TITLE No. 11106
REGISTERED ON 21.7.94 8.00 A.m
Assi Registrar of Titles

LAND REGISTRY, MOSHI
UNITED REPUBLIC OF TANZANIA

Stamp Duty Shs. 540/= Pa
and Revenue Receipt No. 874289
of 27.3.90 issued.
Assi Registrar of Titles

L.O.NO. 149924
[redacted].KMS/1468

CERTIFICATE OF OCCUPANCY

The 28th day of June One thousand nine hundred and ninety four

TITLE NO 11106 LAND REGISTRY, MOSHI

THIS IS TO CERTIFY THAT GENERAL PHARMACEUTICAL LIMITED a limited liability Company incorporated in Tanzania and having its registered Office in Arusha of P.O.BOX 6001, ARUSHA (hereinafter called 'the Occupiers) are 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 January, one thousand nine hundred and ninety according to the true intent and meaninf 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 occupiers having paid rent up to the thirtieth day of June, 1990 shall thereafter pay rent of Shillings ten thousand six hundred fifty five (sh.10,655/=) 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 2000,2010,2020,2030,2040, 2050, 2060, 2070 and 2080 or within five years thereafter in each case.

2. The Occupier shall:-

(i) Erect 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 Hai District Council hereinafter called 'the Authority)

(ii) By the thirtiedh day of June 1990 submit to the Authority such plans for the buildings (including block plans showing the position of the) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub paragraph (i) above which said plans and specifications shall be submitted in triplicate.

(iii) Within six months from the date of notification by the Authority of approval of the plans and specifications refered to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications; so

(iv) Complete buildings so that they are ready for use and occupation by the thirty first day of December 1992

(v) At all times during the term after the thirty first day of December 1992, 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')

(vi) Not erect of commence to erect on the land any building except in accordance with building plans and specifications which shall have first approved by the Authority as hereinbefore provided ;

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(vii) Be responsible for the protection of all beacons on the land the term of the Right. Missing beacons will have to be re-est d at any time at the occupiers expenses as assessed by the Co for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that t construction of such a building will satisfy the Occupier's obligation und conditions of the Right and shall not imply waiver of modification of any condition on the Right

3. (i) Occupation or use of the whole or any part of the land or buildings it by any person other than the Occupiers or their employees agents or cont shall be deemed a dealing with the land or buildings.

4. The Commissioner shall have an absolute discretion to give or withhold under condition 3. Any dealing or agreement (other than a mortgage or charge entered into before compliance with condition 2(iv) will not receive consent in special circumstances of which the Commissioner shall be the sole judge

5. The occupiers shall further:-

(i) make and maintain on the land throughout the term adequate arrangements 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 carryout such as the Medical Officer of Heath for the Authority may required for this purposes;

(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 heath.

6. The occupiers shall pay to the Minister on demand made by the Commissione on his behalf:-

(i) Any further fee or stamp duties which may be discovered to be payable by occupiers in connection with the Right

(ii) an amount equal to any contribution in lieu of rates which may be payable Government for land during the term of the Right

(iii) such sum as the Commissioner shall assess as a proper share payable for land or the cost of making up the road or improvement of same upon which land fronts, abuts or adjoins, whether such demand is made before during after such making or improvement thereof. This condition does not oblig Government to make or improve roads

7. The buildings to be erected on the land shallbe used for Industrial purpo only Use Group 'N' Use class (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.

