

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 33551

Land Office Number: 106946

Land: PLOT. NO. 143 WINDMILL INDUSTRIAL AREA, 2/3 MI. CALANGI CITY

Term: NINETY NINE YEARS



ISSUED AS A TRUE COPY OF THE ORIGINAL DOCUMENT

[Handwritten Signature]

UNM.QUIT/CHI/TCNT/ATT

TITLE NO. 33551
 26-1-88
 12.00 NOON
 Land Form 323
Wana

100/= 4/441734
 4-11-86
Wana
 L.O.NO. 106945
 BSW/LW/NO. 31232

THE UNITED REPUBLIC OF TANZANIA
 CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 16th day of December One thousand
 nine hundred and eighty seven
 TITLE NO. 33551

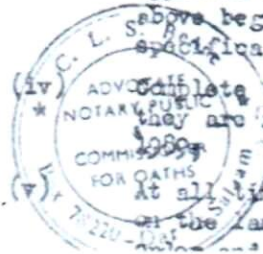
490/= 4/441734
 4-11-86
Wana

THIS IS TO CERTIFY that SURINDER SINGH trading under the name and style of SURINDER SINGH S/O BHAJI SINGH OF P.O.BOX. 2531 WARISS 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 October One thousand nine hundred and eighty six 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, 1987 shall thereafter pay rent of shillings ten thousand (shs 10,000/=) 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 1996, 2006, 2016, 2026, 2036, 2046, 2056, 2066, 2076 or within three years thereafter in each case. *TMM/L*

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 Waris Salam City Council (hereinafter called "the Authority");
- (ii) By the thirty first day of March 1987, 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 specification 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 by the thirtieth day of September 1989;
- (v) At all times during the term after the thirtieth day of September 1989; have on the land buildings as approved by the Authority and maintain them in good



ORIGINAL DOCUMENT

- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specification 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.

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 Director;

(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 his employees agents contractors or members of the household 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 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:-

- (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 Office of Health;
- (iv) Fence the land with 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.

