

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:


Title Number: 42333

Land Office Number: 120545.

Land: PLOT NO.37 MIKOCHENI LIGHT INDUSTRIAL AREA DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

TITLE No. 42333
 REGISTERED 5-8-93
 At 1.00 P.M.
W. D. D.
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. A5/586604 L.O. NO. 120545
 of 2-10-91
W. D. D.
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 2190/= Paid
 on original Receipt No. A5/586604
 of 2-10-91
W. D. D.
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The Second day of August
 One thousand nine hundred and ninety three.

TITLE NO. 42333

THIS IS TO CERTIFY that AQUILA ENGINEERING SERVICES LIMITED a limited liability company incorporated in Tanzania and having its registered offices at Dar es Salaam of P.O. BOX 23404 DAR ES SALAAM (herein-after 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 ninety one 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, 1992, shall thereafter pay rent of Fourty three thousand eight hundred (Shs.43,800/=) 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 2001, 2011, 2021, 2031, 2041, 2051, 2061, 2071 and 2081 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 buildings line (if any) decided by Dar es-Salaam city Council (hereinafter called "the Authority");
 - (ii) By the thirty first day of December, 1991, 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 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 June, 1994;
- (v) At all times during the term after the thirtieth day of June, 1994, 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 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 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.

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

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 the satisfaction of the Authority;
- (ii) Make and keep the building on the land rat-proof and carry out such measures as the medical officer of health for the Authority may require for this purposes.
- (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 Commissioner shall assess as proper share payable for the land of the cost of making of road or improvement of the 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. Use Group "M" Use Class (a) Use Group "L" Use Group "G" 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.

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SCHEDULE

ALL that Land known as Plot No.37 Mikocheni Light Industrial Area Dar es Salaam containing Two Desimal Point Three Three Eight Hectares (2.338ha) shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18555 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.

COMMISSIONER FOR LANDS:

THE within-named AQUILA ENGINEERING SERVICES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said AQUILA ENGINEERING SERVICES LIMITED and Delivered in the presence of us this 11th

day of JUNE 1993.

Signature:

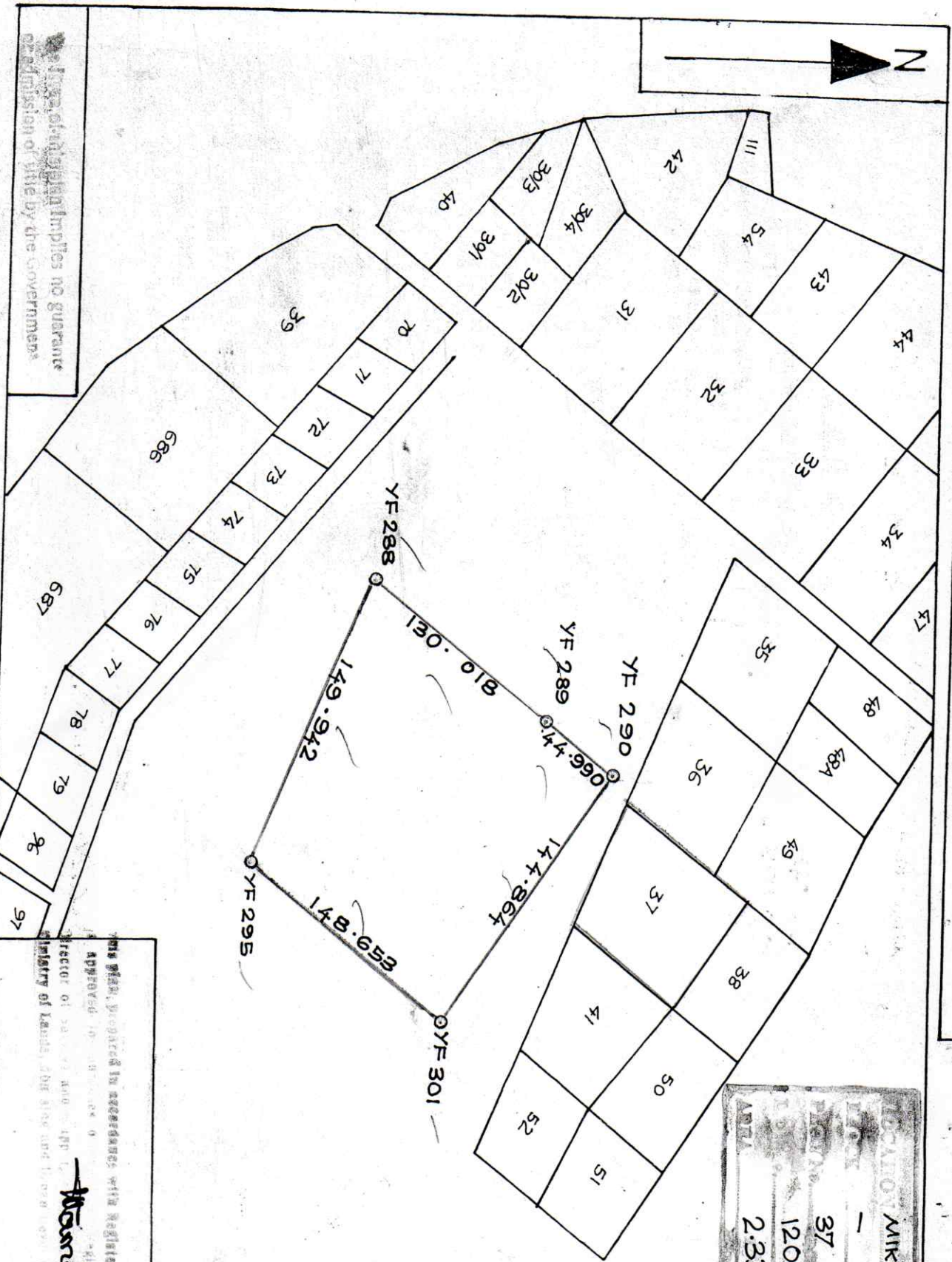
Postal Address: Box 23404 DSM

Qualification: General Manager

Signature:

Postal Address: Box 23404 DSM

DAR-ES-SALAAM CITY



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

LICENCE: MIKOCHENI LIGHT IND
 37
 120545
 2.338 Hec

This plan, prepared in accordance with registered plan No. 18555
 Approved by the Director of Lands and Survey
 Director of Lands and Survey
 Ministry of Lands, Urban Planning and Construction
 Date: 29.04.93
 Mwanjuzi

CITY COUNCIL OF DAR ES SALAAM.

ENGINEERING DEPARTMENT
City Hall,
DAR ES SALAAM.

Date 13/5/96

BUILDING PERMIT

The Township (Building) Rules, (Cap. 101)

Permission is hereby given to KAREMERA BONIFACE
P.O. Box 1420 D'SALAAM.

to erect a building as a WORKSHOP.
on PLOT NO 37 MIKOEHEZI INDUSTRIAL

in accordance with the approved plan No. 797/95 attached hereto and
with all the conditions imposed by the Township (Building) Rules, Cap. 101.

T.P. 49109

[Signature]
City Engineer.

Your attention is invited to the following Rules and By-laws:

- I. The Electricity Rules, (Cap. 131), which require you before commencing to erect a building to notify the Tanganyika Electric Supply Company Limited and the Regional Director (Eng.) E.A. Post and Telecommunications Admin. P. O. Box 97, Dar es Salaam, should the electric wires or telephone wires or cables in the street be accessible from any portion of such building when erected or from the scaffolding required during its construction.
- II. Rule 18 (4) Township Rules (Cap. 101) "Every Contractor or other person employing workmen for the erection of any building or other work shall provide for such workmen sufficient and convenient latrine accommodation to the satisfaction of the authority".
- III. Rule 28 of the Township (Building) Rules (Cap. 101). relating to design and decoration.
- IV. By-law 32 of the Dar es Salaam Municipality (Streets) By-laws, 1951, relating to the posting of bills and advertising devices.



Stamp: ENGINEERING DEPARTMENT, DAR ES SALAAM

TRANSFER OF A RIGHT OF OCCUPANCY

TITLE NO. 42333

In Consideration of the sum of Shillings Thirty Million (T. Shs. 30,000,000/=) we AQUILA ENGINEERING SERVICES LIMITED a Limited liability Company and having its registered office at Dar es Salaam of P.O. Box 23404, Dar es Salaam, HEREBY TRANSFER to KAREMERA BONIFACE of P.O. Box 1420, Dar es Salaam, the Right of Occupancy registered under the above reference.

SEALED with the COMMON SEAL of the said)
AQUILA ENGINEERING SERVICES LIMITED)
and DELIVERED in the presence of US this)
.....^{25th} day of ^{MARCH}.....1994)

Signature:.....*[Signature]*
Postal Address:.....*Box 23404 DSM*
Qualification:.....*GENERAL MANAGER*

Signature:.....*[Signature]*
Postal Address:.....*Box 23404 DSM*
Qualification:.....*FINANCE MANAGER*

SIGNED and DELIVERED by the said)
KAREMERA BONIFACE who is known to me)
personally/~~identified to me by~~.....)
.....)
~~the latter being known to me personally~~)
in my presence this.....^{25th} day of ^{March}.....)
1994.

[Signature]

Signature:.....*[Signature]*
Postal Address:.....*P.O. Box 72109, DSM*
Qualification:.....*Advocate*



DRAWN BY:
AQUILA ENGINEERING SERVICES LTD,
P.O. BOX 23404,
DAR ES SALAAM.

Value: Thirty million only
(30,000,000/- Tshs)

STAMP DUTY	2,400,000/-
APPS OFFICE	2,000/-
FEE REGISTRATION	150,500/-
G.P. NO.	OF

for Director of Land & Survey Services

A/0764213 of 3-4-95
Ezr 02159936 of 13-6-95

NEEMA MDEMU

14th June 95

M. Neema

Consent granted. as per minute no 36 LD/90107


M. Neema

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs 100/- + 100/- Paid
on original Receipt No. A-0764213
of 3-4-95
M. Neema
Stamp Duty Officer

14-6-95

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs 1,499,990/- + Paid
on original Receipt No. 899,819/- + 10764213
of 3-4-95
M. Neema
Stamp Duty Officer

FILED DOCUMENTS NO. 86852
REGISTERED 14/6/95
AT 11:00 AM
M. Neema
Senior Asst. Registrar of Titles



LAND REGISTRY DAR-ES-SALAAM

TRANSFER

Filed Document no 86852
Date of Registration 14/6/99 time 11:00A m
to KAREMERA BONIFACE
P.O. Box 1420, Dar-es-Salaam.
(CONSIDERATION Shs. 30,000,000/=)

[Signature]

Senior Asst Registrar of Titles