

REGISTRY DAR - ES - SALAAM

MORTGAGE

Document No. 131767

Date of Registration 02.12.2010 time 11:55 AM

EXIM BANK (T) LIMITED OF P.O. BOX 1431 DAR-ES-SALAAM.

TO SECURE UNSPECIFIED AMOUNT)

[Signature]
Senior Asst. Registrar of Titles

Noted by 6/15

LAND REGISTRY DAR - ES - SALAAM

TRANSFER

Document No. 138835

Date of Registration 30.09.2011 time 10:00 AM

EAST AFRICAN POLY BAG INDUSTRIES LIMITED of P.O. Box 38121, DCM.

Value Tsh. 220,000,000/-

[Signature]
Senior Asst. Registrar of Titles

COPY OF
TITLE DEEDS OF
THE LANDED PROPERTY/EAST AFRICAN POLY BAGS LIMITED

ORIGINAL TITLE DEEDS ARE WITH EXIM BANK(T) LTD.
AGAINST (EAPBIL'S) LOAN OF TSH. 318,984,989 (AS ON 31.12.10)

TITLE NO. 100577
REGISTERED 6.11.06
AT 11.00 AM

[Signature]
Senior Asst. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT
Stamp Duty No. 100/= Paid
Original Receipt No. 26248072
of 7.6.06 Issued
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 12,185/= Paid
Original Receipt No. 26248072
of 7.6.06
[Signature]
Stamp Duty Officer

Title No: 100577
L.O. No. 260540
LD/TM/MBG/IND/13273

The 30th day of October, Two thousand and six.

THIS IS TO CERTIFY that **MOHAMED RAFIQUE DAUD ABDALLAH** of P.O. Box 5804, **DAR ES SALAAM** (hereinafter called "the Occupiers") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") as joint occupiers for a term of **Thirty three** years from the first day of **April, two thousand and six** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2006, shall thereafter pay rent of shillings **Two hundred forty three thousand nine hundred (Tshs.243,900/=) only** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupiers shall:-
 - (i) 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 responsible for Surveys and Mapping

