

TANZANIA

Land Form

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

009/011160

Date of Issue: 16-11-94

Title Number: 8758 L.R. Mwanza

Land Office Number: 135700

Land: PLOT NO.64 BLOCK BIII MKUYUNI MWANZA MUNICIPALITY

Term: NINETY NINE YEARS

V. 8758
On
16-11-94
8:00 Am
[Signature]

28/=
80/505
28-10-80
[Signature]
L.O. No. 135900

L.D. No. MEM/11407

THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY

SG/=
80/505 28-10-80
[Signature]

The 22nd day of October One thousand nine hundred and ninety four.

TITLE NO. 8758 LR Mwanza

This is to certify that JAY METAL PRODUCTS LIMITED OF P.O. Box 143, MWANZA (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 October, One thousand nine hundred and eighty 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, 1981, shall thereafter pay rent of two thousand twenty five shillings (shs.2,025/=) 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 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060 and 2070 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 Mwanza Municipal Council (hereinafter called "the Authority");
 - (ii) By the thirtyfirst day of March, 1981 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 are in accordance with the building conditions in sub-paragraph

(i) above which said plan 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 building according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of September, 1983;

(v) At all times during the term after the thirtieth day of September, 1988, 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 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 sub-divide the land 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.
- (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 its employee agents or contractors shall be deemed a dealing with the land or building.

4. The Commissioner shall have an absolute discretion to give or withhold consent under condition. 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 ;
- (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 there on shall be used for General Industrial purposes only, Use Group 'C' 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. 64 Block BIII Mkuuni Mwanza Municipality containing three thousand seven hundred twenty six (3,726) square metres shown for identification only edged red on the Plan attached to this certificate and defined on registered Survey plan numbered 18513 deposited at the office of the Director of 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.

M. M. Mwanza
COMMISSIONER FOR LANDS

The within named JAY METAL PRODUCTS LIMITED hereby accept the terms and conditions of the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of)
the said JAY METAL PRODUCTS)
LIMITED and DELIVERED in the)
presence of us this 3rd day of)
OCTOBER..... 1994)

Witness:

Signature: *[Handwritten Signature]*)

Postal Address: P.O. Box)

21207 DAR-ES-SALAAM)

Qualifications: DIRECTOR)

Witness:

Signature: *[Handwritten Signature]*)

Postal Address: P.O. Box)

21207 DAR-ES-SALAAM)

Qualifications: DIRECTOR)

8885
 27-12-2002 1:00 PM
SAVINGS AND FINANCE LIMITED
 P.O. BOX 20268, D'SALAAM CT to secure
 SHS 132,000,000/only
 MM way
 Registrar of Titles

MWANZA LAND REGISTRY
MORTGAGE
 Filed Document No. 11734
 Date of Registration 8-12-05 11:30 AM
 TO **FEDERAL BANK OF THE**
MIDDLE EAST LIMITED P.O. BOX
 8298, D'SALAAM. CT to secure TAN 200,000,000/only
 MM way
 Registrar of Titles

MWANZA LAND REGISTRY
CHANGE OF NAME - F.B. NO. 8885
 Filed Document No. 11634
 Date of Registration 18-11-05 12:00 Noon
 TO **SAVINGS & FINANCE COMMERCIAL**
BANK LTD of P.O. Box 20268,
 D'SALAAM - to secure
 SHS 132,000,000/-
 MM way
 Registrar of Titles

MWANZA LAND REGISTRY
APPL sect 71
 Filed Document No. 15280
 Date of Registration 28-8-08 1:00 PM
 TO **FBME BANK LIMITED**
 P.O. Box 8298 DAR-ESSALAAM
 CT to secure TAN 200,000,000/only
 MM way
 Registrar of Titles

MWANZA LAND REGISTRY
TRANSFER
 Filed Document No. 11636
 Date of Registration 18-11-05 12:00 Noon
 TO **J&J DEVELOPMENTS COMPANY**
 LIMITED of P.O. Box 143, MWANZA
 CT to secure SHS 30,000,000/-
 MM way
 Registrar of Titles

MWANZA LAND REGISTRY
DEED OF VARIATION
 Filed Document No. 15281
 Date of Registration 28-8-08 1:00 PM
 TO **FBME BANK LIMITED**
 P.O. Box 8298 DAR-ESSALAAM
 CT to secure TAN 400,000,000/-
 MM way
 Registrar of Titles

MWANZA MUNICIPALITY

LOCATION MKUYU NI
 BLOCK B III
 PLOT No 64
 L.O No 135700
 AREA 3726 SQFT SQM



LAKE VICTORIA

This plan of this plot shall be valid only if it is approved by the Council.

This plan, prepared in accordance with Regulations No. 18513, is approved for the purpose of the Land Registration Act, 1964, by the Director of Surveys and Mapping, dated 6/9/64, Ministry of Lands, Housing and Urban Development. See also reference.

MWANZA 2200 10/2/74

TELEPHONE 40962

Postal Address No.

Date of Registration 8.5.14 to 10.2.74

VITAUDA MANUFACTURING

COMPANY LIMITED
P.O. BOX 143, MWANZA
CONS. TSH 1/1

Section 180(1) of the Companies Act, 1963