

## CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:


Title Number: 41329

Land Office Number: 142265.

Land: PLOT NO. 16/1 WINGUNGUTI INDUSTRIAL AREA D'SALAAM CITY.

Term: NINETY NINE YEARS.

TITLE No. **41329**  
 REGISTERED **24-2-93**  
 At **12:30 P.M.**  
*Woluh*  
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Sh. **100/=** Paid  
 and Revenue Receipt No. **A1/471878**  
 of **22-9-92** Issued L.O. NO. **142265.**  
*Woluh* L.D. NO. **64677.**  
 Stamp Duty Officer

**CERTIFICATE OF OCCUPANCY**

The **23rd** day of **Feb**  
 One thousand nine hundred and ninety three.  
 TITLE NO. **41329**

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Sh. **2610/=** Paid  
 and Revenue Receipt No. **A1/471878**  
 of **22-9-92**  
*Woluh*  
 Stamp Duty Officer

THIS IS TO CERTIFY that BOBY SOAP FACTORY (T) 1975 LIMITED a limited liability company registered under companies ordinance Cap. 212 of P.O. BOX 1912, 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") for a term of ninety nine years from the first day of July One thousand nine hundred and ninety two 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, 1993, shall thereafter pay rent of fifty two thousand and two hundred shillings (TShs:52,200/=) 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 2002, 2012, 2032, 2052, 2052, 2062, 2072 and 2082 or within three years thereafter in each case.

2. The Occupier shall:-

- i) Maintain 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-Salaam City Council (hereinafter called "the Authority");
- ii) At all times during the term of the Right 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");
- iii) Not rerect 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;
- iv) 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 expenses as assessed by the Commissioner 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 obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. 1) 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 Commissioner PROVIDED that the consent of the Commissioner shall not be necessary;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

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 employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3.

5. The Occupier shall further:-

- i) make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to 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 Commissioner 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 Commissioner 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.



**LAND REGISTRY DAR-ES-SALAAM MORTGAGE**

Document no 101,191

Registration 17-3-96 time 12:46 P.m.

**THE NATIONAL BANK OF COMMERCE**

12:00 pm

*Registrar of Titles*

**LAND REGISTRY DAR - ES - SALAAM TRANSFER**

Filed Document No. 130416

Date of Registration 17.08.10 time 09:20 A.m

To MURZAH OIL MILLS LIMITED

of P.O. BOX 2339 DAR-ES-SALAAM.

(cons Usd. 1,100,000/-)

*Senior Asst. Registrar of Titles*

**LAND REGISTRY DAR-ES-SALAAM MORTGAGE**

Document no 105234

Registration 18-10-2003 time 1:30 P.m.

**KIM BANK (T) LIMITED**

Secure 562,500,000/-

20-6-2003 AT 11:00 AM

*Asst. Registrar of Titles*

**LAND REGISTRY DAR-ES-SALAAM MORTGAGE**

Filed Document No. 131217

Date of Registration 26-10-2010 time 11:32 A.m

To **EXIM BANK (T) LIMITED OF P.O BOX 1431 DAR-ES-SALAAM**

(TO SECURE 5,000,000/-)

*Senior Asst. Registrar of Titles*

**LAND REGISTRY DAR-ES-SALAAM TRANSFER**

Document no 108043

Registration 9-7-03 time 11:00 A.m

**MUKWANO INDUSTRIES (ZAMBIA) LIMITED OF P.O. 39862 DAR-ES-SALAAM.**

850,000

*Senior Asst Registrar of Titles*

**LAND REGISTRY DAR-ES-SALAAM 2nd MORTGAGE**

Filed Document No. 134527

Date of Registration 08-06-2011 time 12:12 P.m

To **EXIM BANK (T) LIMITED OF BOX 1431 DAR-ES-SALAAM.**

(TO SECURE US\$=3,750,000,000/-)

*Registrar of Titles*

**LAND REGISTRY DAR-ES-SALAAM TRANSFER**

Document no \_\_\_\_\_

Registration \_\_\_\_\_ time \_\_\_\_\_

**ENDORSEMENT CANCELLED**

*Senior Asst Registrar of Titles*

**LAND REGISTRY DAR-ES-SALAAM TRANSFER**

Filed Document No. 208523

Date of Registration 12-07-2019 time 11:59 A.m

To **MURZAH WILMAR EAST AFRICA LIMITED OF P.O. BOX 2339, DAR-ES-SALAAM. (IN CONSIDERATION OF TSH. 730,438,000/-)**

*Registrar of Titles*

TRANSPORT

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

8. The President may revoke the Right for good cause or Public interest.

SCHEDULE

ALL that land known as Plot No. 16/1 Vingumati Industrial Salaam City containing Five thousand nine hundred and ninety (5,991) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 26047 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 of Lands on this day and year first above written.

