

KEY:

1. Office and Godown building
2. Office Building
3. Gate House
4. Ablution Block
5. Generator and store building
6. Engineering Shed
7. Motor Vehicle workshop

<p>DRAWN BY: TRACE ASSOCIATES LTD P.O. BOX 21752 DAR ES SALAAM</p>	<p>DRAWING TITLE: SKETCH PLAN OF PROPERTY ON PLOT NO. 77 KIPAWA/KIWALANI INDUSTRIAL AREA, DAR ES SALAAM CITY</p>	<p>SCALE: N/A</p>
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TITLE No. 24246
 REGISTERED
 18th June, 1980
 At 11:00 A.M.

LAND REGISTRY
 TANZANIA

Senior Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 20/= Paid
 and Revenue Receipt No. 327739
 of 7-3-79 L.O. NO. 53774
 Issued. L.O. NO. 90113

CERTIFICATE OF OCCUPANCY

The Eighteenth day of June,
 One thousand nine hundred and Eighty

TITLE NO. 24246



THIS IS TO CERTIFY THAT BABU LAXMAN OF POST OFFICE BOX 21453, DAR ES SALAAM and SURYAKANJE DAMJI SHAH OF P.O. BOX 1055, DAR-ES SALAAM (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 tenants in common in equal shares for a term of Ninety-nine years from the First day of January One thousand nine hundred and Seventy-nine 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 or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 1979; shall thereafter pay rent of Four thousand one hundred and sixty shillings (Shs.4,160/=) 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 1989; 1999; 2009; 2019; 2029; 2039; 2049; 2059 and 2069 or within three years thereafter in each case.

2. The Occupiers 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 Dar es Salaam City Council (hereinafter called "the Authority");
- (ii) By the thirtieth day of June, 1979 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 submitted in triplicate;
- (iii) Within three 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;

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 20/= Paid

- (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, 1981;
- (v) At all times during the term after the thirty-first day of December, 1981 have on the land existing buildings 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 any building except in accordance with building plans specifications which shall have been first approved by there 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 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. (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) 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 be the sole judge.

4. Occupation or use of the whole whole or any part of the land or buildings on it by any person other than or the Occupier's their employees agents or contractors shall be deemed a dealing with the land or buildings.

5. The Occupier's shall further:-

- (i) made 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;


- (i) 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 purposes;
- (ii) provide and maintain on the land such ablution facilities and 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 occupiers 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 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 building to be erected thereon shall be used for Industrial purposes only., as defined in (Use Classes) Regulations, 1960.
8. The President may revoke the Right for good cause and in public interest.

S C H E D U L E

ALL that land known as Plot No.77 Kipawa/Kivalani Industrial Area Dar es Salaam City Containing Eight thousand eight hundred and sixteen (8816) square metres shown for identification only edged on white on the plans attached to this Certificate and defined on registered survey plan numbered 18040 deposited at the Officer of the Director of Surveys at Dar es Salaam.

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



 ^{Ag.} ~~for~~ DIRECTOR OF LAND DEVELOPMENT SERVICES.

We, the within-named **RABU LAXMAN** and **SURYAKANT DAMJI SHAH** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said **RABU LAXMAN** who is known to me personally/identified to me by

S. D. Shah

the latter being known to me personally in my presence this

14th day of *June* 1980.

Signature:

Postal Address:

Dar es Salaam

Qualification:

GUU 12 223

SIGNED and DELIVERED by the said **SURYAKANT DAMJI SHAH** who is known to me personally/identified to me by

the latter being known to me personally in my presence this

14th day of *June* 1980.

Signature:

Postal Address:

Dar es Salaam

Qualification:

