

MUUNGANO WA TANZANIA
REPUBLIC OF TANZANIA

BADHI YA SERIKALI

QUER RECEIPT

KWA

Bansal



4807468 1

TIN 614

22373701	Cts
22373701	

Manpora Ltd

KIASI Amount

YA SHILINGI (Kwa manora)

Two million two hundred thirty seven thousand three hundred and seventy

KWA MALIPO YA

KWA FEDHA TASLIMU/HUNDI

NAMBA By Cash/Cheque No

SABHI YA MPOKEA II - Receiving Officer's

Signature

L1 Perod

plot no 433

E Unga Ltd

2013/2015

CHEO - Title

AREHE - Date

KITUO - Station

Arusha

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 15372 LAND REGISTRY - MOSET

Land Office Number: 44331

Land: Plot No. 433 Block 'E' Unga Limited, Arusha Municipality.

Term: 99 years.

TITLE No. 15372

REGISTERED ON
19-7-2000
9.00 A.M.



[Signature]
Asst. Registrar of Titles

Stamp Duty Shs. 100/= Paid
and Revenue Receipt No. 44331 06355547
of 21-6-2000 issued.
ARD/2142
[Signature]
Asst. Registrar of Titles

Stamp Duty Shs. 6290/= Paid
on Original Revenue Receipt No. 06355547 of 21-6-2000
[Signature]
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 10th day of July Two thousand.

TITLE NO. 15372 LAND REGISTRY - MOSHI

THIS IS TO CERTIFY that BANSAL TRANSPORT LIMITED a Limited liability Company of P.O. BOX 193 ARUSHA (hereinafter called "the occupier") 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 One thousand nine hundred and Eighty 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's having paid rent up to the thirtieth day of June 1983, shall thereafter pay rent of shillings (one hundred twenty five thousand four hundred and sixty (Shs. 125,460/=) 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 1992, 2002, 2012, 2022, 2032, 2042, 2052, 2062 and 2072 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 Arusha Municipal 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 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. (i) The Occupiers 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 their 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.

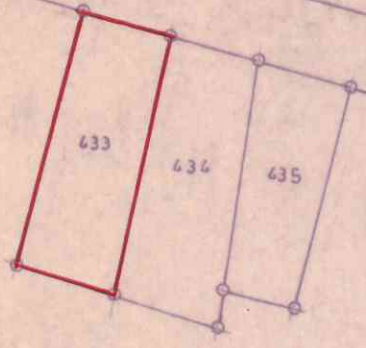
5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (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;

ARUSHA MUNICIPALITY

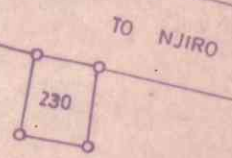
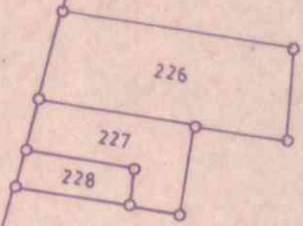


BLOCK "E"



FACTORY ROAD

BLOCK "E"



INSET SHOWING DETAILS OF PLOT

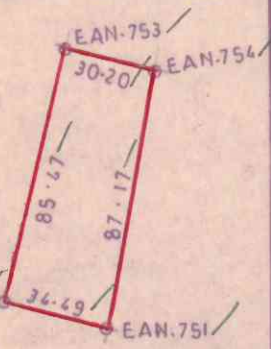
Locality UNGA LIMITED/

Block "E" /

Plot No. 433/

L.O. No. 44331/ E.A.N.752

Area 2788/ SQ. METRES



BLOCK "E"

This plan, prepared in accordance with Registered plan No. 33006 is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping *Mwandumu*

Date 23/06/2000 Ministry of Lands,

Housing and Urban Development,
Dar es Salaam.

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

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 conditions does not oblige the government to make or improve roads.

