

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 39702

Land Office Number: 141003

Land:

PLOT NO. 37 INDUSTRIAL AREA KURASINI DAR ES SALAAM CITY

Term: NINETY NINE YEARS

TITLE No. **39702**
 REGISTERED **27th 4-92**
 Land Form **32B** **12:30 PM**
[Signature]
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty *hs. **100/- + 50/-** Penalty Paid
 and Revenue Receipt No. **6/243636**
 of **4-12-87** Issued **6/995751**
30-4-92 L.O. NO. **141003**
[Signature]
 DCC/LR, ND, 30/92

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The *Twentyfourth* day of *April* hundred and ninety two.

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. **1990/- + 50/-** Penalty Paid
 on original Receipt No. **6/243636**
 of **4-12-87** Issued **6/995751**
30-4-92 *[Signature]*
 One thousand nine
 Stamp Duty Officer

TITLE NO. **39702**

THIS IS TO CERTIFY that INTERFREIGHT INVESTMENTS LIMITED a limited liability Company Registered under Cap. 212 of the Companies Ordinance which is incorporated in Uganda having its registered office in Dar es Salaam of P.O. BOX 1411 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 October One thousand nine hundred and eighty seven 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:-

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1. The Occupier having paid rent to the thirtieth day of June, 1988 shall thereafter pay rent of shillings *Eight million four hundred seventeen thousand four hundred fifty* (Shs. 39,000/-) 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 1997, 2007, 2017, 2027, 2037, 2047, 2057, 2067, 2077 and 2087 or within five years thereafter in each case. *Sh. 84174.50/-*

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 Council (hereinafter called "the Authority");
- (ii) By the thirty first day of March 1988, 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 conditions 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 building to the plans and specifications so that they are read for use and occupation by the thirtieth day of September 1990;

- (v) At all times during the term after the thirtieth day of September 1990; have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands Development Services (hereinafter called "the Director");
- (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 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 conditions 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 building 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. 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 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 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;
- (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. USER: The land and the buildings to be erected thereon shall be used for Warehouse purposes as defined in use Group 'L' use classes (a) and (b) of the Town and Country Planning (use classes) Regulations, 1960. *and Filling Station use group F use class (b) as defined in the Urban Planning Act, No. 8, 2002 (use group and use classes) Regulation, 2018*

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8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

ALL that land known as Plot No.37 Industrial Area Kurasini Dar es Salaam City containing two decimal point one three one (2.131) Hectares shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 25310 deposited at the Office of the Director 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.

Cell

The within-named INTERFREIGHT INVESTMENTS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
INTERFREIGHT INVESTMENTS LIMITED)
and delivered in the presence of us)

this 15th day of April 1992)

(Witness's)
Signatures:.....)

Postal Address:.....)

DAR ES SALAAM)

Qualification:.....)

Signatures:.....)

Postal Address:.....)

DAR ES SALAAM)

Qualification:.....)



LAND REGISTRY DAR-ES-SALAAM
TRANSIFER

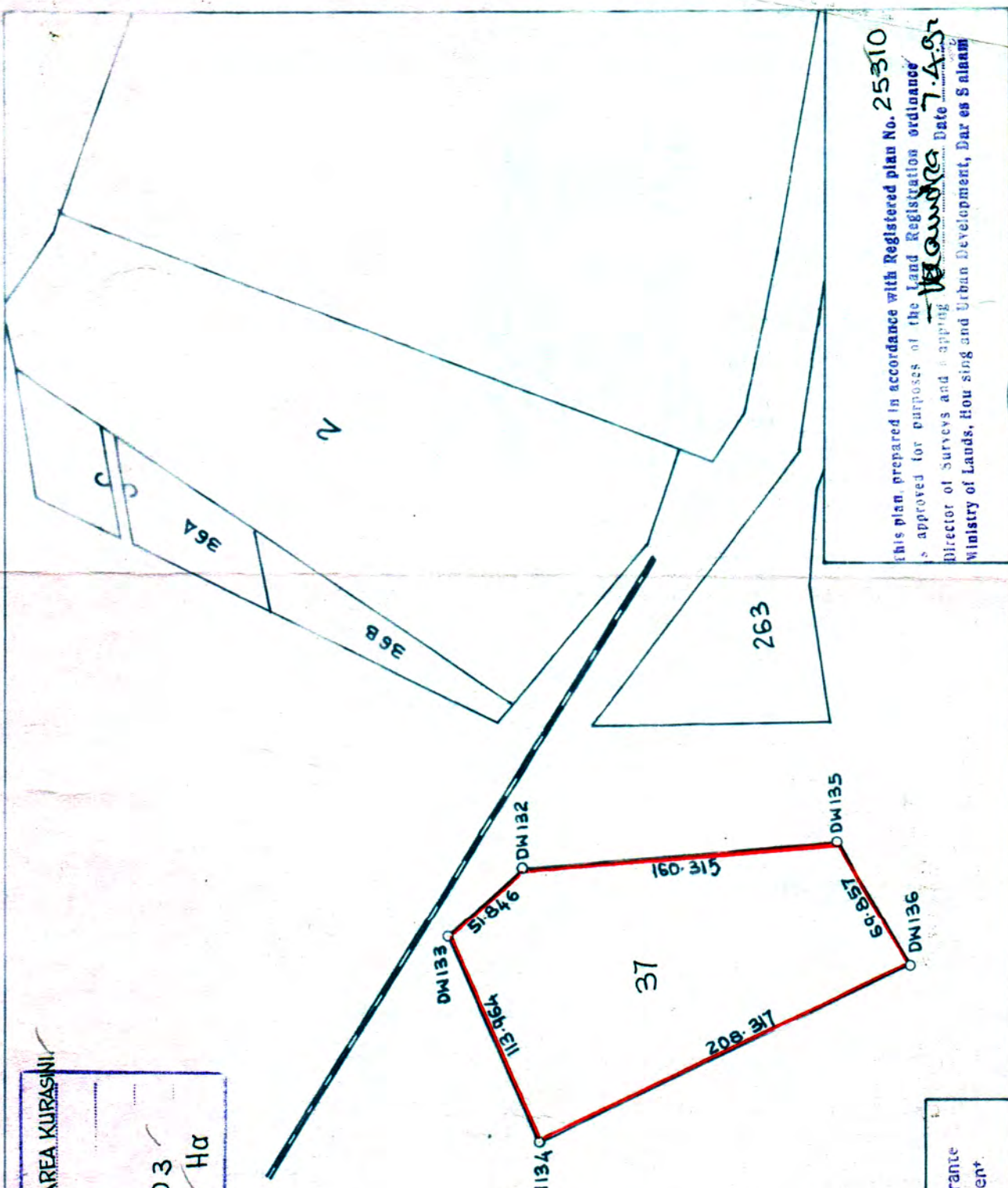
Filed Document no 108788
Date of registration 12.5.2004 time 10.40 a.m

