

THE UNITED REPUBLIC OF TANZANIA
The Land Registration Ordinance (Cap.334)



Certificate of Title

Number 186074/16

This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.

Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.

The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extend

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 186074/16

Land Office Number: 50755

Land: Plot No. 309 and 310 High Road Area near to Salama City.

Term: Ninety Nine Years.

TANZANIA CERTIFICATE OF TITLE

PART I: DESCRIPTION OF THE LAND

Reservations, Restrictions, etc.

District: _____

Area: _____

Situation: _____

TITLE NUMBER: _____

Nature of Estate: **FREEHOLD**

PART II: OWNERSHIP

| Date of Registration | Filed Document Number | Name and Postal Address of Registered Owner | Consideration or Declared Value Shs. | Date of Registration | Filed Document Number | Nature of Incumbrance | Further Particulars | Initials of Registrar |
|----------------------|-----------------------|--|---|----------------------|-----------------------|-----------------------|--|-----------------------|
| 14-6-2004 | 108,882 | F.D. 108,882 | | 8-12-98 | 103,412 | MORTGAGE | DISCHARGED | |
| | | SIMBA PLASTICS COMPANY LIMITED, of P.O. Box 2459, Dar-es-Salaam. | | 27-2-76 | 101144 | LEASE | THE NATIONAL BANK OF COMMERCE LTD GEORGE TOWN UNRECORDED GEORGE TOWN | |
| | | | | 8-12-98 | 103,412 | CHANGE OF NAME | SIMBA PLASTICS CO. LTD. of P.O. Box 2459, Dar-es-Salaam. | |
| | | | | 8-12-98 | 103,411 | CHANGE OF NAME | N.B.C. (1997) LIMITED. | |
| | | | | 8-12-2000 | 104697 | MORTGAGE | DISCHARGED | |
| | | | | 8-12-98 | 103,413 | MORTGAGE | STANBIC BANK TANZANIA LIMITED (TO SECURE SH. 500,000,000/=) | |
| | | | | 1-05-11 | 110706 | MORTGAGE | STANBIC BANK TANZANIA LIMITED (TO SECURE SH. 500,000,000/=) | |
| | | | | 4-2000 | 104696 | MORTGAGE | TANZANIA INVESTMENT BANK LIMITED (TO SECURE SH. 500,000,000/=) | |
| | | | | 7-2002 | 103099 | MORTGAGE | TANZANIA INVESTMENT BANK LIMITED (TO SECURE SH. 500,000,000/=) | |
| | | | | 17-10-09 | 115580 | MORTGAGE | TANZANIA INVESTMENT BANK LIMITED (TO SECURE SH. 500,000,000/=) | |
| | | | | 17-06-11 | 108014 | MORTGAGE | TANZANIA INVESTMENT BANK LIMITED (TO SECURE SH. 3,000,000,000/=) | |
| | | | | 31-10-07 | 115589 | VARIATION OF AMOUNT | including of 166060445 | |
| | | | | 31-10-06 | 110799 | VARIATION OF AMOUNT | STANBIC BANK TANZANIA LIMITED | |
| | | | | 14-08-11 | 119890 | VARIATION OF AMOUNT | Secured increased to TShs (5,460,000,000/=) including of 186000445 | |
| | | | | 14-08-11 | 119891 | VARIATION OF AMOUNT | of 186000445 including of 186000445 | |

PART III: INCUMBRANCES

| Date of Registration | Filed Document Number | Name and Postal Address of Registered Owner | Consideration or Declared Value Shs. | Date of Registration | Filed Document Number | Nature of Incumbrance | Further Particulars | Initials of Registrar |
|----------------------|-----------------------|---|---|----------------------|-----------------------|-----------------------|--|-----------------------|
| | | | | 8-12-98 | 103,412 | MORTGAGE | DISCHARGED | |
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| | | | | 7-2002 | 103099 | MORTGAGE | TANZANIA INVESTMENT BANK LIMITED (TO SECURE SH. 500,000,000/=) | |
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| | | | | 31-10-07 | 115589 | VARIATION OF AMOUNT | including of 166060445 | |
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| | | | | 14-08-11 | 119890 | VARIATION OF AMOUNT | Secured increased to TShs (5,460,000,000/=) including of 186000445 | |
| | | | | 14-08-11 | 119891 | VARIATION OF AMOUNT | of 186000445 including of 186000445 | |

FILED DOCUMENT No. 186074/16
REGISTERED 11-6-86
At 11.16 A.M.
Stamp Duty
Seals and Stamps of Titles



L.O. NO. 50755
I.D. NO. 85266

Stamp Duty Shs. 60/- + Seal = Pen
Stamp Duty Receipt No. 037897
21-12-78 446469
13-6-86
Uplulua

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

The 20th day of May One thousand
nine hundred and Eighty-Six

TITLE NO. 186074/16

THIS IS TO Certify that TANZANIA PLASTIC INDUSTRIES LIMITED a Limited liability Company incorporated in Tanzania and having its registered office at Dar es Salaam of P.O.Box 2976, 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 October, One thousand nine hundred and seventy eight 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, 1979 shall thereafter pay rent of Shillings Four thousand one hundred and thirty (Shs.4,130/=) 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 1988, 1998, 2008, 2018, 2028, 2038, 2048, 2058 and 2068 or within three years thereafter in each case.