HAI DISTRICT

INSET SHOWING DETAILS OF PLOT

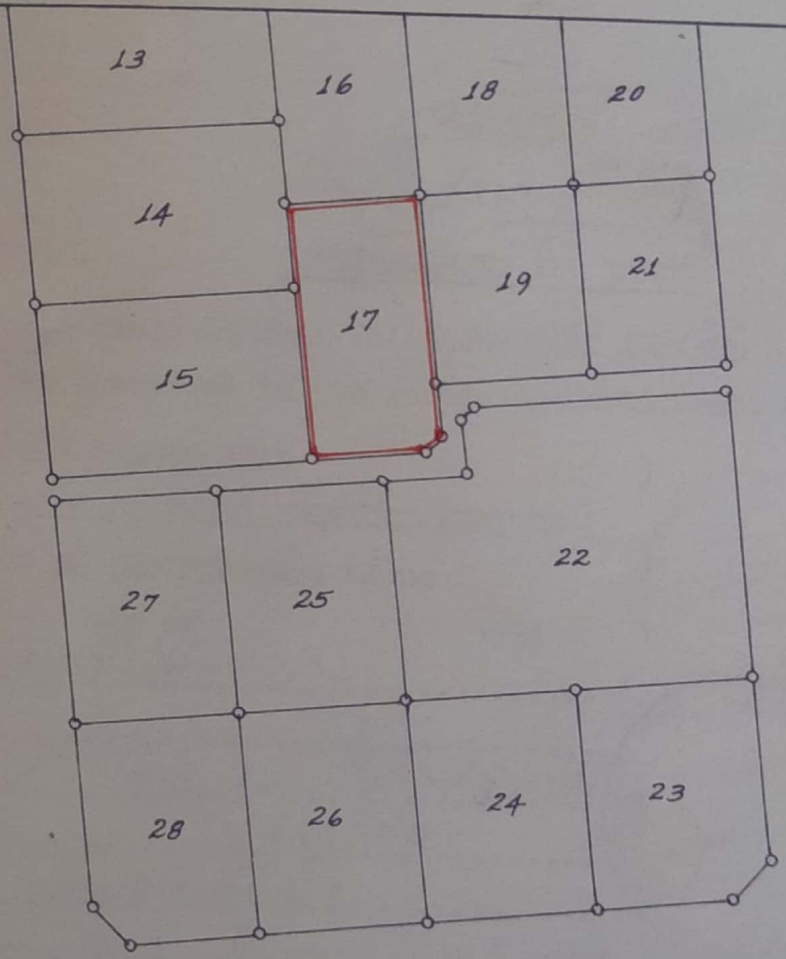
LOCALITY WERUWERU IND. COMPLEX

BLOCK —

PLOT Nº 17

L.O. Nº 149924

AREA 4·781 Ha.



This plan, prepared in accordance with Registered Plan No. 25116 is approved for the purpose of the Land Registration ordinance

Director of Surveys and Mapping... Date... 16/3/94

Ministry of Lands, Housing and urban Development.

this plan implies no guarantee of title by the Government

SCALE: 1:10,000

SCHEDULE

All that land known as Plot No.17, Weru Weru Industrial Complex, Hai District containing four decimal point seven eight one (4.781) Hectares shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 25116 deposited at the Office of the Commissioner 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

COMMISSIONER FOR LANDS

We, the within named GENERAL PHARMACEUTICAL LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SEALED with the COMMON SEAL)
of the said GENERAL PHARMACEUTICAL LIMITED)
and DELIVERED in the Presence of us)
this day of 1994)
Name...BALDWIN FANUEL...)
Signature...)
Postal address...P.O.Box 6001 ARUSHA)
Qualification...DIRECTOR...)
Name...ONESMO FANUEL...)
Postal address...P.O.Box 12974 ARUSHA)
Qualification...DIRECTOR...)

GENERAL PHARMACEUTICAL LTD BOX 12974 ARUSHA

LAND REGISTRY, MOSHI

TRANSFER

Filed Document No. 39851

Date of registration 11.11.014 time 11:45 A m

To ELISIMBO SHADRACK NJAU

of P.O. Box 1518, MOSHI

(Cons. Bls. 10,000,000/=)

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No. 45242

31/10/2016 1:00 P

DIAMOND TRUST BANK TANZANIA LIMITED P.O. BOX 115, DAR ES SALAAM

(To secure Unspecified Amount)

Asst. Registrar of Titles

LAND REGISTRY, MOSHI Sect. 71.

CHANGE OF NAME

Filed Document No. 57333

Date of registration 2/10/2023 time 9:00 Am

To DIAMOND TRUST BANK T. BE P.O. BOX 115, DAR ES SALAAM.

Asst. Registrar of Titles

LAND REGISTRY

DEED OF VARIATION

Filed Document No. 57334

Date of registration 2/10/2023 time 9:00 A m

To AMOUNT SECURED VARIED USD 111,955/=

Asst Registrar of Titles