

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Office the city



Date of Issue:

Title Number: 31315

Land Office Number: 7629 76529

Land: PLOT NO. 22 HANZILI INDUSTRIAL AREA DAR ES SALAAM
98

Term: THREE YEARS

TITLE No. 31315
 REGISTERED 26-3-86
 Form 32B
 2.00 Mada
 Senior Registrar of Titles

L.O. NO. 76529

DM/LD. NO. 21353

Harm/aw

Stamp Duty Ss. 100/- Paid
 and Revenue Receipt No. 0333 26
 of 11-4-85
 Senior Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
 OFFICE OF THE SENIOR REGISTRAR OF TITLES

(Section 2 of the Land Ordinance)

The 29th day of April one thousand nine hundred and eighty five

TITLE NO 31315

THIS IS TO CERTIFY that JOSEPH BENJAMIN MBARARA AND FERNANDO ALONSO MATHIAS trading under the name and style of MATHIAS MATHIAS, TRADING CO. OF P.O. BOX 40957 DAR ES SALAM (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") as tenants in common in equal shares for a term of ninety nine years from the first day of April One thousand nine hundred and eighty three 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 Occupiers having paid rent up to the first day of June, 1984, shall thereafter pay rent of shillings six thousand two hundred and fifty (sh.6,500/=) a year in arrears on the first day of July in every year of the term without any deduction of rates; 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 1983, 2003, 2013, 2023, 2033, 2043, 2053, 2063 and 2073 or within three years thereafter in each case.

2. The Occupiers shall:-

(1) 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");

By the thirtieth day of September 1983, 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 (1) above which said plans and specifications shall be submitted in duplicate;

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;

TANZANIA STAMP DUTY ACT
 Stamp Duty Ss. 340/- + 200/- Royal
 on original Receipt No. 4160
 of 28-5-85
 11-4-85
 739,90
 27-12-85
 Stamp Duty Officer

- (iii) Provide and maintain on the land such ablation facilities and to be and maintain such hygienic services 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:-

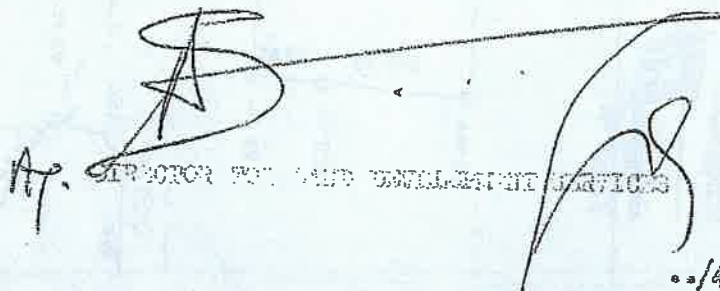
- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Rights;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Rights;
- (iii) such sum as the Director shall see fit as a proper charge payable for the land of the cost of making up the road or improvement of some road which the land is situated on and which was laid down or made before during or after the term of the Rights. 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. The term "C" use class (c, as defined in the Town and Country Planning (use classes) Regulations, 1978.

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

All that land known as Plot No. 21 Mbaraka Industrial Area Dar es Salaam City containing an area of about one acre six (1.06) Hectares shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 29019 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