2. The Occupier shall:-

(i) Erect on the land buildings (hereinafter called "the building") 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) By the Thirty-first day of March, 1978 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) 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;

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 120/- + 60/- Penalties
Stamp Duty Receipt No. 037897
21-12-78 446469

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

(iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the Thirtieth day of September, 1981;

(v) At all times during the term after the Thirtieth day of September, 1981 have on the land existing building approved by the Authority and maintain them in good order and repair to the satisfaction of the Director of Land Development Services (hereinafter called "the Director")

(vi) Not erect or commence to erect on the land and building in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provide;

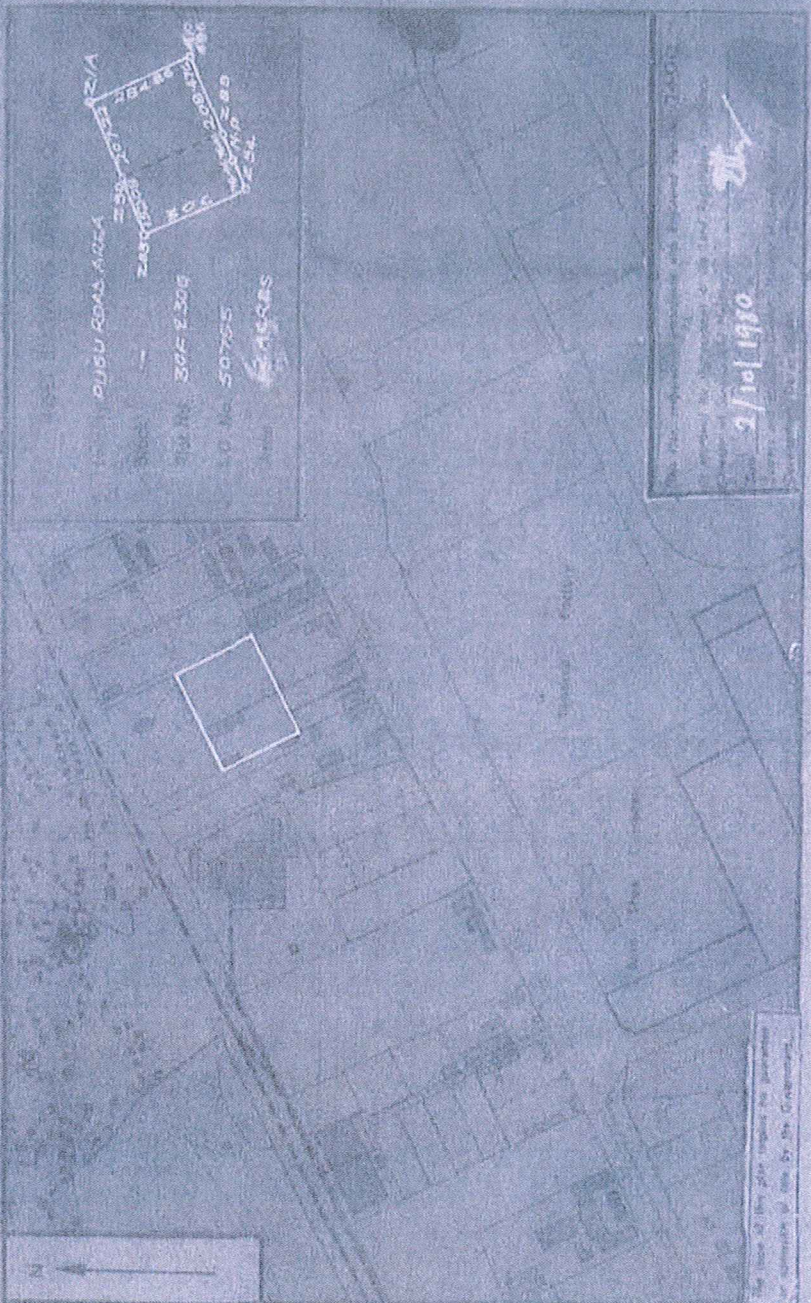
(vii) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director for Surveys and Mapping.

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. 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 Director.

