

TANZANIA

Land Form 51

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CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 47999

Land Office Number: 168315.

484490

FRK/SLO

Land: PLOT NO.7/1 MANDELA ROAD AREA DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

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Certified True Copy of the Original
Signed: *[Signature]* Dated: 20/4/2022
RITHA AUGUSTINE MUKANDARA
Advocate, Notary
Public & Commissioner for Oaths

TITLE No. 47999
 REGISTERED 7-10-98
 At 11:00 PM
 LAND REGISTRY
 TANZANIA
 Stamp Duty Officer's Office No. 99072.

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/- Psh.
 and Revenue Receipt No. 06375339
 of 3-9-98
 L.O. No. 169315.
 Stamp Duty Officer's Office No. 99072.

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 15,790/- Psh.
 on original Receipt No. 06375339
 of 3-9-98
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 29th

day of OCTOBER 1998

One thousand nine hundred and ninety eight.

TITLE NO. 47999

THIS IS TO CERTIFY that BONDENI PROPERTIES LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam P.O. BOX 5354 DAR ES SALAM (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 July 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, 1999, shall thereafter pay rent of Shillings Three hundred and sixteen thousand (Shs. 316,000/-) only 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 Land (hereinafter called "the Minister") on the first day of July in each of the years of within three years thereafter in each case.
2. The Occupier shall:-
 - (i) Maintain 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 Dar es Salaam City Commission (hereinafter called "the Authority");
 - (ii) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
 - (iii) 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;
 - (iv) 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 expense as assessed by the Commissioner.

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Certified True Copy of the Original
 Sign: [Signature] Date: 20/4/2022
 RITHA AUGUSTINE MUKANDARA
 Advocate, Notary
 Public & Commissioner for Oaths

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the 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 a building on it without the previous written consent of the Commissioner PROVIDED that the consent of the Commissioner shall not be necessary)

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

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3.

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.
- (iv) Fence the land with a good quality fencing car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided with the boundaries of the land.

6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (1) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;

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(111) 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 built thereon shall be used for Industrial purposes only, Use Group 'O' 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

Ubungo Francisco

ALL that land known as Plot No. 7/1 Mandela Road Area in Dar es Salaam City containing Six thousand three hundred and sixteen square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 31079 deposited at the Office of the Commissioner 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.

Ritha Augustine

COMMISSIONER FOR LANDS

THE within-named BONDANI PROPERTIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said BONDANI PROPERTIES LIMITED and DELIVERED in the presence of us this day of 29th September 1998.

Signature: *Nicolas Chausela*
Postal Address: P.O. Box 5331
DAR ES SALAAM
Qualification: *Director*

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Certified True Copy of the Original
Sign: *Ritha Augustine* Date: *20/4/2022*
RITHA AUGUSTINE MUKANDARA
Advocate, Notary
Public & Commissioner for Oaths