*[Signature]*  
COMMISSIONER FOR LANDS

The within-named BOBBY SOAP FACTORY(T) 1975 LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said BOBBY SOAP FACTORY(T) 1975 LIMITED and DELIVERED in the presence this 16<sup>TH</sup> day of FEB 1993.

Signature:.....*[Signature]*.....

Postal Address:.....*[Address]*.....

Qualification:.....*[Qualification]*.....

Signature:.....*[Signature]*.....

Postal Address:.....*[Address]*.....

Qualification:.....*[Qualification]*.....

# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:

Title Number: 41327

Land Office Number: 142266.

INDUSTRIAL AREA

Land: PLOT NO. 16/2 VINGUNGUTI/DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

TITLE No. 41327

REGISTERED 24-2-93

At 12:30 P.M.  
*Wohu*  
Senior Asst. Registrar of Titles



L.O. NO. 142266,

L.D. NO. 162652.

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Sh. 100/-  
and Revenue Receipt No. AI/471877  
of 22-9-92  
*Wohu*  
Stamp Duty Officer

**CERTIFICATE OF OCCUPANCY**

The 23<sup>rd</sup> day of February  
One thousand nine hundred and ninety three.

TITLE NO. 41327

THIS IS TO CERTIFY that ZAHRA BOTTEERS LIMITED a limited liability Company registered under companies ordinance Cap. 212 of P.O. BOX 1912 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") for a term of ninety nine years from the first day of July One thousand nine hundred and ninety two 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, 1993, shall thereafter pay rent of sixty eight thousand one hundred shillings (TShs:68,100/=) 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 2002, 2012, 2022, 2032, 2042, 2052, 2062, 2072 and 2082 or within three years thereafter in each case.

2. The Occupier shall:-

1) Maintain 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) At all times during the term of the Right 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");

iii) 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;

iv) 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 Commissioner 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 obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Sh. 3440/-  
as original Receipt No. AI/471877  
of 22-9-92  
*Wohu*  
Stamp Duty Officer

3. 1) 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 Commissioner PROVIDED that the consent of the Commissioner shall not be necessary:-

To a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

1i) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or its employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3.

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 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 Commissioner 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 Commissioner 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. 16/2 Vingunguti Dar es Salaam City containing seven thousand and forty two (7,042) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 26043 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.

*[Signature]*  
**COMMISSIONER FOR LANDS**

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

SEALED with the COMMON SEAL of the said ZAHRA BOTTLERS LIMITED and DELIVERED in the presence this 16th day of FEB. 1993.

Signature:.....  
*[Signature]*

Postal Address:.....  
*SECTION DOME CHAM*

Qualification:.....  
*MANAGING DIRECTOR*

Signature:.....  
*[Signature]*

Postal Address:.....  
*DOME CHAM*

Qualification:.....  
*DIRECTOR*

**BAND REGISTR7 DAR-ES-SALAAM  
MORTGAGE**

Filed Document no 101,577

Date of Registration 21-10-96 time 1:00 P.M.

To THE NATIONAL BANK OF COMMERCE.

ON 4-4-2000 AT 1:00 P.M.

(To secure an unspecified amount)

*Wano Wano*  
Asst Registrar of Titles

**LAND REGISTRY  
MORTGAGE**

Filed Document no 106,976

Date of Registration 7-6-2002 time 11:00

DISCHARGED - F.D. 107988  
to EAST AFRICAN DEVELOPMENT BANK of P.O. Box 7128, KAMPALA

(To secure T2 Shs. 800,000,000)

ON 20-6-2003 AT 11:00 AM

*Wano*  
SEN. ASST. REGISTRAR OF TITLES

**LAND REGISTRY, DAR-ES-SALAAM  
CHANGE OF NAME FD 101,577**

Filed Document No. 104523

DISCHARGED - F.D. 104704  
Date of Registration 28-1-2000 time 1:00 p.m.

To NBC (1997) LIMITED

ON 4-4-2000 AT 1:00 PM

*Wano Wano*  
Asst Registrar of Titles

**LAND REGISTRY  
TRANSFER**

Filed Document No. 108042

Date of Registration 9-7-03 time 11:00A.M.