(ii) Occupation or use of the whole or any part of the buildings on it by any person other than the Occupier or its 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. Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Director shall be the sole judge.



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out

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5. The Occupier shall further:-

- (i) made and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of the Authority;
- (ii) make and keep all the buildings on the land rate-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 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 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. Only one main building together with the usual and necessary out-buildings shall be built on the land and the same shall be used for Industrial purposes only. Use Group 'N' Use Class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

h/fm/20
8. The President may revoke the Right for good cause *and*
in public interest

SCHEDULE

ALL that land known as Plot No. 30F and 30G Pugu Road Area Dar es Salaam City Containing Two (2) Acres shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 7400 deposited at the Office of the Director for Surveys at Dar es Salaam.

[Handwritten Signature]
DIRECTOR OF LAND DEVELOPMENT SERVICES.

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

SEALED with the COMMON SEAL of the said TANZANIA PLASTIC INDUSTRIES LIMITED and delivered in the presence of us this 27th day of Dec. 1980.

Signature: *[Handwritten Signature]*
Postal Address: P.O. Box 3416
DAR ES SALAAM
Qualification: DIRECTOR

Signature: *[Handwritten Signature]*
Postal Address: P.O. Box 2419
DAR ES SALAAM
Qualification: Director

12/25/10

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

TRANSFER OF THE RIGHT OF OCCUPANCY

C.T. NO. 186074/16
L.O. NO. 50755
L.D. NO. 85266

IN CONSIDERATION of a sum of United States Dollars One million ninety thousand two hundred ninety only... [US\$ 1,090,290] WE SIMBA PLASTICS COMPANY LIMITED a limited liability company of P.O. Box 2459 Dar es Salaam DO HEREBY TRANSFER but subject to the legal mortgages registered under Filed Documents No. 125814 and No. 116724 in favour of NATIONAL BANK OF COMMERCE LIMITED and NATIONAL MICROFINANCE BANK PLC respectively to SILAFRICA TANZANIA LIMITED a limited liability company of P.O. Box 2459 Dar es Salaam the Right of Occupancy registered under the above reference.

SEALED with the COMMON SEAL of the said SIMBA PLASTICS COMPANY

LIMITED and DELIVERED at Dar es Salaam in our presence this 5th day of August 2010

SEAL

Signature : [Signature]

Postal Address : P.O. Box 2459
DAR ES SALAAM

Qualification : DIRECTOR

Signature : [Signature]

Postal Address : P.O. Box 2459
DAR ES SALAAM

Qualification : DIRECTOR

SEALED with the COMMON SEAL of the said SILAFRICA TANZANIA LIMITED and DELIVERED at Dar es Salaam in our presence this 5th day of August 2010

SEAL

Signature : [Signature]

Postal Address : P.O. Box 11078
DAR ES SALAAM

Qualification : DIRECTOR

Signature : [Signature]

Postal Address : P.O. Box 11078
DAR ES SALAAM

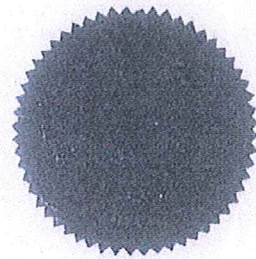
Qualification : DIRECTOR

CERTIFIED AS A TRUE COPY OF THE ORIGINAL DOCUMENT
[Signature]
C. L. S. BENNE
ADVOCATE / NOTARY PUBLIC

SEALED with the COMMON SEAL of the said NATIONAL BANK OF COMMERCE LIMITED and DELIVERED at Dar es Salaam in our presence this 16th day of July 2010

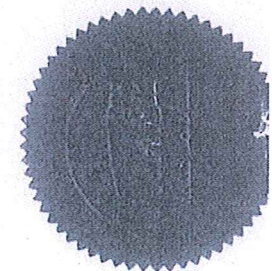
SEAL

Signature : [Signature]
Postal Address : Box 1863
DAR ES SALAAM
Qualification : FOR EXECUTIVE DIRECTOR
Signature : [Signature]
Postal Address : P.O. BOX 1863
DAR ES SALAAM
Qualification : COMPANY SECRETARY



SEALED with the COMMON SEAL of the said NATIONAL MICRO-FINANCE BANK PLC and DELIVERED at Dar es Salaam in our Presence this 2ND day of JULY 2010

Signature : [Signature]
Postal Address : BOX NO. 9213
DAR ES SALAAM
Qualification : CHIEF EXECUTIVE OFFICER
Signature : [Signature]
Postal Address : BOX NO. 9213
DAR ES SALAAM
Qualification : COMPANY SECRETARY



CERTIFIED AS A TRUE COPY OF THE ORIGINAL DOCUMENT
[Signature]
C. L. S. BENNE
ADVOCATE / BARRISTER AT LAW

