

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY
SUB TITLE

copy of
This is to certify that the annexed Certificate of Occupancy dated
the 31st day of October 20, 1985
is registered in the Land Registry under Title No. 30928

Copies of the subsisting entries in the register are within

Dated the 09th day of September 20, 2009

SUBIRA SINDA
Registrar of Title

Title No. 30928/3	Description of registered land.
	All that land being 0.755 Share 120103 Square Metres of land known as Plot No. 85, 86 and 87 Vingunguti Industrial Area Dar es Salaam City containing Four Decimal Point



Certified as True Copy of the Original

Adolf Wenceslaus Mahay

Advocate, Notary Public & Commissioner



for Oaths
Sign:

Date: 09/09/2023

ENTRIES IN THE REGISTER

TITLE NO. 30928/3 (0-255 Share)

TRANSFER UNDER POWER OF SALE

No. 123634 Registered 8.8.09 at 12.53 PM
To: SOUTHERN DEVELOPERS LIMITED
P.O. Box 12833, DAR ES SALAAM

No. Registered
To:

[Signature]
Asst. Registrar of Titles

Asst. Registrar of Titles

TRANSFER M

No. 156146 Registered 14.11.2013 at 10:00 AM
To: KAZIM FAZLE HUSEIN
KERMAJI P.O. Box 5584
DAR ES SALAAM
1,600,000,000/- (KSh)

No. Registered
To:

[Signature]
Sen. Asst. Registrar of Titles

Asst. Registrar of Titles

TRANSFER

No. 156533 Registered 10.12.2013 at 09:14 AM
To: HAMSTEAD INVESTMENT
LIMITED P.O. Box 40883 DIALAAM
(INCONS 4,000,000,000/- KSh)

No. Registered
To:

[Signature]
Asst. Registrar of Titles

Asst. Registrar of Titles

No. Registered at m
To:

No. Registered
To:

Asst. Registrar of Titles

Asst. Registrar of Titles

Certified as True Copy of the Original
Adolf Wenceslaus Mahay
Advocate, Notary Public & Commissioner
for District of Dar es Salaam



Sign: *[Signature]*
Date: 09/12/2013

In-O.NO. 77307.

DSM/T.D. NO. 16300.

(Signature)

CERTIFICATE OF OCCUPANCY.

The

1st day of October

One thousand nine hundred and eighty-five

TITLE NO. 20722

Certified True Copy
(Signature)
Asst. Registrar of Titles
Date: 04/05/23

THIS IS TO CERTIFY THAT BHARYA ENGINEERING AND CONTRACTING COMPANY LIMITED a limited liability company incorporated in Tanzania with its registered at Dar es Salaam of P.O. BOX 1698, 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 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 substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1980, shall thereafter pay rent of nineteen thousand six hundred and seventy shillings (Shs:19,670/-) 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 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, 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 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.

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Certified as True Copy of the Original
Adolf Wenceslaus Mahay
Advocate, Notary Public & Commissioner

for, Date: *(Signature)*
Sign: *(Signature)*
Date: 04/05/2023

Certified True Copy
Ass. Registrar of Titles
Date 09/09/89

- 2 -
- (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, 1982;
 - (v) At all times during the term after the thirtieth day of June, 1982, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands, (hereinafter called "the Director"); *Development Services*
 - (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 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 agents or contractors 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 effluent to the satisfaction of the Authority;

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Adolf Wenceslaus Mahay
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: 24/8/2023

(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

Adolf's

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(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 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 erected or to be erected thereon shall be used for general industrial purposes as defined in Use Group 'O' Use Class (a) of 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 Plots No. 85, 86 and 87 Vingunguti Industrial Area Dar es Salaam City containing four decimal point seven six eight one hectares (4.7681) shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 17997 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Certified True Copy

[Signature]

Asst. Registrar of Titles

Date: *09/05/17*

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Certified as True Copy of the Original

Adolf Wenceslaus Mahay

Advocate, Notary Public & Commissioner

for Oaths

Sign: *[Signature]*

Date: *04/01/2023*

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


DIRECTOR OF LAND DEVELOPMENT SERVICES.

The within-named BHARYA ENGINEERING AND CONTRACTING COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said BHARYA ENGINEERING AND CONTRACTING COMPANY LIMITED and DELIVERED in the presence of us this 29th day of July 1985.

Signature: Santosh Singh

Postal Address:

Qualification:

Signature: SM S

Postal Address:

Qualification:

Certified True Copy
[Signature]
Asst. Registrar of Titles
Date: 21/7/09


Certified as True Copy of the Original
Adolf Wenceslaus Mahay
Advocate, Notary Public & Commissioner for Oaths
Sign: [Signature]
Date: 21/8/2023

82255
17.1.92 12:00 noon
THE NATIONAL BANK OF COMMERCE
RCE
(to secure an unspecified amount)
[Signature]

CHANGE OF NAME FD 82255

103247
28.10.98 10,000

NBC HOLDING CORPORATION

DISCHARGED ON 28.10.98
at 10:00am FD 103248

[Signature]
Registrar of Titles *[Signature]*

MEMORANDUM:

The Original Certificate of Title
is lost and a new one has
been issued under Sec. 38 of
Cap. 334 in lieu thereof

[Signature]
Registrar of Titles

MORTGAGE

107569
20.1.03 1.00 P

CRDB BANK LIMITED
(to secure Tsh 214000,000/-)

[Signature]

T
Certified as True Copy of the Original
Adolf Wenceslaus Mahay
Advocate, Notary Public & Commissioner
for O...