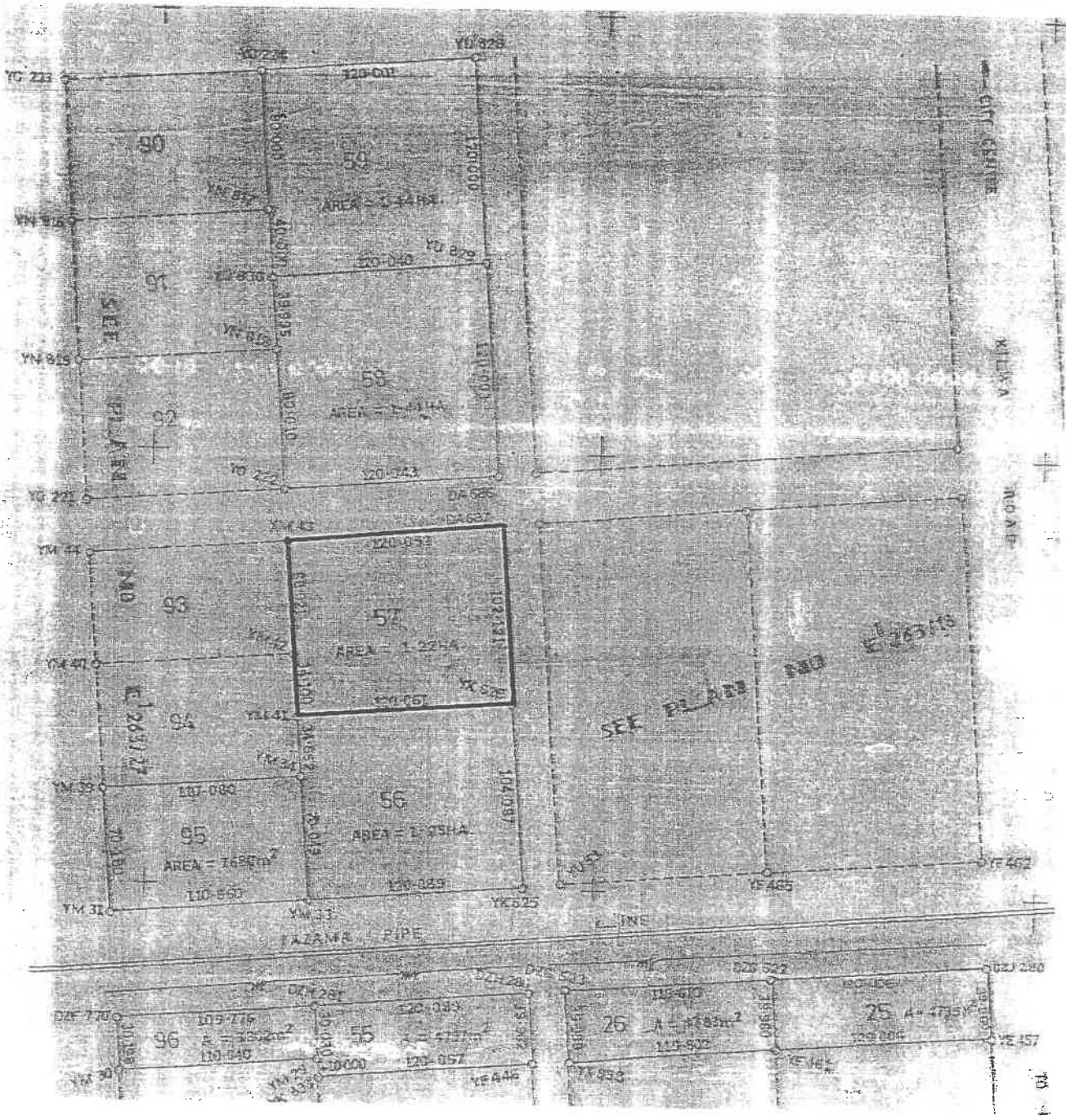
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Building to be in permanent materials.
 - (iv) Submit building plans to the **Temeke Municipal Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be completes the building within thirty six (36) months from the date of the commencement of the Right.
 - (vii) Special conditions: The environments should be protecting well.
3. **USER:** The land shall be used for **INDUSTRIAL** purposes only. Use Group 'O' use classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the of all premia, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause or in public interest.

PLOT No. 57 BLOCK: - MBAGALA INDUSTRIAL - TEMEKE MUNICIPALITY



L.O. No. 260540

AREA: 12200 SQM



The plan prepared in accordance with Registered Plan No. 25645 is approved for purpose of the Land Registration Ordinance.

The issue of this plan implies no guarantee or admission of title deed.

Director of Surveys and Mapping *Aifanga* Date 19/6/2006
Ministry of Lands and Human Settlements Development. D'Salaam

SCHEDULE

ALL that land known as Plot No. 57 situated at **Mbagala Industrial Area** in Dar es Salaam City containing **twelve thousand two hundred (12200) square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **25645** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

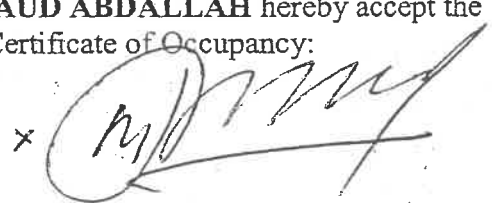
GIVEN under my hand and official seal the day and year first above written.



COMMISSIONER FOR LANDS

I, the within named **MOHAMED RAFIQUE DAUD ABDALLAH** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said)
MOHAMED RAFIQUE DAUD ABDALLAH)
who is known to me personally/identified)
to me by —)
the latter being known to me personally)
in my presence this 28th day of JUNE)

x 

2006.

(Witness's)

Signature: 

Postal address: P.O Box 8764

DAR ES SALAAM

Qualification: ADVOCATE