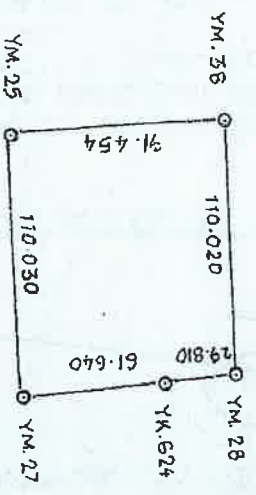
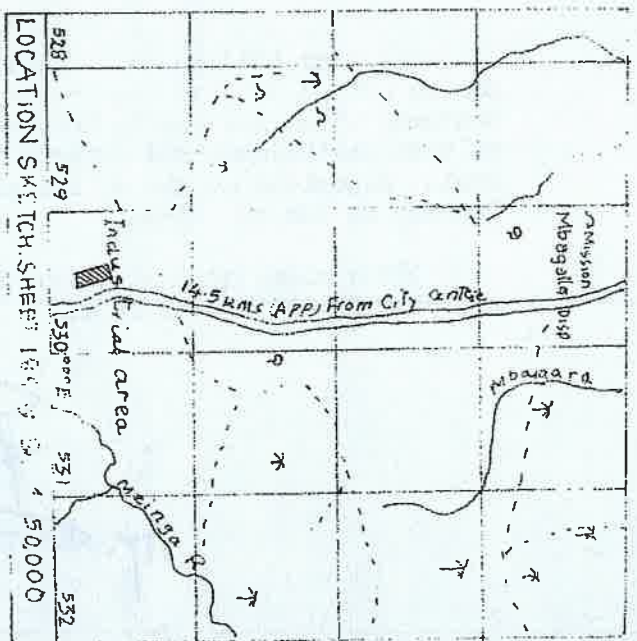
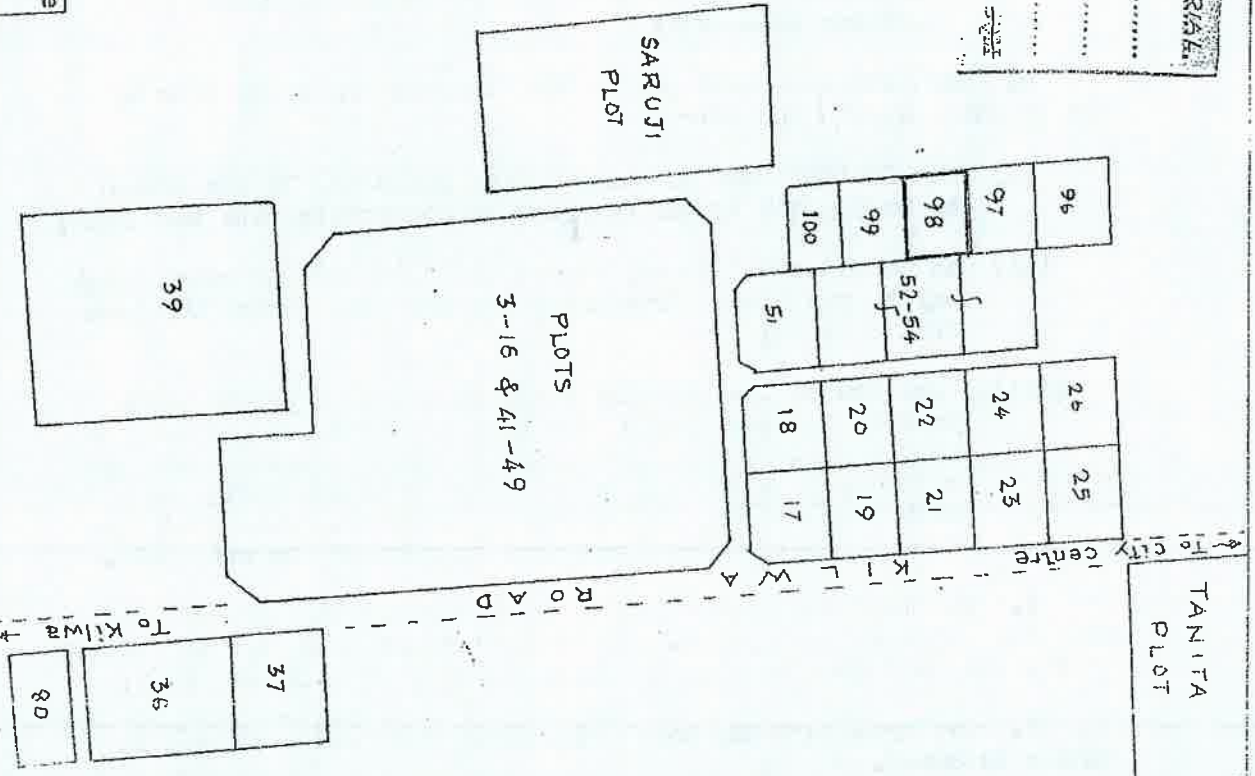
GIVEN under my hand and seal and by Order of the Minister the day and year first above written.


Director for Land Development Services

DAR-ES-SALAAM CITY

LOCATION MRAGAGA INDUSTRIAL AREA
SECTION 98
PLANT 76529
AREA 1,006 Hectares

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



This plan, prepared in accordance with the provisions of the Land Ordinance No. 20010 is approved for the purposes of the...
 Director of Lands, Dar es Salaam
 Date: 26/12/1985
 Ministry of Lands, Urban Planning and Construction

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document no 104272
 Date of Registration 10-11-99 time 10.30 A.M.
 DISCHARGED 22/10/01
 at 1.00 PM
 to TANZANIA DEVELOPMENT
 FINANCE COMPANY LIMITED
 TO SECURE EQUIVALENT TO
 ECU 449,404.
 FD 93548
 Assistant Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 TRANSFER UNDER POWER
 OF SALE.
 Filed Document no 93548
 Date of Registration 22.10.01 time 1.00 p.m
 to TAMELI CONSTRUCTION
 LIMITED of P.O. BOX 20458,
 Dar-es-Salaam.
 (Cons 9,000,000/=)
 Senior Asst Registrar of Titles

DISCHARGED FD
 Filed Document no 107634/110515
 Date of Registration 02/10/03 time 11.55 AM
 at 12.14 PM
 to DIAMOND TRUST BANK LTD
 TO SECURE T.shs. 40,000,000/=

M. Mwanay
 Asst Registrar of Titles

Corrected the way



LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE, FD 135747
 DISCHARGED on 07/8/11
 Filed Document no 110635
 Date of Registration 9.2.06 time 1:00 P.M
 to BANK OF BARODA (T)
 LIMITED, Box 66651 D'SALAAM
 (To secure 400,000,000/=)
 Asst. Registrar of Titles

LAND REGISTRY DEPT - ES - SALAAM

Document No. 135748

Date of Registration 02/05/11 Time 09:00 AM

R. K. CHUDASAMA LIMITED

P.O. Box 325 DALET SALAAM

(Cons of USD 400,000/-)

Deputy Ass. Registrar of Titles

[Handwritten Signature]



Certified true copy

Samuel