To MUKWANO INDUSTRIES (TANZANIA) LIMITED of P.O. BOX 39862

DAR-ES-SALAAM

USD 770,000)

*PRH*  
Title

**LAND REGISTRY DAR-ES-SALAAM  
TRANSFER**

Filed Document no 104943

Date of Registration 28-6-2000 time 1:00 P.M.

To COASTAL OIL INDUSTRIES LIMITED of P.O. Box 1912 DSalaam

(D.V. Tshs. 639,000,000/=)

*Wachikwa*  
Senior Asst Registrar of Titles

**LAND REGISTRY DAR-ES-SALAAM  
TRANSFER**

Filed Document no 130407

Date of Registration 13-08-2010 time 9:37 a.m.

To MURZAH OIL MILLS LIMITED

of P.O. BOX 2339, DAR ES SALAAM.

(Cons USD. 900,000)

*Wachikwa*  
Senior Asst. Registrar of Titles

**LAND REGISTRY DAR-ES-SALAAM  
DISCHARGE**

Filed Document No. 104944

Date of Registration 28-6-2000 time 1:00 P.M.

DISCHARGED - F.D. 107988  
To EAST AFRICAN DEVELOPMENT BANK of P.O. BOX 7128, KAMPALA.

(To secure US \$ 411,285)

ON 20-6-2003 AT 11:00

*Wachikwa*  
SEN. ASST. REGISTRAR OF TITLES

**LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE**

Filed Document no 104944

Date of Registration 28-6-2000 time 1:00 P.M.

DISCHARGED - F.D. 107988  
To EAST AFRICAN DEVELOPMENT BANK of P.O. BOX 7128, KAMPALA.

(To secure US \$ 411,285)

ON 20-6-2003 AT 11:00

*Wachikwa*  
SEN. ASST. REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM  
**MORTGAGE**  
 19422  
 34537  
 Filed Document No. 1618/2016 12:14 P.M.  
 Date of Registration 06.06.2011 12:02 P.M.  
 To: EXIM BANK (T) LIMITED  
 OF P.O. BOX 1431 DAR-ES-SALAAM.  
 (To Secure Bids = 3,750,000,000/=)  
 Asst. Registrar of Titles

Alfa Per

LAND REGISTRY DAR-ES-SALAAM  
**TRANSFER**  
 Filed Document No. 215000  
 Date of Registration 28.9.2021 time 12:36 P.M.  
 To: FOURZAH WILMAR EAST AFRICA  
 LIMITED OF P.O. BOX 5804 DAR-ES-SALAAM  
 CORP. WH. 730438000/=  
 Asst. Registrar of Titles



# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

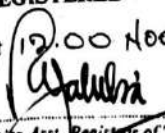
Date of Issue:


Title Number: ~~3391/2~~ 33262

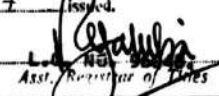
Land Office Number: 96048

Land: Plot ~~128~~ <sup>No. 932 Vingunguti</sup> Kipawa Industrial Area Dar es Salaam City.

Term: Ninety-Nine Years.

TITLE No. 33 262  
 REGISTERED 12-10-87  
 At 12.00 NOON  
  
 Senior Asst. Registrar of Titles



Stamp Duty Shs. 100 = +50/- Penalty  
 and Revenue Receipt No. 255195  
10-10-86 of 10-3-87 issued.  
  
 Asst. Registrar of Titles  
 L.O. NO. 122069

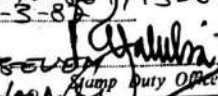
CERTIFICATE OF OCCUPANCY

The

30th day of JANUARY 1987

One thousand nine hundred and eighty-six SEVEN

TITLE NO. 33 262

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 290 = +50/- Penalty  
 on original Receipt No. 255195  
20-10-86 of 10-3-87  
  
 Stamp Duty Officer

THIS IS TO CERTIFY that **MKWANDA IDDI SAID, MOHAMED SIMBAQUKI, OMARI MTULA AND MARIAMU ABDALLA** Trading under the name and style of **Kipawa Workshop of P.O. BOX 40035, DAR ES SALAAM** (hereinafter called "the Occupiers") 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") 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 five thousand four hundred thirty five (Shs. 5,435/=) 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 and 2076 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 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 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 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 order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");

..//2..

- (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 Commissioner 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 wiver or modification of any condition in the Right.

