

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 34739

Land Office Number: 112893

Land: PLOT. NO. 30 VINGUNGUTI INDUSTRIAL AREA DAR ES SALAAM CITY

Term: NINETY NINE YEARS

TITLE No. 34739
 REGISTERED 2-1-88
 At 9.00 AM
 M. Murray
 Senior Asst. Registrar of Titles



Stamp Duty Shs. 20/= Paid
 and Revenue Receipt No. H. 338014
 of 5-1-76 Issued.
 Asst. M. Murray
 Registrar of Titles

Land Form 32B

L.O.No. 112893

THE UNITED REPUBLIC OF TANZANIA

USH/LD/No. 33413

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 13th
 nine hundred and eighty eight

day of July One thousand

TITLE NO. 34739

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 120/= Paid
 on original Receipt No. H. 338014
 of 5-1-76
 M. Murray
 Stamp Duty Officer

THIS IS TO CERTIFY that TANZANIA AUTOPARTS LIMITED a limited liability Company incorporated in Tanzania and having its registered Office in Dar es Salaam of P.O.Box. 21011, 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 seventy 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 having paid rent up to the thirtieth day of June 1976, shall thereafter pay rent of shillings four thousand three hundred and forty (shs.4,340/=) 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 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055, and 2065 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 Council (hereinafter called "the Authority")
 - (ii) By the thirty first day of December 1975, 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 specification 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 thirtieth day of June 1978;
 - (v) At all times during the term after the thirtieth day of June 1978, 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 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 through 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 Survey 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 obligations under the conditions of the Right and shall not imply waiver of 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 or 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:-

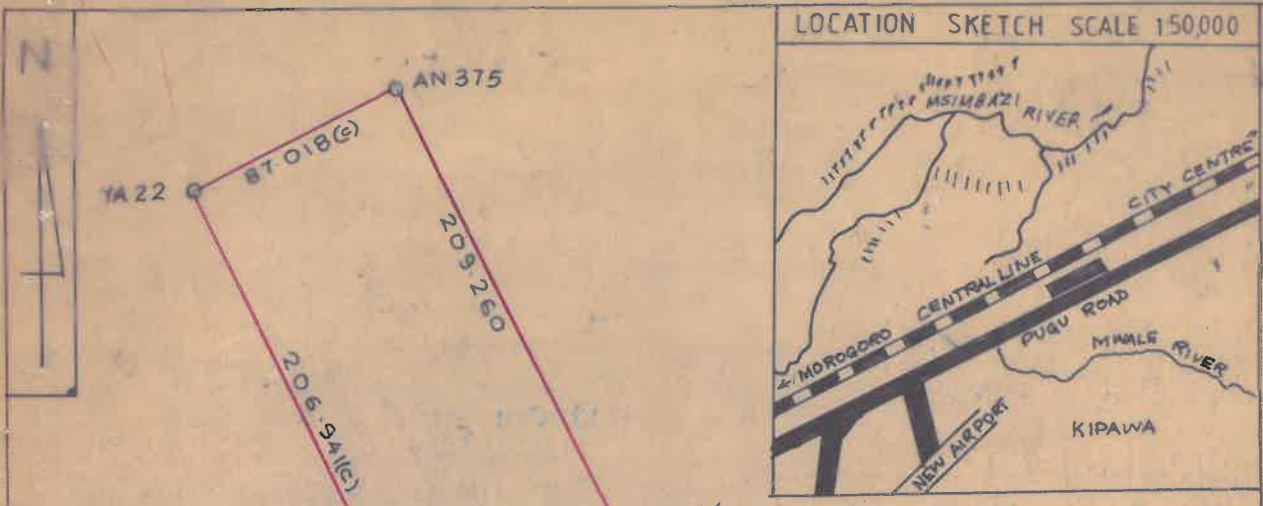
(i) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluents to the satisfaction of the Authority;

(ii) Make and keep 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;

