

TITLE No. 44738
REGISTERED 25th 8-95
At 10.00 AM
Paris
Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 100/= Paid
and Revenue Receipt No. A.1405922
of 16-9-1995 Issued
Paris
Stamp Duty Officer
No. 22156

L.D. NO. 94457.

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 5640/= Paid
on original Receipt No. A.1405922
of 16-9-1995
Paris
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 26th day of August
One thousand nine hundred and ninety five.

TITLE NO. 44738

THIS IS TO CERTIFY that TIGRA INDUSTRIES LIMITED a limited liability Company registered under Companies Ordinance Cap.212 of P.O. BOX 214 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 five 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 thereof or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 1996, shall thereafter pay rent of Shillings one hundred and thirteen thousand (Shs.113,000/-) only 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 2005, 2015, 2025, 2035, 2045, 2055, 2065, 2075 and 2085 or within three 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 and 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 December, 1995, 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;
- (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 June, 1996;

- (v) At all times during the term after the thirtieth day of June, 1998, have on the land building 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 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 as hereinbefore provided;
- (vii) Be responsible for the protection of all persons on the land throughout the term of the Right. Missing persons will have to be re-established at any time at the occupier's expense 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--(1) 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 after condition 2(iv) has been complied with by the occupier the consent of the Commissioner shall not be necessary.

(11) Occupation or use of the whole or any part of the land or buildings on it by any person other than the occupier or their employees agents 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 a absolute discretion to give or withhold consent under condition 3(1). 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 Commissioner shall be the sole judge.

- 5. The occupier shall further:-
 - (i) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of waste refuse and effluent to the satisfaction of the Authority;
 - (ii) Make and keep all the buildings on the land watertight and carry out such repairs as the Medical Officer of Health and 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 Commissioner on his behalf:-

- (i) any further fees of stamp duties which may be discovered to be payable by the Occupiers in connection with the Rights;
- (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 Rights;
- (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 to be erected thereon 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.

8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

ALL that land known as Plot No.56 Mbanga Industrial Area Dar es Salaam City containing one decimal point two five (1.25) hectares shown for identification only edged on the plan attached to this Certificate and defined on the registered plan numbered 25445 deposited at the office of the Director 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

DAR ES SALAAM CITY

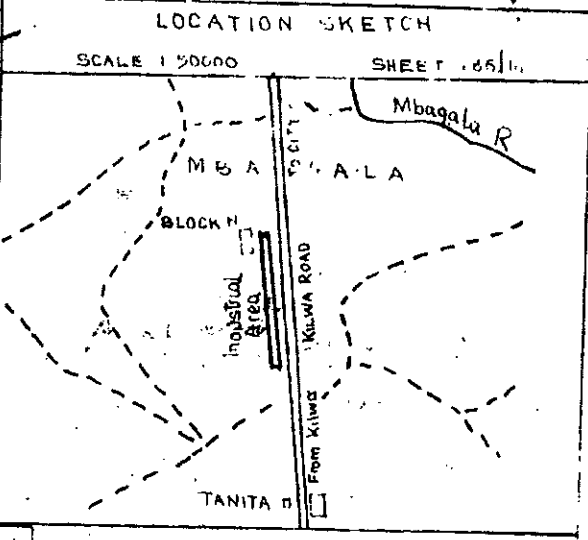
LOCATION MBAGALA INDUSTRIAL AREA

BLOCK.....

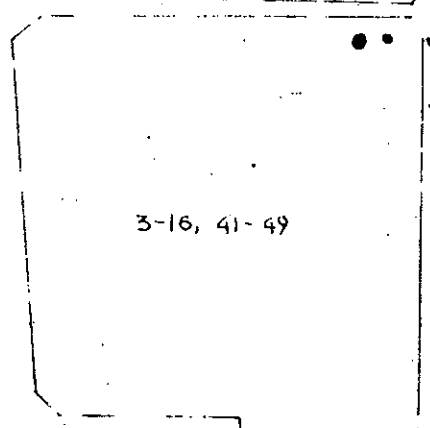
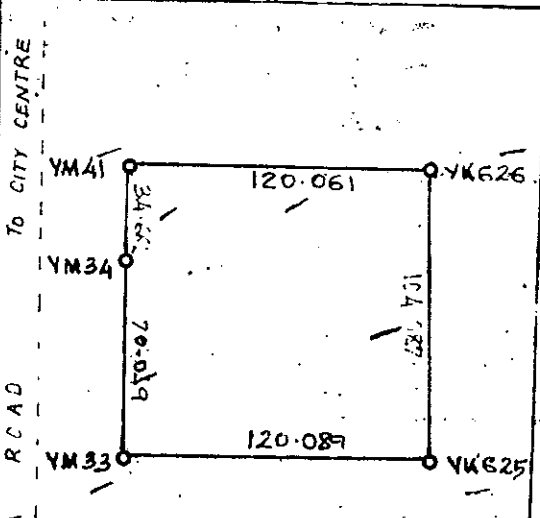
PLOT NO. **56**

