

THE LAND REGISTRATION ACT (CAP 334 R. E. 2002)

TRANSFER UNDER POWER OF SALE

CT No. 23444

IN CONSIDERATION of the sum of **United States Dollar Eight Hundred Thousand Only (USD. 800,000.00)** We, **AZANIA BANK LIMITED**, a limited liability company, incorporated under the **Companies Act (Cap 212 R. E. 2002)** of the Laws of Tanzania and licensed to carry on business of Banking pursuant to the provisions of the **Banking and Financial Institutions Act, 2006** of **P. O. Box 32089, Dar es Salaam**, in exercise of the Power of Sale conferred by the Mortgage registered on 27th August, 2010 under **Filed Document No. 130243** and was varied with deed of variations registered under **Filed Document No. 143637** registered on **24th May, 2012** and under **Filed Document No. 158001** registered on **25th February, 2014** respectively **HEREBY TRANSFER** to M/S MAX STEEL LIMITED of **P. O. Box 2940 Dar es Salaam** the Right of Occupancy registered under the above reference and wholly **DISCHARGE** the said Mortgage.

SEALED with the **COMMON SEAL** of the said }
AZANIA BANK LIMITED and delivered in our }
presence this ...7th day of October....., **2021** }

SEAL

Signature : [Signature]

Name : JABIR KASSANGA

Postal Address : P.O. BOX 32089
DAR ES SALAAM



Qualification : DIRECTOR

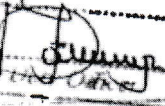
Signature : [Signature]


Name : CHARLES MUGILA

Postal Address : DIRECTOR OF LEGAL SERVICES
AND COMPANY SECRETARY
AZANIA BANK LIMITED
P. O. Box 32089
DAR-ES-SALAAM

Qualification :

FILED DOCUMENT No. 2/5013
REGISTERED ON 12-10-2021 RECEIVED
At: 03:20 PM


D. Asli, Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 55,219,000/= Paid
On Original Receipt No: 921284073509777
of: 11-10-2021

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
Receipt No: 921284073509777
of: 11-10-2021

Stamp Duty Officer

ENTRIES IN THE REGISTER

TITLE No. 23444

TRANSFER

No. 71415 Registered 14.12.81 at 12.30pm
To SPARES (AFRICA) LIMITED of
P.O. Box 1122, Dar es Salaam.
(Cons. Shs. 1,100,000/=)

[Signature]
Asst. Registrar of Titles

CHANGE OF NAME

No. 81467 Registered 26.8.91 at 9.00am
To AFINA AUTO AND EQUIPMENT
LIMITED of P.O. Box 730, D'Salaam

[Signature]
Asst. Registrar of Titles

~~MORTGAGE
DISCHARGED FD 110 799
on 10.4.06 at 11.40 AM
No. 108138 Registered 13-8-03 at 1.00 P.M.
To BARCLAYS BANK TANZANIA
LIMITED (TO SECURE
AN UNSPECIFIED AMOUNT)~~

~~*[Signature]*
Asst. Reg. of Titles, Registrar of Titles~~

TRANSFER

No. 110818 Registered 19.4.04 at 12.00pm
To PROTRANS LIMITED of P.O.
Box 730 D'SALAAM.
(In wns of USD 240,000)

[Signature]
Asst. Registrar of Titles

~~MORTGAGE
DISCHARGED on 27.08.010
at 11.00 AM
FD 130242~~

No. 111213 Registered 10.7.06 at 1.15pm
To NATIONAL BANK OF COMMERCIAL
LIMITED of Box 1863 D'SALAAM.
(TO SECURE UNSPECIFIED AMOUNT)

~~*[Signature]*
Asst. Registrar of Titles
[Signature]
Asst. Registrar of Titles~~

MORTGAGE

~~Discharged on 20.2.21
No. 130243 Registered 27.08.00 at 1.00pm
To BANK M (TANZANIA) LIMITED of
P.O. Box 96 DAR ES SALAAM~~

~~TO SECURE USD 1,554,912.00 & 1/2
(150,000,000 Shs)
[Signature]
Asst. Registrar of Titles~~

