

The United Republic of
MINISTRY OF LANDS

Telegrams: WARAKA
Telephone: 121241/9

Land Registry,
P.O. Box 1191,
Dar es Salaam

Ref. No: LR/T/46465/17

Date: 09 FEBRUARY 99.

Sir/Gentlemen,

RE: THE LAND REGISTRATION ORDINANCE (CAP.334)

I have the honour to refer to your letter No. LR 66 dated 3-2-99
and enclosures thereto.

I return herewith Certificates of Title No. 46465 the above mentioned
document having been effected under FD. No. 103507 & 103508 on 3-2-99

Please acknowledge receipt of the enclosures hereto.

Enclosures:

COPIES OF NOTICE OF DEPOSIT,
3 COPIES OF MORTGAGE
DEBENTURE & CI No. 46465.

I have the honour to be,
Sir/Gentlement
Yours Obedient Servant.

[Signature]

for: REGISTRAR OF TITLES

To: FRIM BANK (S) LTD,

P.O. Box 1431,

DAR ES SALAAM.

Date of Issue:



Title Number:

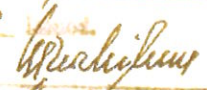
~~46262~~ 46465

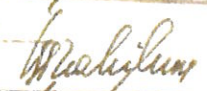
Land Office Number: 167785.

Land: PLOT NO.60 KIWALANI PUGU ROAD INDUSTRIAL AREA DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

TITLE No. 46262 46465
 REGISTERED 15.1.97
 At 10:00 A.M.

 Registrar of Titles


TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/- Paid
 and Release Receipt No. 439884
 of 20.11.96

 Stamp Duty Officer NO. 167785.

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 2990/- Paid
 on Original Receipt No. 439884
 of 20.11.96

 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 14th day of July
 One thousand nine hundred and ninety six. seven

TITLE NO. 46262. 46465.

THIS IS TO CERTIFY that **GOLF MOTOR COMPANY LIMITED** a limited liability company incorporated Tanzania and having its registered office in Dar es Salaam OF P.O. BOX 6385 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 ninety six according to the true intent and maning 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, 1997, shall thereafter pay rent of Shillings Fifty nine thousand nine hundred and sixty five (Shs.59,965/-) 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 2006, 2016, 2026, 2036, 2046, 2056, 2066, 2076 and 2086 or within three years 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 Dar es-Salaam City 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;

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- (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 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 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 its 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 as 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 arrangement 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.

DAR ES SALAAM CITY



PUGU ROAD INDUSTRIAL AREA
KIWALANI
60
167785
8833 — 50M



87.

18040
Difanga
20/12/96

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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 building erected or to be erected thereon, shall be used for Industrial purposes only. Use Group 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.

SCHEDULE

ALL that land known as Plot No. 60 Kiwalani Pugu Road Industrial area Dar es Salaam City containing Eight thousand eight hundred thirty three (8833) square metres shown for identification only on the plan attached to this Certificate and defined on registered survey Plan numbered 18040 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 day and year first above written.

The within-named COLT MOTOR COMPANY LIMITED hereby accept the terms conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said COLT MOTOR COMPANY LIMITED and DELIVERED in the presence of us this ^{27th} day of December 1996.

Signature: *[Handwritten Signature]*

Postal Address: P.O. Box 75
DAR-ES-SALAAM

Qualification: Managing Director

Signature: *[Handwritten Signature]*

Postal Address: P.O. Box 75
DAR-ES-SALAAM

Qualification: Director

LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Doc. no 102,325
Date of Registration 8-10-97 time 12.10 P.m.

THE LIVING ROOM LIMITED
P.O. Box 2915, Dar es Salaam
(Cons. Shs. 100,000,000/-)

[Handwritten Signature]
Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

Doc. no 89279
Date of Registration 25-2-98 11.00 AM

CROWN FINANCE & LEASING
LIMITED, P.O. Box 1509, Dar es Salaam
(to secure shs 120,000,000/-)

[Handwritten Signature]

LAND REGISTRY DAR-ES-SALAAM
NOTICE OF DEPOSIT
~~WITHDRAWN ON~~
Filed Document No. 103,134
Date of Registration 18-9-98 time 12:10 P.m.
BY EXIM BANK TANZANIA LIMITED
3-2-99 at 10:16 AM
UNDER FD. NO. 103507
Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
~~DISCHARGED~~
MORTGAGE
Filed Document No. FD. 204382 13:30 P.m.
Date of Registration 02.05.16 12:56.
24.10.2019
TO EXIM BANK (TANZANIA)
LIMITED, BOX 1431, DAR-ES-SALAAM
(TO SECURE UNSPECIFIED AMOUNT)
Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
~~DISCHARGED~~
Filed Document No. FD. 103508 13:30 P.m.
Date of Registration 3-2-99 time 10:16 AM
EXIM BANK (TANZANIA)
LIMITED. 24.10.2019
(TO SECURE AN UNSPECIFIED AMOUNT)
Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
second MORTGAGE
Filed Document No. 189690 13:30 P.m.
Date of Registration 3-7-17 1:00 PM
FD. 204382
TO EXIM BANK (TANZANIA)
LIMITED PO BOX 1431 DAR-ES-SALAAM
(TO SECURE UNSPECIFIED AMOUNT)
Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
~~DISCHARGED~~
second MORTGAGE
Filed Document No. 163168 13:30 P.m.
Date of Registration 30-9-14 11:34 AM
24.10.2019
TO EXIM BANK (TANZANIA)
LIMITED OF P.O BOX 1431 DSM
(TO SECURE UNSPECIFIED AMOUNT)
Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
~~DISCHARGED~~
THIRD MORTGAGE
Filed Document No. 189690 13:30 P.m.
Date of Registration 30.7.17 1:00 P
FD. 204382
TO EXIM BANK (TANZANIA)
LIMITED OF P.O BOX 1431 DSM
(TO SECURE UNSPECIFIED AMOUNT)
Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
~~DISCHARGED~~
MORTGAGE
Filed Document No. 167045 13:30 P.m.
Date of Registration 17-2-15 time 1:00
FD. 204382
TO EXIM BANK (TANZANIA) LIMITED
P.O. BOX 1431, DAR-ES-SALAAM
(TO SECURE UNSPECIFIED AMOUNT)
Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
TRANSFER
Filed Document No. 207250
Date of Registration 11.6.2020 time 12:19 P.m.
TO JAFFERY IND-SAINI LIMITED
OF P.O. BOX 5416 DAR-ES-SALAAM
Cons. Tsh. 4,661,016,949.15/-
Asst. Registrar of Titles