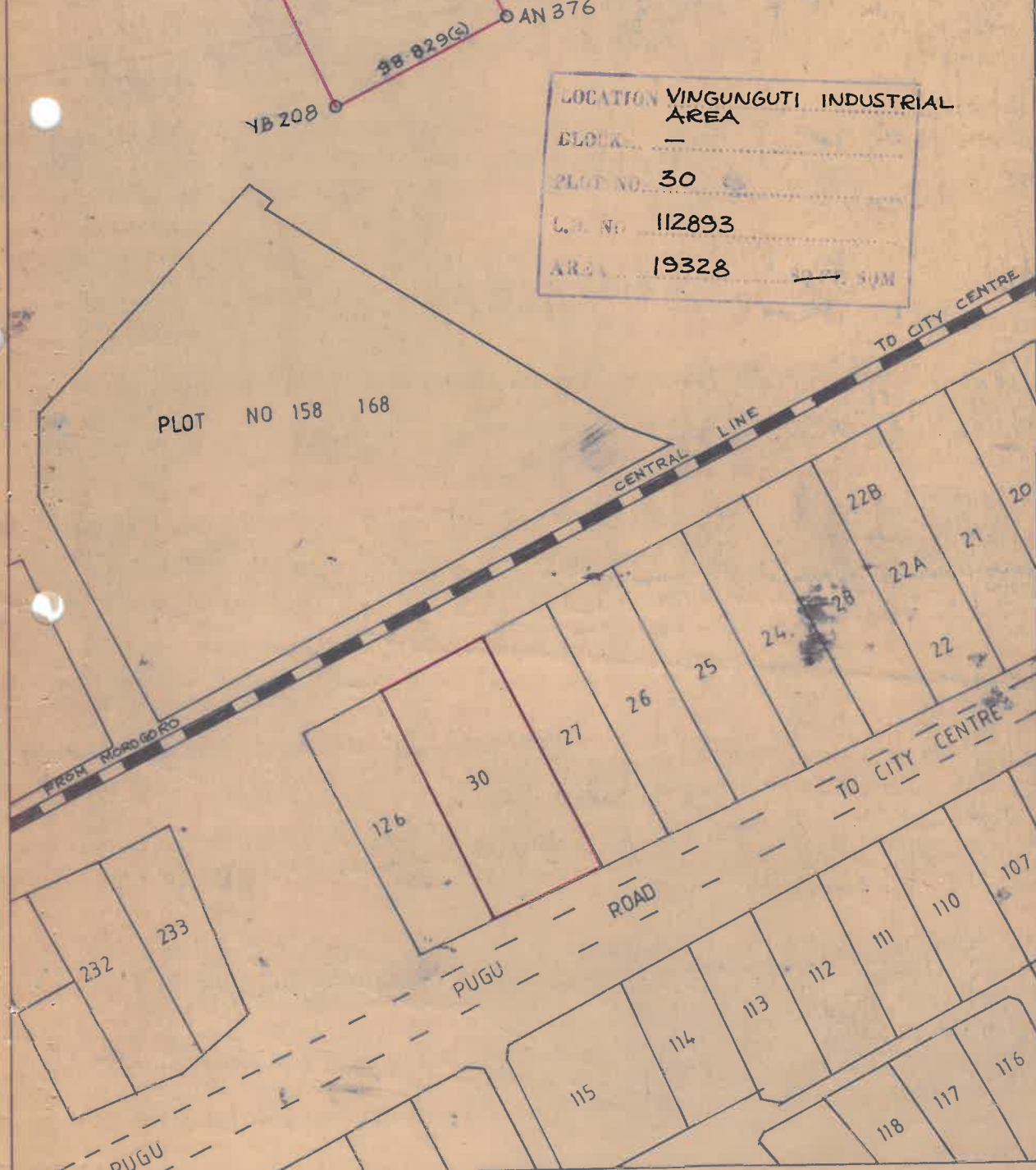
(iii) Provide and maintain on the land such ablution facilities and and maintain such hygienic measures as may be required by the Medical Officer of Health;

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

DAR-ES-SALAAM CITY



LOCATION VINGUNGUTI INDUSTRIAL AREA
 BLOCK —
 PLOT NO. 30
 C.A. NO. 112893
 AREA 19328 SQM



This plan, prepared in accordance with Registered Plan No. 17552, is approved for the purposes of the Land Registration Ordinance of the Government of Tanganyika.
 Director of Surveys and Mapping
R. J. J. J.