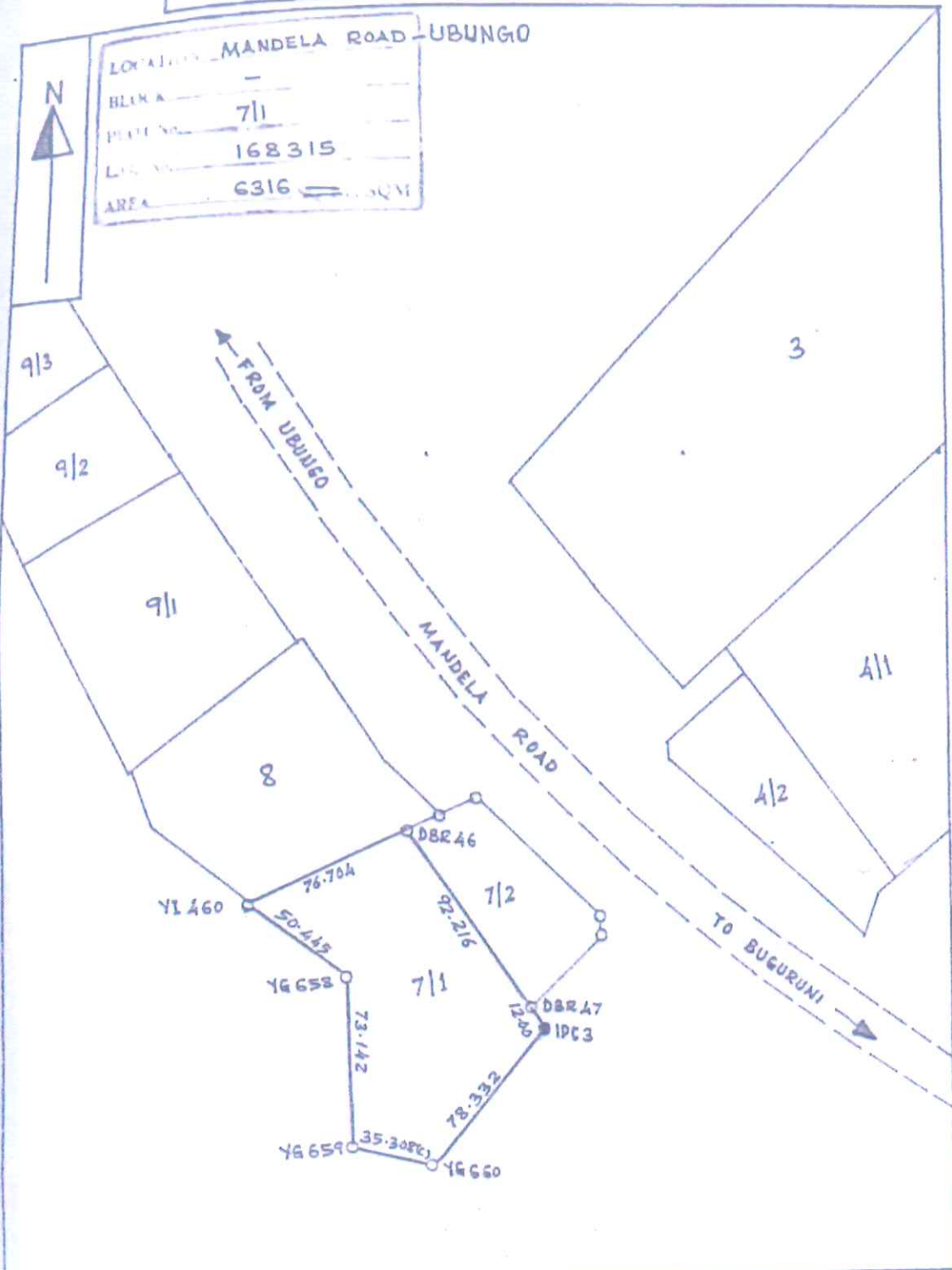
Signature: B. J. Benjamin - 4
Postal Address: P.O. Box 5331
DAR-ES-SALAAM
Qualification: DIRECTOR

LAND REGISTRY DAR-ES-SALAAM
TRANSFER
Filed Document No. 187059
Date of Registration: 27/2/2022 time: 11:47 A.m.
To: CSI ELECTRICAL LIMITED OF P.O. BOX 38151
DAR ES SALAAM TANZANIA IN CONSIDERATION
OF TSh. 3,726,000,000/=
[Signature]
Senior Asst. Registrar of Titles

Certified True Copy of the Original
Sign: [Signature] Date: 20/4/2022
RITHA AUGUSTINE MUKANDARA
Advocate, Notary
Public & Commissioner for Oaths

DAR ES SALAAM CITY

LOCATION: MANDELA ROAD - UBUNGO
 BLOCK: -
 PLOT No: 7/1
 LOT No: 168315
 AREA: 6316 SQM



This plan is prepared in accordance with Regulations made No 31079
 approved for purposes of the Land Use Decree No 11/1975
 and is subject to the provisions of the Land Use Decree No 11/1975

Approved for purposes of the Land Use Decree No 11/1975
 Date: 23/9/18
Aifanga

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Certified True Copy of the Original
 Sign: *[Signature]* Date: 20/4/22
 RITHA AUGUSTINE MUKANDARA
 Advocate, Notary
 Public & Commissioner for Oaths

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 48000

Land Office Number: 168312.

frnk/slo Land: PLOT NO. 7/2 MANDELA ROAD, ^{UBUNGO} AREA DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

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Certified True Copy of the Original
Sign: *[Signature]* Date: 20/4/2022
RITHA AUGUSTINE MUKANDARA
Advocate, Notary
Public & Commissioner for Oaths

TITLE No. 48000
 REGISTERED 7-10-98
 At 11:00 PM
 LAND REGISTRY
 TANZANIA
 Secretary to the Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. 06375573
 of 3.9.98
 Stamp Duty Officer
 P.O. NO.169312.

