaam
(US\$ 572,000.)

Mans
Senior Asst Registrar of Titles

Certified as True Copy of the Original
Theodora Gabriel Mbulanya
Advocate, Notary Public & Commissioner
for Oaths
Sign: *Theodora Gabriel Mbulanya*
Date: 28.11.22

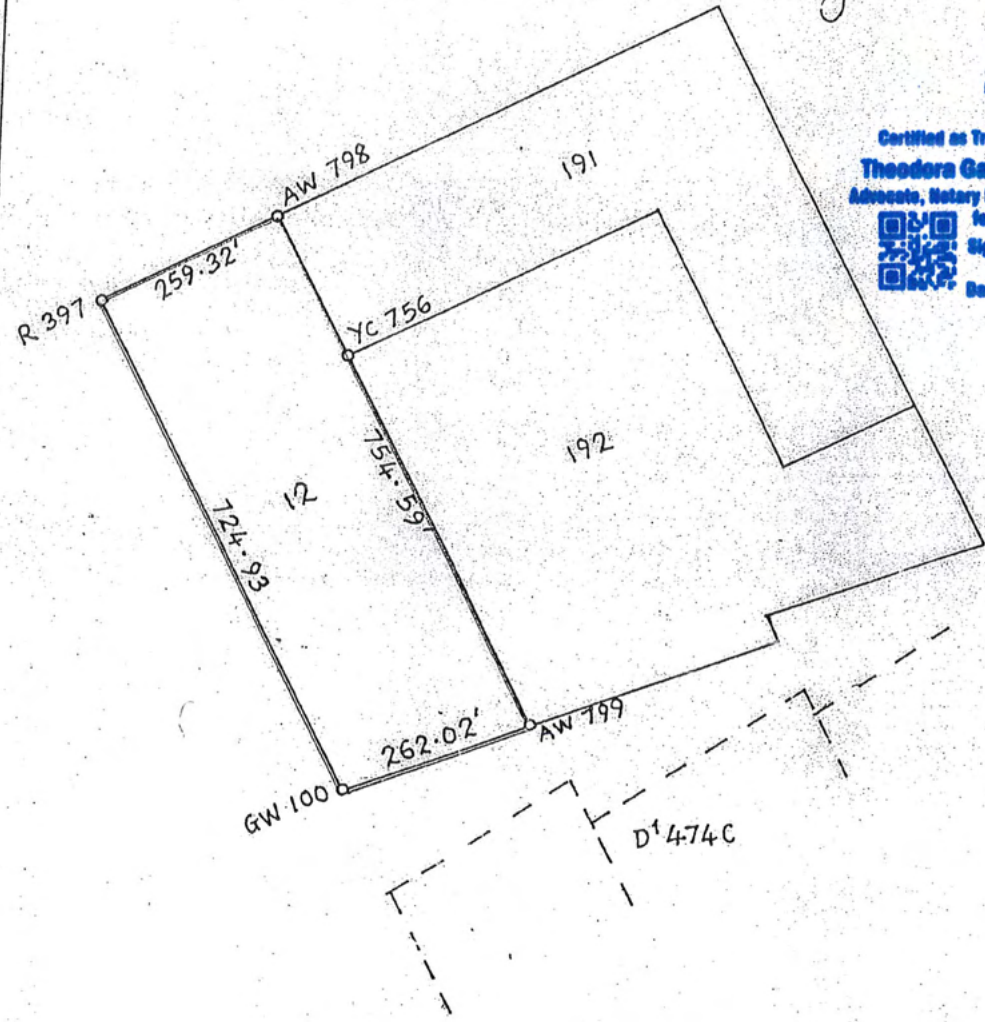
TE MEKE MUNICIPALITY



LOCATION PUGU ROAD
BLOCK -
PLOT No. 12
L.O. No. 128874
AREA 4.414 ACRES
SQ. M/30.25

This plan no 16420
replaces the previous
one which has been
cancelled FD 180526 of
20-7-2016

[Signature]
Registrar of Title




Certified as True Copy of the Original
Theodora Gabriel Mbulanya
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: 28.11.20

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

The plan prepared in accordance with Registered Plan No. 16420
is approved for purpose of the Land Registration Ordinance for
Director of Surveys and Mapping *[Signature]* Date 26/11/15
Ministry of Lands Human Settlements Development, Dar es Salaam