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 the 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.

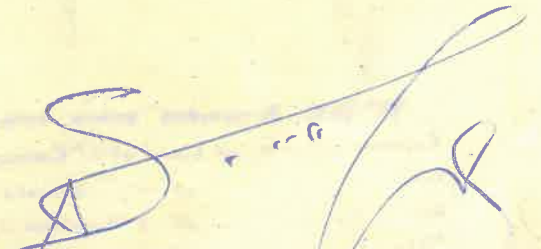
7. The land and the buildings to be erected thereon shall be used for Industrial purposes only. Use Group "O" Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

SCHEDULE

ALL that land known as Plot No.30 Vingunguti Industrial Area Dar es Salaam City containing Nineteen thousand three hundred and twenty eight (19,328) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 17552 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.


"Director of Land Development Services"

DIRECTOR OF LAND DEVELOPMENT SERVICES.

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

SEALED with the COMMON SEAL of the said TANZANIA AUTOPARTS LIMITED and delivered in the presence of us this 4th day of July, 1938.

Signature: *[Signature]*

Postal Address: P.O. Box 21011 DSM.

Qualification: Director

Signature: *[Signature]*

Postal Address: P.O. Box 40020 Dar es Salaam

Qualification: Director

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

LAND REGISTRY DAR-ES-SALAAM
TRANSFER
Filed Document No. 106,968
Date of Registration: 30-5-2002 time 12-30 P.M.
MURZAH OIL MILLS LIMITED
of P.O. Box 2339, Dar-es-Salaam.
(Cons. US \$100,000)
[Signature]
Senior Asst Registrar of Titles

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

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- (ii) an amount equal to any contribution in lieu of rates which may be payable by the Government for the land during the term of the Right;
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GIVEN under my hand and seal and by Order of the Minister the day and year first above written.


"Director of Land Development Services"

DIRECTOR OF LAND DEVELOPMENT SERVICES.

CT 34739

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document no 107714
Date of Registration 14.3.2003 time 12:50 p.m.
to STANDARD CHARTERED BANK
TANZANIA LIMITED.
(To secure Tshs. 1,250,000,000/=)
FD. 122011 ~~ASS. REGISTRAR~~
of 19:402.09 ~~Se SARI Registrar of Titles~~

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Discharged on 17/2/2008

Filed Document No 125930
Date of Registration 08.06.16 11:30
1.12.2010 time 10:19 m
To EXIM BANK (TANZANIA)
LIMITED OF P.O. BOX 1431 Dsm.
To Secure Unspecified amount
~~ASS. REGISTRAR~~
Se Ass. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

2nd Discharged on 17/9/2008

Filed Document No 134529
Date of Registration 08.06.16 11:30
06.06.2011 time 12:15A m
To EXIM BANK (T) LIMITED
OF P.O. BOX 1431 DAR-ES-SALAAM
(To Secure Tshs 3,750,000,000/=)
~~ASS. REGISTRAR~~
Se Ass. Registrar of Titles

Aga Ref

LAND REGISTRY DAE - EE - SALAAM

TRANSFER

208526

Filed Document No.

Date of Registration

12-7-2019 11:54 A.

MURZAH WILMAR EAST AFRICA

LIMITED OF P.O. BOX 5804, DAR ES SALAAM.

(TO SECURE 4,205,883,000)

~~Handwritten signature~~
Land Registrar of Tazara

TRANSFER

208526

Filed Document No

Date of Registration

12-7-2019 11:54 A.

MURZAH WILMAR EAST AFRICA

LIMITED OF P.O. BOX 5804, DAE ES SALAAM.

(TO SECURE 4,205,883,000)

~~Handwritten signature~~

Land Reg. Office