

TANGANYIKA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of issue :



Title Number : 12 875

Land Office number : 12411

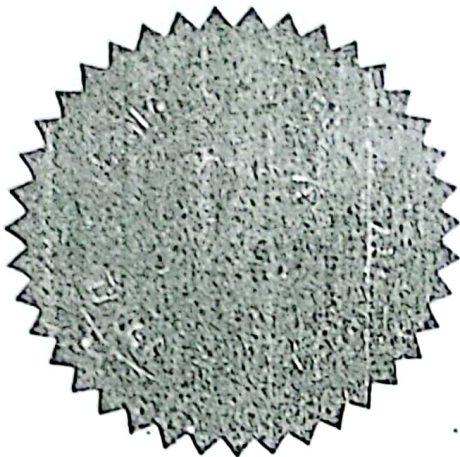
Land :

Plot No. 32 In-offensive Factory Area Pugu Road
Dar es Salaam (81,345) sq. ft.

Term : Ninety-nine years.

Certified true copy of the Original
Sign:  Date: 
ONESMO MATHIUS KINAWARI
Advocate, Notary Public & Commissioner
for Oaths

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



[Handwritten signature]

LAND OFFICER.

THIS within-named GREWAL SAW MILLS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said GREWAL SAW MILLS LIMITED and Delivered in the presence of us this 29th day of October 1958

Signature:..... *[Signature]* (P.S. GREWAL)

Postal Address:.. I. S. Str. 2. D. BUKABA

Qualification:..... Demin

Signature:..... *[Signature]* (G.S. GREWAL)

Postal Address:.. I. S. Str. 2. D. BUKABA

Qualification:..... Demin

TRANSFER

No. 30638 Registered 30.10.59 at 3 pm


TO TIMBER SALES (E.A.) LIMITED

Cons. shs. 160,000/-

[Signature]
Asst. Registrar of Titles

Certified true copy of the Original
 Sign: *[Signature]* Date: 30/10/59
 ONESMO MATHIUS KINAWARI
 Advocate, Notary Public & Commissioner
 for Oaths

TITLE No. 12875
 REGISTERED 29.12.58
 at 5 P M
 Registrar of Titles



L.O. No. 12411
 M.P. No. 28985

TANGANYIKA
 Stamp Duty Shs. 4/- paid and
 Revenue Receipt No. 13337 of 19.2.57 &
 Issued 68904 10.12.58
 Registrar General

2/- on
 nt
 Recd.

Certified true copy of the Original
 Sign: ONESMO MATHIUS KINAWARI
 Advocate, Notary Public & Commissioner
 for Oaths

CERTIFICATE OF OCCUPANCY
 The *Nineteenth* day of *November*
 One thousand nine hundred and fifty-*Eight*
 Title No. 12875

THIS IS TO CERTIFY that GREWAL SAW MILLS LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Mgeba Lushoto (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") for a term of ninety-nine years from the first day of January One thousand nine hundred and fifty-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 terms and conditions:-

1. The Occupier shall pay during the said term the rent of nine hundred and seventy-seven Shillings (Shs. 977/-) to be paid yearly in advance without any deduction on the first day of January in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of the said Right of Occupancy provided that such revision may take place only within five years after the above mentioned revision dates.

2. The Occupier hereby covenants:-

- (i) at all times during the term of the said Right of Occupancy to have on the land approved buildings of a value of not less than Sixty thousand Shillings

(Shs. 60,000/-) and to maintain the same in good order and repair to the satisfaction of the Municipal Council, Dar es Salaam (hereinafter referred to as "the said Authority");

(ii) not to erect or commence to erect on the said land any other building of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the said Authority;

3. The Occupier shall at no time during the term hereby granted subdivide the said land or assign, sublet or otherwise dispose of or deal with the whole or any portion thereof or of any buildings thereon without the previous written consent of the Governor.

4. No transfer of the said Right of Occupancy will receive consent until the development conditions have been complied with except in special circumstances of which the Governor shall be the sole judge.

5. The said land and the buildings erected thereon shall be used solely for the purposes of manufacture and storage of non-offensive goods and articles as may be approved by the said Authority.

6. Adequate arrangements shall be made by the Occupier to the satisfaction of the said Authority for water supply, drainage and disposal of trade refuse and effluent.

7. The Occupier shall be entitled to use the railway facilities which will be provided and maintained by the Railway Administration subject to its entering into a separate agreement in respect of such usage.

8. The Governor may revoke the said Right of Occupancy for good cause. Good cause shall include failure by the Occupier to perform the covenants or to comply with the conditions expressly or impliedly contained in the said Right of Occupancy.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate in the In-offensive Factory Area, Pugu Road, having a frontage on Coventry Road in the Municipality of Dar es Salaam being Plot No. 32 and containing Eighty-one thousand three hundred and forty-five (81,345) square feet as delineated on Survey Division Plan No. D 1 474/7454 annexed hereto and thereon edged in red.