L.O. NO. **162136**

AREA **1:25 H.A.**



93	57		
94		30	29
95	56	28	27
96	55	26	25
97	54	24	23
98	53	22	21
99	52	20	19
100	51	18	17



37	85
36	84

39

This plan, prepared in accordance with Registered plan No. 25645
 is approved for purposes of the Land Registration Ordinance
 by the Director of Surveys and Mapping **H. M. M. M. M.** Date **21.8.95**
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

The issue of this plan implies no approval
 by the Government

THE, within-named TIGRA INDUSTRIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TIGRA INDUSTRIES LIMITED and DELIVERED in the presence of us this 12 day of 1999.

Signature:

Postal Address: P.O. Box 214
Dar-es-Salaam

Qualification: CHAIRMAN

Signature:

Postal Address: Box 71846
Dar-es-Salaam

Qualification: ADVOCATE

(COMPANY SECRETARY)

LAND REGISTRY, DAR-ES-SALAAM
CHANGE OF NAME

Filed Document No. 103,717

Date of Registration 19-4-99 time 9:00 A.m

To BEST TIGRA INDUSTRIES LIMITED, of P.O. Box 214, Dar-es-Salaam.

Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document no 103718

Date of Registration 19-4-99 time 9:00 A.m

DISCHARGED - FD. 104778
to CITIBANK TANZANIA LIMITED
To secure US\$ 450,000.00

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

DISCHARGED FD. 125487

Filed Document no 91817

Date of Registration ON 14-12-2009 time 1:00 P.m
AT 18:55

KENYA COMMERCIAL BANK TANZANIA LIMITED.

(To secure Shs. 480,000,000/=)

Asst. Registrar Senior Asst. Registrar of Titles

LAN
Filed Doc
Date of R
To... TR
P.D. &
W.S.D.

LA
D
Filed D
Date of
To... TR
770

DEI
D.S.M

LAND REGISTRY DAR - ES - SALAAM

TRANSFER

Filed Document No. 128578

Date of Registration 1:7:2010 time 10:00 a.m

To TRUCK AFRICA LIMITED

P.O. BOX 21189 DAR-ES-SALAAM

(USD 1,000,000)

[Signature]

Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM

MORTGAGE

~~DISCHARGE~~ FD. 128502 144191

Filed Document No.

Date of Registration 13:07:010 time 12:47 P

To TANZANIA INVESTMENT BANK LIMITED

of P.O. Box 9373 D'SALAAM

TO SECURE USD 3,000,000

[Signature]

Senior Asst. Registrar of Titles

TRANSFER P/SALE

144191

Date 29-5-12 time 11:00 a.m

To MIKOANI EDIBLE OILS and

DETERGENTS LIMITED P.O. BOX 5055

D'SM Cons (sh USD 2700,000)

[Signature]

Senior Asst. Registrar of Titles

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YA MUUNGANO WA TANZANIA
TED REPUBLIC OF TANZANIA

ABADHI YA SERIKALI
EQUER RECEIPT

47187847

1

2002 0909

TFN 614 (Rev. 8.94)

EA KWA
from

SHILINGI (Kwa mawazo)
/ Shillings (Words)

MIKOANI EDIBLE OLES LTD
DETERGENT

KIASI
Amount

Shs.	Cts.
48,930	00

O YA

TASLIMU/HUNDI
By Cash/Cheque No.

MPOKEA - Receiving Officer's

From Jumbani Jomo registration
Stamp Duty free
Kituo - Station
01/06/2012

YA MUUNGANO WA TANZANIA
UNITED REPUBLIC OF TANZANIA
ABADHI YA SERIKALI

47188228

1

2002 0909

TFN 614

EXCHEQUER RECEIPT

MIMEPOKA KWA
received from

MIKOANI EDIBLE OLES LTD

UMLA YA SHILINGI (Kwa mawazo)
The sum of Shillings (Words)

KWA MAIPOKA
In respect of

KWA FEDHA TASLIMU/HUNDI
NAMBA - By Cash/Cheque No.

SABHI YA MPOKEA - Receiving Officer's
Signature

From Jumbani Jomo registration
Stamp Duty free
Kituo - Station
01/06/2012

YA MUUNGANO WA TANZANIA
REPUBLIC OF TANZANIA
ABADHI YA SERIKALI

47187464

1

2002-080-311

TFN 614 (Rev. 8.94)

QUER RECEIPT

MA

NGI (Kwa mawazo)
illings (Words)

Best Kato Industries Ltd
Two hundred sixty two thousand
five hundred
Road number 25632
01/06/2012

KIASI
Amount

Shs.	Cts.
262	500

MO/HUNDI
sh/Cheque No.

EA - Receiving Officer's

Signature
Date 01/06/2012