to TANZANIA ROAD HAULAGE
(1980) LIMITED of P.O. Box 21493
Dar es Salaam (Cons. shs. 100,000,000/-)

[Signature]
Senior Asst Registrar of Titles

DAR ES SALAAM CITY

LOCATION INDUSTRIAL AREA KURASINI
 BLOCK 37
 PLOT No. 141003
 AREA 2.131 H α



This plan, prepared in accordance with Registered plan No. 25310
 is approved for purposes of the Land Registration ordinance
 Director of Surveys and Mapping **Blowers** Date **7.4.57**
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

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

**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
APPROVAL OF CHANGE/VARIATION OF CONDITION OF A RIGHT OF OCCUPANCY
[Under Section 35(4)]**

**CT NO: 39702
PLOT No. 37 INDUSTRIAL AREA KURASINI
TEMEKE MUNICIPALITY**

I, IDRISA JUMA KAYERA Assistant Commissioner for Lands of P.O Box 9230, Dar es Salaam **HEREBY APPROVE** to the following **Change/Variation** of the conditions of the right of occupancy registered under the above Title number.

1. That, the words and figures "shillings **thirty nine thousand (Tshs.39, 000)**" appearing on condition one (1) of the Certificate of Occupancy be deleted and replaced thereon by the words and figures **eight million four hundred seventeen thousand four hundred fifty (8, 417,450/=)**
2. That, words, "**shall be used for Warehouse purpose only. Use group "L" use class (a) as defined in the Town and country Planning (use classes) Regulations, 1960 as amended 1993** appearing in condition six (6) of said Certificate of Occupancy be deleted and replaced by the following words, "**shall be used for Ware House and Filling Station purpose only. Use group "L" use class (a) and Use group "F" use class (a) as defined in the Urban Planning Act No. 8, 2007 (Use group and Use Classes) Regulations, 2018**".

Dated at Dar es Salaam this 15th Day of May 2021


Assistant Commissioner for Lands

Served Upon me/us:

And Zayami
Occupier
Date: 10/5/2021

*Z.A. Othman
Occupier
Date: 10/5/2021


Copy: The Registrar

The following payments have been paid:

Surrender fee Tshs 80,000/= ERV NO.....dated.....
Stamp duty fee Tshs 1,000/= ERV NO.....dated.....
Registration fee Tshs 50,000/= ERV NO.....dated.....

921007026962166
17/7/2021

FILED DOCUMENT No. 212137
REGISTERED ON 20.5.2021
AT 13.17 PM



[Signature]
Senior Asst Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
Receipt No: 921007026962166
of: 01.07.2021

[Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
On Original Receipt Shs: 921007026962166
of: 01.07.2021

[Signature]
Stamp Duty Officer

LAND REGISTRY DAR - ES - SALAAM
VARIATION

Filed Document No. 212137

Date of Registration 20.5.2021 time 13.17 P.

TO TERM AND CONDITION OF RIGHT
OF OCCUPANCY VARIED


Senior Asst. Registrar of Titles