3. (1) 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 Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary:-

To a sub-letting of the whole of the land or of the whole or any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(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 their employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). 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 Commissioner shall be the sole judge.

5. The Occupier shall further:-

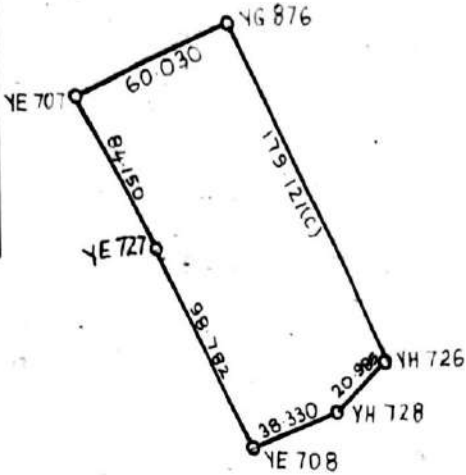
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health 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.

6.

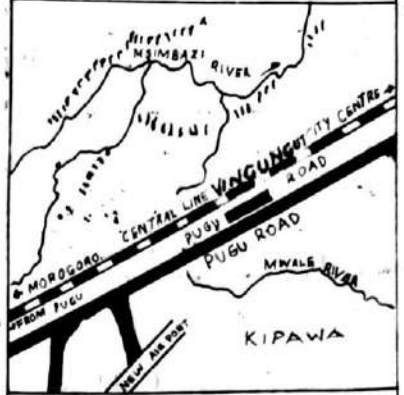
..3/..

# DAR-ES-SALAAM CITY

N



## LOCATION SKETCH



## LOCATION VINGUNGUTI INDUSTRIAL AREA

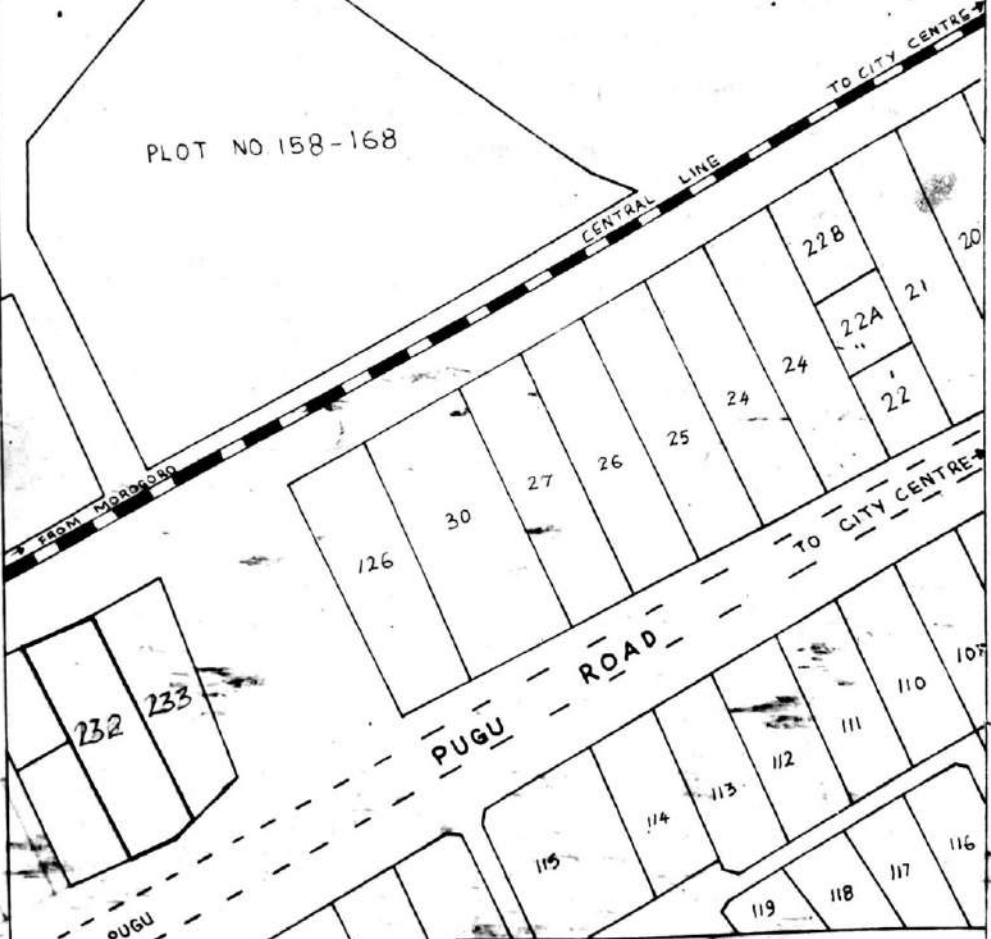
BLOCK .....