~~MORTGAGE
Discharged on 12.10.2021
No. 43637 Registered 24.05.12 at 12.20 PM
To BANK M (TANZANIA) LTD
P.O. Box 96, D'SALAAM
(TO SECURE TShs. 300,000,000
and USD 450,000.00)~~

~~*[Signature]*
Asst. Registrar of Titles~~

MORTGAGE

~~Discharged on 12.10.2021
No. 158001 Registered 25.2.14 at 11.30 AM
To BANK M (TANZANIA)
LIMITED (TO SECURE
UNSPECIFIED AMOUNT)~~

~~*[Signature]*
Asst. Registrar of Titles
[Signature]
Asst. Registrar of Titles~~

23444
8th October, 1979

11-00A

Arthur J. King

L.O. NO. 53773.

L.D. NO. 89467.

15.1.99

CERTIFICATE OF OCCUPANCY

The Eighth day of October,

One thousand nine hundred and seventy-nine

Stamp Duty Shs. 70/= Paid

Receipt No. 332247

at 9-6-78

Arthur J. King
Registrar

TITLE NO. 23444

THIS IS TO CERTIFY THAT HASHAM KASSAM AND SONS LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam of P.O. BOX 5051, 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 (hereto (hereinafter called "the Land") for a term of Ninety-nine years from the First day of April One thousand nine hundred and Seventy-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 sub-stitution therefor amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the thirtieth day of June, 1979, shall thereafter pay rent of Two thousand two hundred and two shillings (Shs.2,202/=) a year 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 1988, 1998, 2008, 2018, 2028, 2038, 2048, 2058 and 2068 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 The Dar es Salaam City Council (hereinafter called "the Authority");
- (ii) By the thirtieth day of September, 1979 submit to the Authority of approval of the 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;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation

15/1/95

- (v) At all times during the term after the thirtieth day of March, 1981 have on the land existing building 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 Director");
- (vi) Not erect or commence to erect on the land and building in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provide;
- (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. 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 Director.

(ii) Occupation or use the whole or any part of the buildings on it by any persons other than the Occupier or employees agents or contractors shall be deemed a dealing with the land or buildings.

4. The Director shall have an absolute discretion to give or withhold consent under condition 3. Any dealing or agreement (other than a mortgage or charges) 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:-

- (i) made and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of the Authority;
- (ii) make and keep all the buildings on the land rate-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 Director on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the occupier-(s) in connection with the Right;

Hashim
15.1.99

- (ii) an amount equal to any construction 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 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. Only one main building together with the usual and necessary out building as shall be built on the land and the same shall be used for Industrial purposes only. Use GROUP 'M' 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.

S C H E D U L E

ALL that land known as Plot No.82 Kipawa Industrial Area Dar es Salaam City, containing six thousand (6,000) square metres shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 18040 deposited at the Office of the Director for Surveys at Dar es Salaam.

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

By DIRECTOR OF LAND DEVELOPMENT SERVICES.

The within-named HASHAM KASSAM AND SONS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of
the said HASHAM KASSAM AND SONS
LIMITED and delivered in the presence
of us this 8th day of
OCTOBER 1979.

Signature:.....*A. J. J. J.*.....)

Postal Address:.....P.O. Box 5031.....)

.....DARESSALAM.....)

Qualification:.....DIRECTOR.....)

Signature:.....*N. Kassam*.....)

DAR ES SALAAM CITY

INSET SHOWING DETAILS OF PLOT

Locality

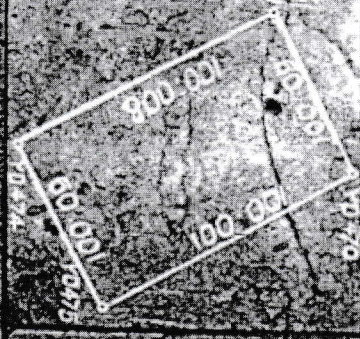
Block

Plot No.

L.O. No. 125726

Area

6,000.59 M²



100-001

LAND REGISTRY, DAR ES-SALAAM

CHASSIS OR NAME

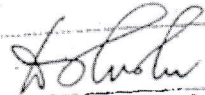
Vehicle No. 81467

Date of issue 26.8.91 time 9.00 a.m.