S. Shah

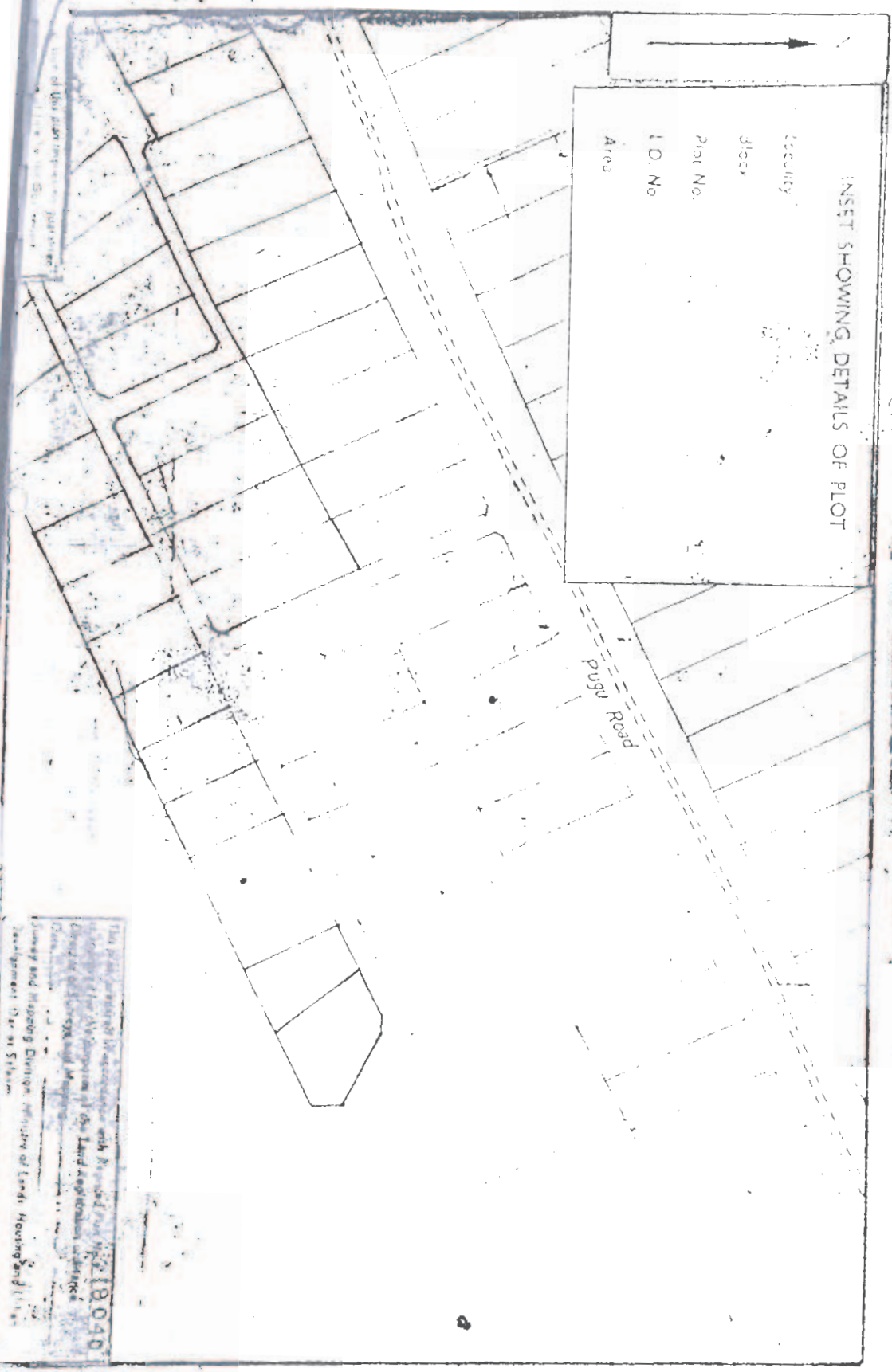
NOTE

In this document every reference to "Commissioner for Lands" and "Commissioner for Surveys and Mapping" should be read and construed in reference to the "Director of Land Development Services" and "Director of Surveys and Mapping" respectively.

DIVISION OF LAND MANAGEMENT

INSET SHOWING DETAILS OF PLOT

Security	
Plot No.	
LD No.	
Area	



This plan is subject to the conditions of the Land Acquisition Act, 1962 (80/40) and the provisions of the Land Acquisition Act, 1962. It is subject to the approval of the Government of Karnataka. The Government of Karnataka, Department of Land Management, Bangalore.

TANZANIA
LAND REGISTRY
APPLICATION FOR OFFICIAL SEARCH

To: The Registrar of Titles
WE, TRACE ASSOCIATES LTD

Title no: 24246

Hereby request to you to search the register in respect of the above and to advise us of the subsisting entries.

Shs.2,000/= Search fee is enclosed

From: TRACE ASSOCIATES LTD
P. O. BOX 21752
DAR ES SALAAM.

Date: 24.09.2009

Signature:

For Official use

E.R.V. NO.37862709 of 24.09.2009.

Issued Shs.2, 000/=

Search No:

Title no: 24246

OFFICIAL SEARCH

The following is a summary of the subsisting entries on property:-

District: ILALA MUNICIPALITY

Locality: KIPAWA/KIWALANI INDUSTRIAL AREA.

Description: L.O NO 53774, PLOT NO. 77

Tenure: RIGHT OF OCCUPANCY

Term: 99 YEARS FROM 1ST JANUARY 1979

Area: 8816 SQM

Rent: TSHS 4,160 /= PER ANNUM (SUBJECT TO REVISION)

Reservation: CONDITIONS AS CONTAINED IN THE CERTIFICATE OF OCCUPANCY

Owner: MARIAM AZIZ CHAKAAR OF P.O. BOX 72772 DAR ES SALAAM

Encumbrance; MORTGAGE TO STANDARD CHARTERED BANK TANZANIA LIMITED
TO SECURE TSH 1,500,000,000/= UNDER FD NO 107713, DATED 14.03.2003

Date:  SEPT, 2009.

 REGISTRAR OF TITLES