PLOT NO. 232 .....

L.O. NO. 96045 .....

AREA 1.07 ha .....

PLOT NO 158-168



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

This plan, prepared in accordance with Registered Plan No. 19330 is approved for the purposes of the Land Registration Act by the Director of Surveys and Mapping. *[Signature]*  
 Date: 4/4/87 Surveys and Mapping Division  
 Ministry of Lands, Natural Resources and Tourism, Dar es Salaam

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

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier (s) 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 Commissioner 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 General Industrial purposes; Use Group 'D' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1968.

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

SCHEDULE

ALL that land known as Plot NO. <sup>232 Vinaynquti</sup> ~~128~~ Kipawa Industrial Area Dar es Salaam City containing one decimal point Zero nine (1.09) hectares shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 19330 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam. hmm/10

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

  
DIRECTOR OF LAND DEVELOPMENT SERVICES

WE, the within-named **ROMANDA IDDI SAID, MOHAMED SI MBAGUKI, ONARI NYULA** **MARIAMU ABDALLA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said **ROMANDA IDDI SAID** who is known to me personally/identified to me by \_\_\_\_\_

x *Yundi*

the letter being known to me personally in my presence this 12<sup>th</sup> day of November 1986.

Signature:.....  
Postal Address: Box 70657  
.....  
D'Salaam  
.....  
PRINCIPAL DISTRICT MAGISTRATE  
Qualifications: TENIKE, JAG ES SALAM

SIGNED and DELIVERED by the said **MOHAMED SI MBAGUKI** who is known to me personally/identified to me by \_\_\_\_\_

x *Mohamed*

the letter being known to me personally in my presence this 12<sup>th</sup> day of November 1986.

Signature:.....  
Postal Address: Box 70657  
.....  
Jean  
.....  
PRINCIPAL DISTRICT MAGISTRATE  
Qualifications:.....

SIGNED and DELIVERED by the said **ONARI NYULA** who is known to me personally/identified to me by \_\_\_\_\_

x *Onari*

the letter being known to me personally in my presence this 12<sup>th</sup> day of November 1986.

Signature:.....  
Postal Address: Box 70657  
.....  
ASM  
.....  
PRINCIPAL DISTRICT MAGISTRATE  
Qualifications:.....

SIGNED and DELIVERED by the said  
MARIAM ABDALLA who is known to  
me personally/identified to me  
by

the latter being known to me  
personally in my presence this  
12<sup>th</sup> day of November  
1984.

Signature:.....

Postal Address:.....

.....

Qualification:.....

MARIAM ABDALLA

To this document every reference to  
the Registrar of Land Development  
and Director of Survey and  
Mapping shall be a reference to  
the Director of Land Development  
and Director of Survey and  
Mapping respectively.

LAND REGISTRY, DAR ES SALAAM  
TRANSFER  
Filed Document No. 77838  
Date of registration 3.3.89 time 10:40 a.m.  
To MUSLIM KARIM of P.O. Box  
4868, Dar es Salaam.  
(Cons. shs. 2,300,000/=)  
Senior Ass. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM  
TRANSFER  
Filed Document No. 100,084  
Date of Registration 25-3-94 time 1:00 P.M.  
To MURZAH OIL MILLS LIMITED  
of P.O. box 2339, Dar es Salaam.  
(Cons. Shs. 5,000,000/=)  
Senior Ass. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE

Filed Document no 100,300  
Date of Registration 9-9-94 time 10:00 AM  
**DISCHARGED - FD. 107316**  
To **EAST AFRICAN DEVELOPMENT BANK**  
of P.O. Box 7128, Kampala, Uganda  
(To secure SDR 700,000) at 12:30 PM  
(R. No. 49, 400, 000/94)  
SEN. ASST. REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM

**2nd DISCHARGED**  
FD. 213589  
**134528**  
Filed Document No. 134528  
Date of Registration 28-08-2011 time 12:14 P  
To **EXIM BANK (T) LIMITED**  
of P.O. BOX 1431, DAR-ES-SALAAM  
(To Secure Tshs = 3,750,000,000/=)  
SEN. ASST. REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE

Filed Document no 102,737  
Date of Registration 23.3.98 time 10:30 AM  
**DISCHARGED - FD. 107318**  
To **CRDB (1996) LIMITED**  
(To Secure 1,200,000,000/=)  
ON 24-9-2002 AT 12:30 P.M  
SEN. ASST. REGISTRAR OF TITLES

**ENDORSEMENT CANCELLED**  
LAND REGISTRY DAR-ES-SALAAM

LAND REGISTRY DAR-ES-SALAAM  
CHANCE OF OWNERSHIP FD. 102737  
(SECTION 71)

Filed Document no 107,317  
Date of Registration 24-9-2002 time 12:30 P.M.  
**DISCHARGED - FD. 107318**  
To **CRDB BANK LIMITED**  
ON 24-9-2002 AT 12:30 P.M  
SEN. ASST. REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM  
**TRANSFER OF R TO**  
Filed Document No. 214801  
Date of Registration 28.10.2001 time 03:30 P.M.  
To **MURZAH WILMAR EAST AFRICA**  
**LIMITED OF P.O. BOX 5804, D.S.M.A**  
**IN COME OF T25,907,245,000/=**  
SEN. ASST. REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM  
**DISCHARGED**  
FD. 213588

Filed Document no 107661  
Date of Registration 28-2-2003 time 12:30 P.M.  
To **EXIM BANK TANZANIA LIMITED**  
(To secure an unspecified amount)  
SEN. ASST. REGISTRAR OF TITLES



THE UNITED REPUBLIC OF TANZANIA  
**CERTIFICATE OF OCCUPANCY**  
 THE LAND ACT, Cap 113  
 (Under Section 29)



Title Number: 78855

Date of Registration: 26-Mar-2022 (11:14)

REGISTRAR OF TITLES  
 (14-Dec-2022)

Registered under section 35 of the Land Registration Act (Cap 334).

**I. REGISTERED OCCUPIER AND TENURE**

THIS IS TO CERTIFY that **MURZAR WILMAR EAST AFRICA LIMITED** of P.O. BOX 5804, Ubungo, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of ninety nine (99) years from the first day of July two thousand and seven according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

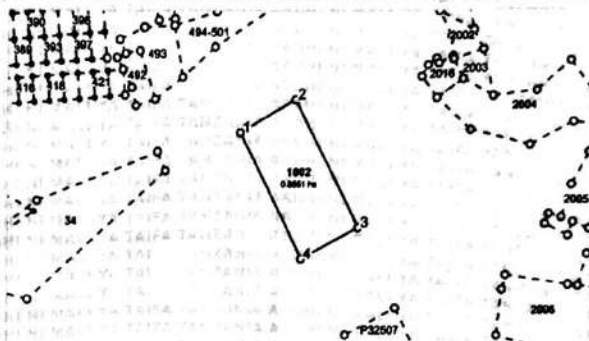
**II. DESCRIPTION OF THE PROPERTY**

District: Ubungo  
 Location: MABIBO  
 Block: -  
 Plot No.: 1002  
 Area: 8,851.00 Square Metres  
 Reg. Plan No.: 44198

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	525530.22	9246335.54
2	525586.46	9246367.21
3	525651.71	9246244.25
4	525584.22	9246214.35



**III. CONDITIONS OF THE RIGHT**

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Industrial (Light, Medium, Heavy and Service)** purposes only. Use Group(s) and Use Class(es) O (a); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

**IV. DISCLAIMER**

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

GIVEN under my hand and my official seal the day and year first above written.

COMMISSIONER FOR LANDS  
 (03-Apr-2023)



OCCUPIER:



**MURZAR WILMAR EAST AFRICA LIMITED**  
**MOHAMMED SALIM DAWOOD ABDULLAH**  
(03-Apr-2023)



**MOHAMMEDRAFIQUE DAUD ABDALLAH**  
(03-Apr-2023)

TANZANIA

Land Form 4-23A

THE LAND ACT NO.4 OF 1999  
**CERTIFICATE OF OCCUPANCY**

(Under Section 29)  
(Issued under Section 9 of the Land Ordinance).



Date of Issue:


Title Number: 52 592 .


Land Office Number: 203186.

Land: PLOT NO.317 MANDELA ROAD/DAR ES SALAAM CITY. / TABATA

Term: NINETY NINE YEARS.

