


TITLE No. ~~1250~~
 Land Form 32
 REGISTERED ON
 26.10.90
 at 8.00 a.m.
 Mwalileus
 Assy. Registrar of Titles



L.O.NO.121371

AR/4566

THE UNITED REPUBLIC OF TANZANIA
 (Section 9 of the Land Ordinance)

The ^{5th} day of October One thousand
 nine hundred and Ninety

TITLE NO. 7258

THIS IS TO CERTIFY that REMTULLA PIRBHAI LIMITED OF P.O. BOX 18 ARUSHA (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 January One thousand nine hundred and ninety 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, 1990 shall thereafter pay rent of shillings Twenty Six thousand six hundred and sixty five (Shs.26,665/=) 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 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070 and 2080 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 Arusha Municipal Council (hereinafter called "the Authority");
- (ii) By the thirtieth day of June 1990 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;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December, 1992;

This condition does not oblige the Government to make or improve roads.

6. 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;
- (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.


7. Only one main building together with the usual and necessary out buildings shall be built on the land and the same shall be used for Industrial Purposes. Use Group I use class (a) and 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. 1 Themi Industrial Area Arusha Municipality containing Nine ^{thousand} ~~thousand~~ Six Hundred and Ninety Five (9695) square metres shown for identification only edged on the plan numbered 18875 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.


COMMISSIONER
LAND DEVELOPMENT SERVICES
COMMISSIONER FOR LANDS.

TITLE No. 1355

REGISTERED 23.7.85

Land Form 32

at 8.00 a. m.

M. M. M. M.
Asst. Registrar of Titles



Stamp Duty and Revenue Receipt No. 252816

of 5-1-85

L.O No. 86741
M. M. M. M.
Asst. Registrar of Titles
AR/1987
L.O. No.

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 15th day of June One thousand nine hundred and Eighty Five

TITLE No. 1355 LAND REGISTRY - MOSHI

THIS IS TO CERTIFY that ESKA CHEMICALS LIMITED, a limited liability Company incorporated in Tanzania and having its registered Office at Arusha of P.O.Box 972, ARUSHA.

(hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the Land described in the Schedule hereto (hereinafter called "the Land") as joint tenants/as tenants in common in equal shares for a term of Ninety Nine years from the First day of

January, One thousand nine hundred and eighty five 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's having paid rent up to the thirtieth day of June, 19 85, shall thereafter pay rent of Shillings Nine thousand five hundred eighty three and Seventy five cents (Shs. 9,583/75) 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 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065 and 2075 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 Arusha Municipal Council (hereinafter called "the Authority");
 - (ii) By the Thirtieth day of June, 1985, 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;
 - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the Thirty first day of December, 19 87;
 - (v) At all times during the term after the Thirty first day of December, 1987 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");

SCHEDULE

ALL that land known as Plot No. 2 Themu Industrial Area Arusha Municipality containing one decimal point double five ^{four} (1.554) hectares ~~square feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18875 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.

[Handwritten signature]
DIRECTOR OF LAND DEVELOPMENT SERVICES.
"Director of Land Development Services"
~~COMMISSIONER FOR LANDS~~

WE the within-named ESKA CHEMICALS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said ESKA CHEMICALS LIMITED and delivered in the presence of us this day of 20th May 1985.

Signature: ... *MSBhanwa*

Postal Address: .. *P.O. Box 972*

..... *ARUSHA*

Qualification: *DIRECTOR / CHAIRMAN*

Signature: .. *G. Mad*

Postal Address: .. *P.O. Box 972*

..... *ARUSHA*

Qualification: .. *DIRECTOR / SECRETARY*



In this document every reference to Commissioner for Lands and "Commissioner for Survey and Mapping" should be read and constructed as a reference to the "Director of Land Development Services" and "Director of Survey and Mapping" respectively.