L.D. NO.189098.

CERTIFICATE OF OCCUPANCY

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 7790/= Paid
 on original Receipt No. 06375573
 of 3.9.98
 Stamp Duty Officer

The 29th

day of OCTOBER

One thousand nine hundred and ninety eight

TITLE NO. 48000

THIS IS TO CERTIFY that BONDANI PROPERTIES LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam P.O. BOX 5331 DAR ES SALAAM (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 July 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1999, shall thereafter pay rent of Shillings One hundred thousand and fifty five thousand (Shs.155,000/=) only 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 2009, 2019, 2029, 2039, 2049, 2059, 2069, 2079 and 2089 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 Dar es Salaam City Commissioner (hereinafter called "the Authority");
 - (ii) By the Thirty first day of December, 1999, 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 triplicate;
 - (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;

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 Sign: [Signature] Date: 20/4/2022
 RITHA AUGUSTINE MUKANDARA
 Advocate, Notary
 Public & Commissioner for Oaths

- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the Thirtieth day of June, 2000;
- (v) At all times during the term after the thirtieth day of June, 2000, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (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 Commissioner for 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 PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary;

(ii) Occupation or use of the whole or any part of the land of the 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. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). 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 Commissioner shall be the sole judge.

5. The Occupier shall further:-

- (i) Make and maintain 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 Authority may require for the purpose;

Certified True Copy of the Original
Sign: *[Signature]* Date: 20/4/2022
RITHA AUGUSTINE MUKANDARA
Advocate, Notary
Public & Commissioner for Oaths

- (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 quality 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.

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;
- (ii) an 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 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. UMR: The land and the building to be built thereon shall be used for Petrol Station purposes only. Use Group 'F' 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

Ubungo Fmk/sc

ALL that land known as Plot No.7/2 Mandele Road Area in Dar es Salaam City containing Three thousand four hundred and fifty four (3454) Square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 31079 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

Certified True Copy of the Original
Sign: *[Signature]* Date: 20/4/2022
RITHA AUGUSTINE MUKANDARA
Advocate, Notary
Public & Commissioner for Oaths

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

B. J. Buyurwa
COMMISSIONER FOR LANDS

THE within-named BOWENI PROPERTIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COPPER SEAL of the said BOWENI PROPERTIES LIMITED and DELIVERED in the presence of us this day of 29th September, 1998.

Signature: *Nicolas Blayphel*

Postal Address: P.O. Box 5331
DAR ES SALAAM

Qualification: *Director*

Signature: *B. J. Buyurwa*

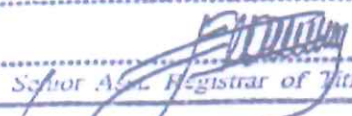
Postal Address: P.O. Box 5331
DAR-ES-SALAAM


Qualification: DIRECTOR

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Certified True Copy of the Original
Sign: *Ritha Augustine Mukandara* Date: 20/4/2017
RITHA AUGUSTINE MUKANDARA
Advocate, Notary
Public & Commissioner for Oaths

LAND REGISTRY DAR - ES - SALAAM
TRANSFER
Document No. 187056
Date of Registration 27/2/2017 Time 11:44 AM
To CSI ELECTRICAL LIMITED OF P.O. BOX 38151
DAR ES SALAAM, TANZANIA IN CONSIDERATION OF
TSh. 2,531,000,000/=


Senior Ass. Registrar of Titles

Certified True Copy of the Original
Sign:  Date: 20/4/2022
RITHA AUGUSTINE MUKANDARA
Advocate, Notary
Public & Commissioner for Oaths

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