Sign: *[Signature]*
Date: 07/08/2023

Certified True Copy
[Signature]
Asst. Registrar of Titles
Date 09/07/09


LAND REGISTRY DAR-ES-SALAAM
 TRANSFER UNDER POWER OF
 SALE (0.170 SHARE)
 Plot No. 123632
 Date of Registration 3.8.2009 12:55 pm
 WORK PLAST LIMITED of
 P.O. Box 8812, Dar es Salaam
 (Cons. US\$ 576,000)
 [Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 TRANSFER UNDER POWER
 OF SALE (0.2 SHARE)
 Plot No. 123633
 Date of Registration 3.8.2009 12:55 pm
 VRAJLAL'S (AGENCIES) LIMITED
 P.O. Box 205, Mwanza
 (Cons. US\$ 371,000)
 [Signature]
 Senior Asst. Registrar of Titles

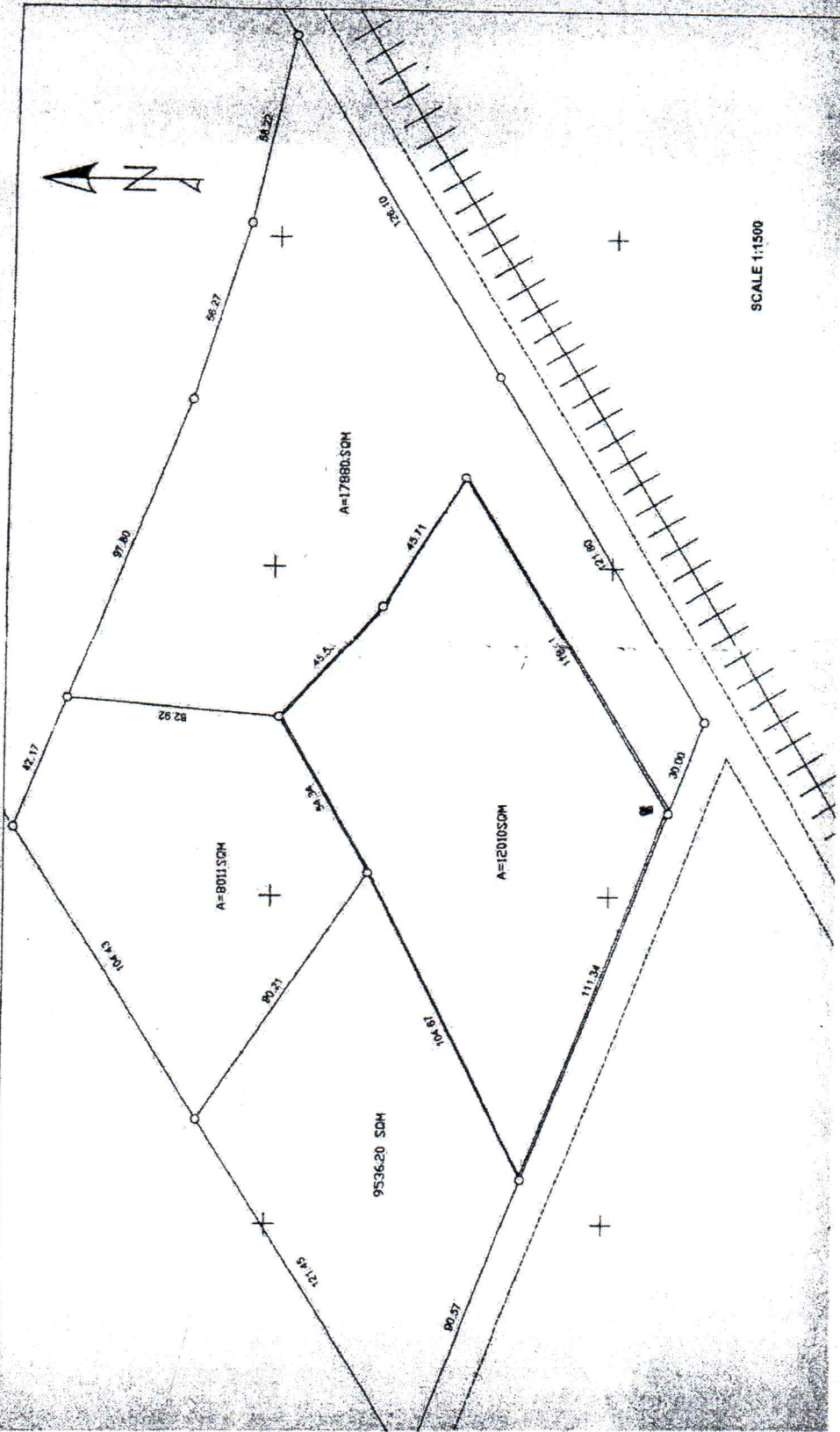
LAND REGISTRY DAR-ES-SALAAM
 TRANSFER UNDER POWER OF
 SALE (0.255 SHARE)
 Plot No. 123634
 Date of Registration 3.8.2009 12:55 pm
 SOUTHERN DEVELOPERS LIMITED
 P.O. Box 12933, Dar es Salaam
 (Cons. US\$ 864,000)
 [Signature]
 Senior Asst. Registrar of Titles

Certified True Copy
 [Signature]
 Asst. Registrar of Titles
 Date 09/09/09

TANGANYIKA STAMP DUTY ACT
 Stamp Duty No. 500/2
 Receipt No. 37793767
 18-8-2009
 [Signature]
 Stamp Duty Officer


 Certified as True Copy of the Original
 Adolf Wenceslaus Mahay
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 09/08/2009

**PROPOSED SKETCH PLAN OF SHARES ON PLOTS NO 85,86 AND 87
AT VINGUNGUTI INDUSTRIAL AREA, ILALA MUNICIPALITY DSM-CITY**



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Adolf Wenceslaus Mahay
 Advocate, Notary Public & Commissioner
 for Oaths



Sign: _____

Date: _____

07/01/2023