TITLE No. 52592  
REGISTERED 27.6.2002  
At 11:00 A:M  
  
Senior Asst. Registrar of Titles  


TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 100/= Paid  
and Revenue Receipt No. 15638859  
of 19.4.2002 Issued.  
Land Form No. 22  
Stamp Duty Officer 

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 44,900/= Paid  
on original Receipt No. 15638859  
of 19.4.2002.  
Stamp Duty Officer 

THE UNITED REPUBLIC OF TANZANIA

L.O. No. 203186.  
L.D. No. 199279.

THE LAND ACT NO.4 OF 1999  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. 52592.

The 24th day of June, Two thousand and two.

THIS IS TO CERTIFY that M/S SIMBA STEELS LIMITED, a limited liability Company incorporated under the Companies Ordinance (Cap. 212) and having its registered office in Dar es salaam of P.O. Box 5686, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the 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 April, Two Thousand and two** according to the true intent and meaning of the Land Act 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, 2002, shall thereafter pay rent of shillings **eight hundred eighty thousand six hundred (T.Shs. 880,600/=)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) 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 responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Submit building plans to the **Kinondoni Municipal Council** within six months from the date of the commencement of the Right .
  - (iv) Complete the building within 36 months from the date of the commencement of the Right.
3. **USER:** The land and buildings to be constructed thereon shall be used for **SPECIAL INDUSTRIAL** purposes, Use Group 'N' use class (a) as defined in the **Town and Country Planning (Use Classes) Regulations, 1960** as amended in 1993.
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