6. The Occupiers shall further:-

- (i) make and maintain on the land throughout the terms adequate arrangements for water supply drainage and disposal of trade refuse and efficient to the satisfaction of the Authority.
- (ii) make and keep all the buildings on the land rate-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 make and maintain such hygienic measures as may be required by the said Medical Officer of Health.

7. Only one main building together with the usual and necessary outbuildings shall be maintained on the land and the same shall be used for service Industrial purposes. Use Group 'M' use classes (a) and (b) as defined in the town and Country Planning (Use Classes) regulations, 1960.

8. The president may revoke the right for good cause or in public interest.

SCHEDULE

All that land known as plot no. 433 Block 'L' Danga Limited Area Arusha Municipality containing two thousand seven hundred and Eighty eight (2788) square metres shown for identification only edged on the plan attached to this certificate and defined on the registered survey plan numbered 33006 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.



Indangany
COMMISSIONER OF LANDS.

WE the within-named BANSAL TRANSPORT LIMITED hereby accept
the terms and conditions contained in the foregoing Certificate
of Occupancy.

SEALED with the COMMON SEAL of the
said BANSAL TRANSPORT LIMITED and
delivered in the presence of us
this 23rd day of June
2000.

Signature: *Amazmit Kaus*.....
postal address: P.O.Box 193.....
..... ARUSHA.....
Qualification: DIRECTOR.....

Signature: *Tejiff*.....
Postal address: P.O. Box 193.....
..... ARUSHA.....
Qualification: DIRECTOR.....

LAND REGISTRY, MOSHI

MORTGAGE ~~DISCHARGED~~

16883 ~~FD. 29562~~
~~ON 17-1-2011~~
25-5-2004 ~~at 1:00 P.M.~~

Filed Document No.

Date of registration

To BARCLAYS BANK TANZANIA
LIMITED.

to secure TSHS 125,000,000/=

~~ASST. REG. OF TITLES.~~

~~Asst. Registrar of Titles~~

LAND REGISTRY, MOSHI

DEED OF VARIATION F.D. 16883

Filed Document No. 18012

Date of registration 18-4-2005 time 1:00 P.M.

To Amount secured varied
to: TSHS 125,000,000/=

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

DEED OF VARIATION F.D. 16883

Filed Document No. 18012 ~~DISCHARGED~~

Date of registration 18-4-2005 time 1:00 P.M.
~~FD. 29562~~
~~ON 17-1-2011~~

To Amount secured varied to:
TSHS. 299,000,000/=

Asst. Registrar of Titles

~~ASST. REG. OF TITLES.~~

LAND REGISTRY, MOSHI

2nd DEED OF VARIATION F.D. 18012

Filed Document No. 24689 ~~DISCHARGED~~

Date of registration 10-2-2009 time 1:00 P.M.
~~FD. 29562~~
~~ON 17-1-2011~~

Amount secured varied
To TSHS. 375,000,000/=

Asst. Registrar of Titles

~~ASST. REG. OF TITLES.~~

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 29355
Date of registration 6-12-2010 time 1:00 P.m

To CF UNION BANK LIMITED
(To secure an Unspecified Amount)

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
DEED OF VARIATION

Filed Document No. 43377
Date of registration 25-2-2016 time 11:00am

To AMOUNT SECURED VARIED
(To Tshs. an Unspecified amount.)

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME FD 29355

Filed Document No. 35500
Date of registration 6-5-2013 time 9:00A

To I & M BANK (T) LIMITED
of P.O. BOX 1509
D'SALAAM.

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
1st DEED OF VARIATION

Filed Document No. 35614
Date of registration 17-5-2013 time 1:00 P.m

To Ammount SECURED IS VARIED
TO Tshs 3,026,000,000.000 only

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
2nd DEED OF VARIATION

Filed Document No. 40371
Date of registration 19-2-2015 10:00 Am

AMOUNT SECURED VARIED
TO Tshs 3,325,000,000/2

Asst. Registrar of Titles