

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:


Title Number: 19454

Land Office Number: 35479.

Land: Plot No. 17 Vingunguti Industrial Area, Dar es Salaam City.

Term: Ninety Nine Years.

TITLE NO. 19454
 REGISTERED
 8th May, 1975
 at 9.40 a.m.
Sahome
 Registrar of Titles



Stamp Duty Shs. 20/= Paid
 and Revenue B156935
 of 3-4-75
Sahome I.O.
 Revenue Authority

35479.
 L.D. No. 64678.

CERTIFICATE OF OCCUPANCY.

The 5th day of May
 One thousand nine hundred and seventy five
 Title No. 19454

THIS IS TO CERTIFY that TANZANIA COLT MOTORS LIMITED OF P. O. BOX 75, DAR ES SALAAM being a Limited liability Company incorporated in Tanzania under the Companies Ordinance (Cap. 212) (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 April, One thousand nine hundred and seventy five 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, 1976, shall thereafter pay rent of Shillings Three thousand seven hundred (Shs. 3,700/=) 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 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055 and 2065 or within three years thereafter in each case.
2. The Occupier shall:-
 - (i) At all times during the terms have on the land existing buildings approved by the Dar es Salaam Region Development Council (hereinafter called "the Authority" and maintain them in good order and repair to the satisfaction of the Director for Lands (hereinafter called "the Director");
 - (ii) 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;
 - (iii) 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.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier 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 subdivide the land or assign, sublet or otherwise dispose of 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.

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.

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 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, Use Group 'O' 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 or in the public interest.

SCHEDULE.

ALL that land known as Plot No. 17 Vingunguti Industrial Area containing three decimal point three nine six (3.396) ^{sq/ha} acres shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 14275 deposited at the Office of the Director for Surveys at Dar es Salaam.

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


DIRECTOR OF LAND
DEVELOPMENT SERVICES

DIRECTOR FOR LAND DEVELOPMENT SERVICES.

The within-named TANZANIA COLT MOTORS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TANZANIA COLT MOTORS LIMITED and DELIVERED in the presence of us this 30th day of April, 1975.

(Signature).....*A. H. J.*
(Postal Address).....*P.O. Box 75*
.....*D. Salaam*.....
(Qualification).....*Director*.....

(Signature)..... *J. Muhadway*
 (Postal Address)..... P.O. Box 75
 Dar es Salaam
 (Qualification)..... Director

NOTE

In this document every reference to "Commissioner for Lands" and "Commissioner for Surveys and Mapping" should be read and construed as a reference to the "Director of Land Development Services" and "Director of Surveys and Mapping" respectively.

LAND REGISTRY, DAR ES SALAAM
~~CHARGE~~
 Filed Document No. 70775
 Date of registration 21.1.81 time 11:00 a.m.
 BY AFRO INTERNATIONAL AGENCIES (AFINA) LIMITED
 DISCHARGED ON 23.11.87 at 9:20am
 F576235
P. M. Mwalimu
 Sen. Asst. Registrar of Titles
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
~~CHARGE~~
 Filed Document No. 71080
 Date of registration 22.6.81 time 9:24 a.m.
 BY THE NATIONAL BANK OF COMMERCE
 DISCHARGED ON 22.11.87
 at 9:20 a.m. F576235
P. M. Mwalimu
 Sen. Asst. Registrar of Titles
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
~~CHARGE~~
 Filed Document No. 70777
 Date of registration 27.1.81 time 10:45 a.m.
 BY THE COMMISSIONER OF INCOME TAX
 (To secure shs. 12,000,000/-)
 (Including Title Nos. 1568, 17968, 18750,
 15926, 15596, 186003/33, 186003/38)
 DISCHARGED CERTIFICATE
 REFNO. CT/A No. of 30.10.87
 PRODUCED.
P. M. Mwalimu
 Sen. Asst. Registrar of Titles
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
 TRANSFER
 Filed Document No. 76237
 Date of registration 23.11.87 time 9:20 a.m.
 To AFRO INTERNATIONAL AGENCIES
 (AFINA) LIMITED of P.O. Box 750
 Dar es Salaam.
 (Cons. shs. 4,000,000/-)
P. M. Mwalimu
 Senior Asst. Registrar of Titles

TITLE No.

Date of Registration

Nature of entry

Initials of Registrar

LAND REGISTRY, DAR ES SALAAM
 CHANGE OF NAME
 Filed Document No. 77472
 Date of Registration 15.12.1988 time 11.00 A.M.
 TO SOUTH SOUTH EXPORTS (AFINA)
 LIMITED, of P.O.Box 730 Dar es Salaam.
 M. Mway
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
 TRANSFER
 Filed Document No. 78320
 Date of Registration 20.5.89 time 10.00 a.m.
 TO AFRICARRIERS LIMITED of P.O.
 Box 5998, Dar es Salaam.
 (Consideration shs. 6,700,000/=)
 J. J. J. J.
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR-ESS-SALAAM
 MORTGAGE
 DISCHARGED
 Filed Document No. 78826
 ON 10-6-94 at 11.00 AM
 Date of Registration 17.10.89 time 11.30 a.m.
 UNDER B. NO. 100201.
 TO NATIONAL BANK OF COMMERCE
 (to secure an unspecified amount)
 J. J. J. J.
 REG. OFFICER J. J. J. J.
 Senior Asst. Registrar of Titles