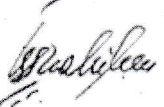
To AFINA AUTO AND EQUIPMENT

LIMITED of P.O. Box 730,

Dares Salaam



Registrar of Titles

Ass. 
Dt 15.1.99

ENTRIES IN THE REGISTER

TITLE No.

~~CHANGE OF NAME.~~
~~Discharge of an~~
~~12.10.2021~~
No. 215012 Registered 12.10.2021 at 10:20 p.m.
To AZANIA BANK LIMITED & S
BOX 32089, DISALAFAM.

No. _____ Registered _____ at _____ m

To _____

~~Asst. Registrar of Titles~~

Asst. Registrar of Titles

TRANSFER U/P OF SALE.
No. 215013 Registered 12.10.2021 at 10:20 p.m.
To MAX STEEL LIMITED & S BOX
2940, DISALAFAM. (Cons USD
800,000.00)

No. _____ Registered _____ at _____ m

To _____

~~Asst. Registrar of Titles~~

Asst. Registrar of Titles

No. _____ Registered _____ at _____ m

No. _____ Registered _____ at _____ m

To _____

To _____

Asst. Registrar of Titles

Asst. Registrar of Titles

No. _____ Registered _____ at _____ m


No. _____ Registered _____ at _____ m

To _____

To _____

TITLE NO. 83670
 REGISTERED 16-6-2009
 AT 1000pm

Senior Asst. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/=
 and Receipt No. 35410194
 of 17-8-09

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs 1,235/= Paid
 on original Receipt No. 35410194
 of 17-03-09 Issued

Stamp Duty Officer

THE LAND ACT, 1999
 (No. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 83670
 L.O.NO. 335592
 Ref: AR/ILA/KIP/A/2307

The 15th day of June Two thousand and Nine

THIS IS TO CERTIFY that **PROTRANS LIMITED** is a **Limited Incorporated Companies Under the Companies Ordinance (Cap. 212)** and having its registered **Office in Dar es Salaam of P.O. Box 21996, DAR ES SALAAM** (hereinafter called "the Occupiers") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called ("the Land") as joint occupants/occupants in common in equare shares for a term of **ninety nine years** from the first day of **January two thousand and nine** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of **June,2009**, shall thereafter pay rent of shillings **Eighteen thousand only (Shs 18,000/=)** a year in advance on the first day of July in every year of the terms without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
 - (i) Be responsible for the protection of all beacons on the land throughout the terms of the Right. Missing beacons will have to be re-established at any time at the Occupiers expenses as assessed by the Director responsible for Survey and Mapping.
 - (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Building to be in permanent materials.

- (iv) Submit building plans to the **Ilala Municipal Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Complete the building within 36 months from the date of the commencement of the Right.
3. **USER:** Only one main building not exceeding two storey building together with the usual and necessary outbuilding shall be built on the land and the same shall be used for Service Trade purposes only. Group 'M' use class (c) as defined in the Town and Country planning (use classes) Regulations 1960 as amended in 1993.
 4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause and in public interest.