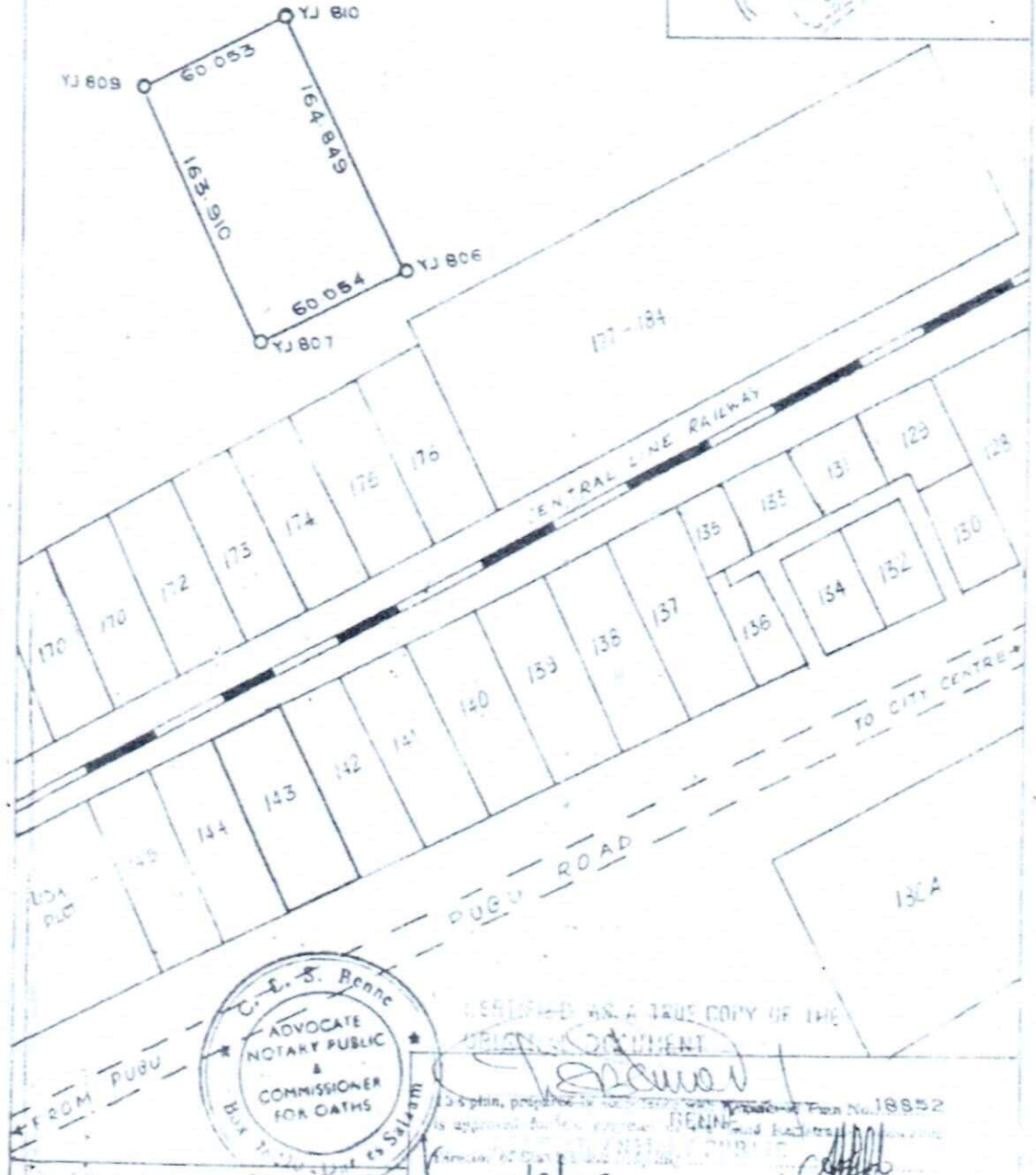
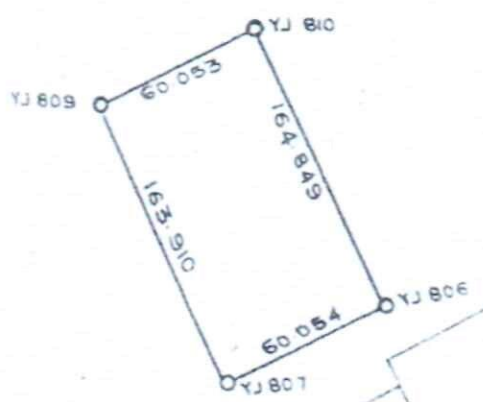
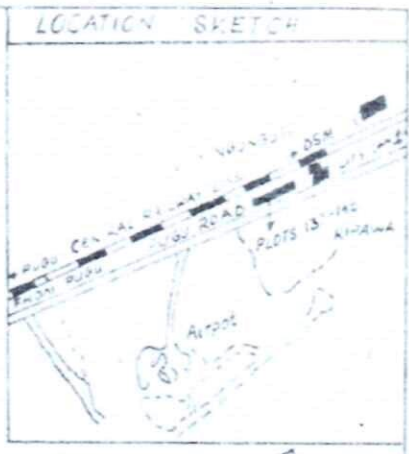
6. The Occupier shall be pay to the Minister on demand made by the Director on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier 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.

DAR ES SALAAM CITY



LOCATION: VINGUNGUTI INDUSTRIAL AREA
 DISTRICT: -
 PLOT NO: 143
 AREA: 106946
 A.Z. NO: 9895



C. E. S. Benn
 ADVOCATE
 NOTARY PUBLIC
 &
 COMMISSIONER
 FOR OATHS
 Dar es Salaam

REGISTERED AS A TRUE COPY OF THE
 ORIGINAL DOCUMENT

This plan, prepared in accordance with the provisions of the Land Ordinance No. 18852
 is approved for registration by the Registrar of Lands, Dar es Salaam.
 Date: 3/9/87

(iii) such sums 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.

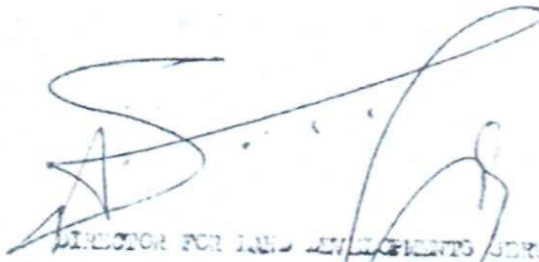
7. The land and the buildings to be erected thereon shall be used for Industrial purposes. Use Group "O" use class (a) as defined in the Town and Country Planning (use classes) Regulations, 1960.

8. The President may revoke the right for good cause and in Public Interest.

SCHEDULE

All that land known as Plot. No. 143 Vinganguti Industrial Area Dar es Salaam City containing nine thousand eight hundred ninety five (9895) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18352 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.



DIRECTOR FOR LAND MANAGEMENT SERVICES

I, the within named SURINDER SINGH hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy;