#### SCHEDULE

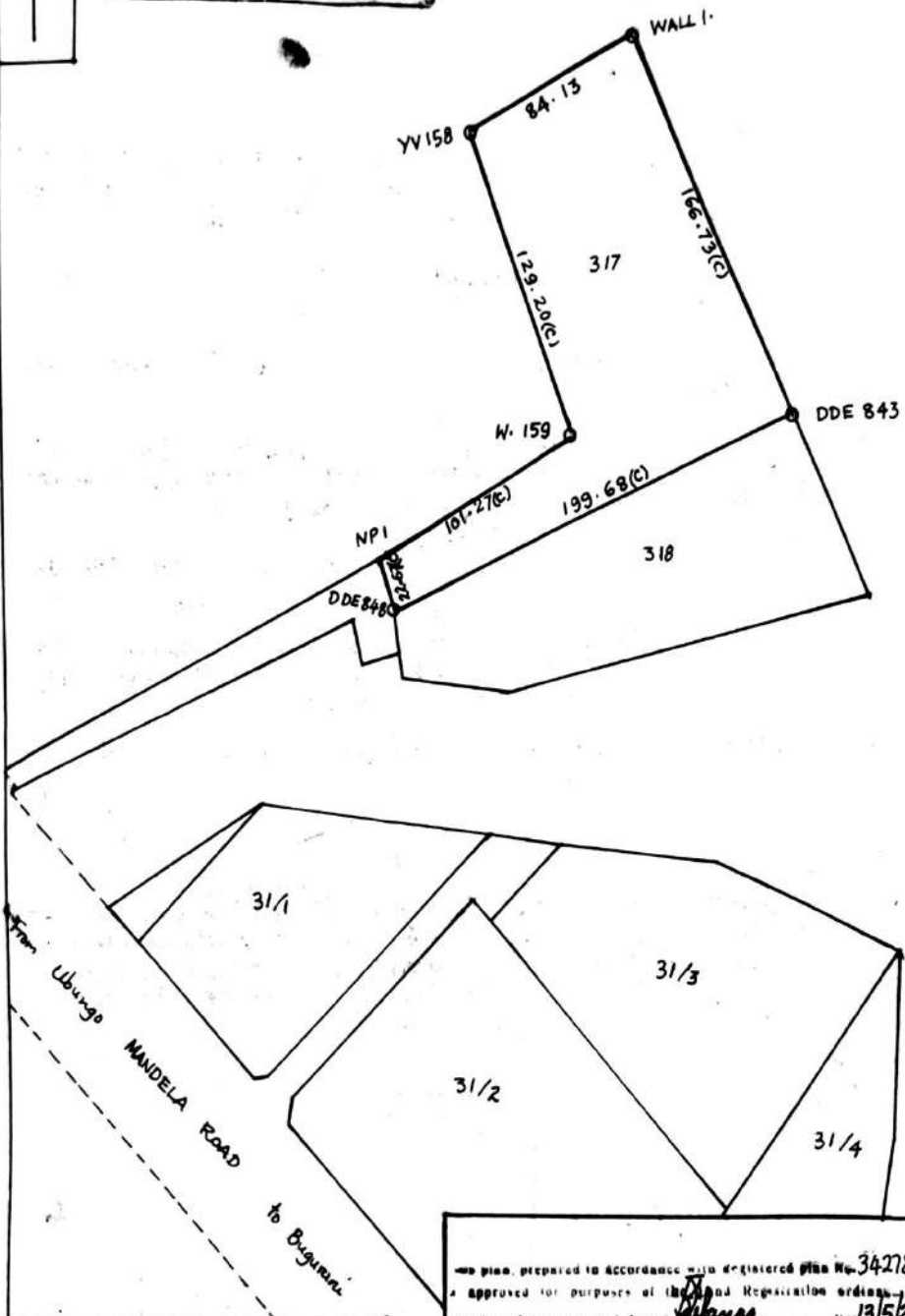
**Tabata**

ALL that land known as **Plot No. 317 Mandela Road, Dar es Salaam City** containing **One decimal point seven six one (1.761) Hectares** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **34278** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

# DARES SALAAM CITY



LOCATION MANDELA ROAD-TABATA  
BLOCK \_\_\_\_\_  
PLOT No. 317  
L.O. No. 203186  
AREA 1.761 Ha 42 FT. 8 CM



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

This plan prepared in accordance with registered plan No. 34278  
is approved for purposes of the Land Registration Ordinance  
Director of Surveys and Mapping  
Ministry of Lands, Housing and Urban Development, Dar es Salaam  
Date: 13/5/2002

Given under my hand and my hand and my official seal the day and year first above written

  
COMMISSIONER FOR LANDS

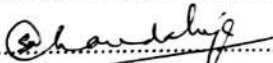
The within named M/S SIMBA STEELS LIMITED HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said  
SIMBA STEELS LIMITED and DELIVERED  
in the presence of us this 14th day of May 2002

Signature: 

Postal Address: P.O. Box 2086  
MWANZA

Qualification: M/S DIRECTOR

Signature: 

Postal Address: P.O. Box 5686  
D'R ES SALAAM

Qualification: DIRECTOR

LAND REG. SIX DAR-ES-SALAAM  
MORTGAGE

Filed Document No. 111246 ON 16.2.10  
Date of Registration 29.06.10 AT 11:30 A.M.  
AT 12:30 PM UNDER PROTEST  
to EXIM BANK LTD LIMITED  
of Box 1431 D'SALAAM.  
CTD secure Unsecured Amount

Registrar of Titles Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
 MORTGAGE  
 DISCHARGED FD. 146304  
 Filed Document No. 128788  
 Date of Registration 02-06-2010 time 11:10 AM  
 To NATIONAL BANK OF COMMERCE  
 LIMITED OF BOX 1863, D'SALAAM.  
 (To secure unspecified amount)  
 Sen. Asst. Registrar

LAND REGISTRY DAR-ES-SALAAM  
 CHANGE OF  
 FD. 146304  
 Filed Document No. 172135  
 Date of Registration 7-10-2015 time 1:30 PM  
 To BANK M (TANZANIA) PLC  
 of P.O. Box 96 Dar es Salaam  
 at 1:06 PM  
 Sen. Asst. Registrar

LAND REGISTRY DAR-ES-SALAAM  
 MORTGAGE  
 DISCHARGED  
 Filed Document No. 146305  
 Date of Registration 6-9-2012 time 12:50 PM  
 To BANK M (TANZANIA) LIMITED  
 on 7-10-2015  
 of P.O. Box 96, Dar es Salaam  
 (To secure TSh. 2,800,000,000)  
 Sen. Asst. Registrar

LAND REGISTRY DAR-ES-SALAAM  
 TRANSFER  
 Filed Document No. 222070  
 Date of Registration 23-11-2022 time 02:28 PM  
 To MURZAH WILMAR EAST AFRICA  
 LIMITED, of P.O. Box 5804 D'SALAAM  
 CONSIDERATION: USD 2,000,000/-  
 Sen. Asst. Registrar

LAND REGISTRY DAR-ES-SALAAM  
 MORTGAGE  
 ENDORSEMENT  
 CANCELLED  
 Filed Document No. ....  
 Date of Registration ....  
 To ....  
 Sen. Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
 MORTGAGE  
 DISCHARGED  
 VI  
 Filed Document No. 148063  
 Date of Registration 31-10-2018 time 9:30 AM  
 To BANK M (TANZANIA) LIMITED  
 (Amount secured varied  
 to TSh. 2,940,000,000/-)  
 Sen. Asst. Registrar