SCHEDULE

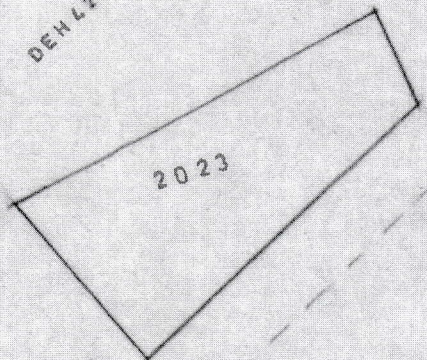
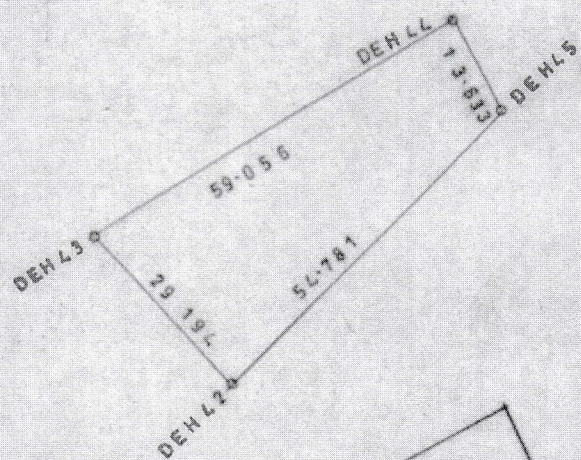
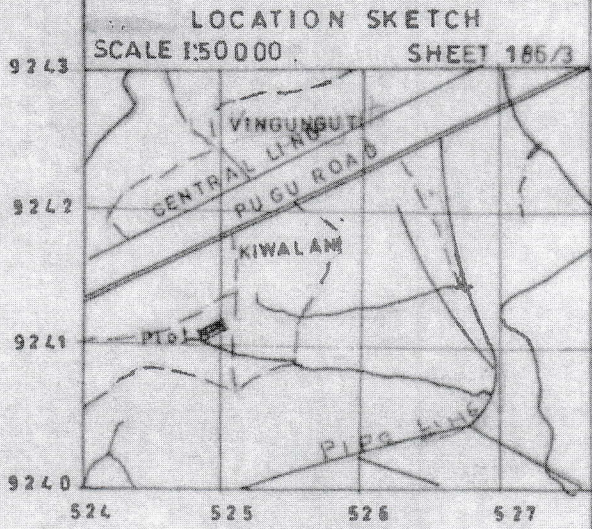
ALL that land known as **Plot No. 2023 Block 'A'** situate at **Kipawa Area in Ilala Municipality** containing **One thousand two hundred and one (1201) square metres** Shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey sheet numbered **53241** deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and my official seal the day and year first above written.


ASST. COMMISSIONER FOR LANDS

ILALA MUNICIPALITY

N	Location <u>KIPAWA</u>
	Block <u>A</u>
	Plot No. <u>2023</u>
	L.O.No. <u>335592</u>
	Area <u>1201</u> sqft/sqm



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

The plan prepared in accordance with Registered Plan No. 53241 is approved for purpose of the Land Registration Ordinance.
 Per Director of Surveys and Mapping [Signature]
 Date 17/04/2009
Ministry of Lands & Human Settlements Development, Dsm

The, within named **PROTRANS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said
PROTRANS LIMITED
and delivered in the presence of us
this 24th day of APRIL 2009

Name: ALIABER HUSEIN JANMOHAMED KERMALI
Signature: [Signature]
Postal Address: P.O. BOX 21996 DSM
Qualification: MANAGING DIRECTOR

Name: HUSEIN ALIABER HUSEIN KERMALI
Signature: [Signature]
Postal Address: P.O. BOX 21996 DSM
Qualification: DIRECTOR

LAND REGISTRY DAR - ES - SALAAM
MORTGAGE
Filed Document No. 139099
Date of Registration 20-10-2011 10:18 m
To BANK M (TANZANIA) LTD
P.O. BOX 96, DAR-ES-SALAAM
(To secure Tsh. USD. 150,000)
Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
MORTGAGE
Filed Document No. 143636
Date of Registration 24-05-12 12:23 m
To BANK M (TANZANIA)
LTD, P.O. BOX 96, D'SALAAM
(To secure Tsh. 300,000,000 (Three Hundred Million Shillings))
Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
 MORTGAGE
 MORTGAGE

File No: 150000

Date of: 14-11-2021 11:30 AM

BANK M (ANZANIA)
 LIMITED (to secure
 UNSPECIFIED Amount)

Asst. Registrar

Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
 CHANGE OF NAME

File No: 215175

Date of: 04-11-2021 01:00 P

ANANIA BANK LIMITED
 BOX 32029, D'SALAAAM.

Asst. Registrar

Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
 TRANSFER UP SALE

File No: 215176

Date of: 04-11-2021 01:00 P

M/S MAX STEEL LIMITED
 BOX 2940, D'SALAAAM.
 (Value: USD 200,000.00)

Asst. Registrar

Senior Asst. Registrar of Titles