

**TANGANYIKA**

*The Land Registration Ordinance (Cap. 334 of the Laws)*



RIGHT OF OCCUPANCY  
**CERTIFICATE OF TITLE TO LEASEHOLD LAND**  
(ISSUED UNDER SECTION 38)

This is to certify that the annexed <sup>copy of</sup> Certificate of Occupancy dated

the 5<sup>th</sup>

day of June 20 05


is registered in the Land Registry under Title No. 24070.

Copies of the subsisting entries in the register are within

Dated the

26<sup>th</sup>

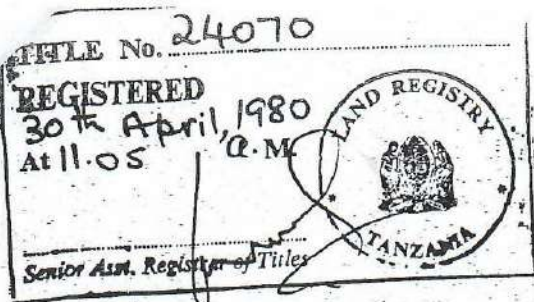
day of JULY 20 05

  
Bumi F. Mwisaka  
Asst. Registrar of Title

Title No. 24070

Description of registered land

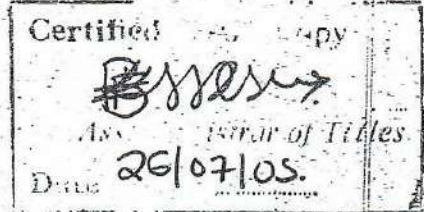
All that land known as Plot No. 156 Fugu Road Industrial area Dar Es Salaam city containing five thousand six hundred eighty seven (5,687) Square Metres shown for identification only edged on the plan attached to this certificate defined on the



58733  
L.O. No. 53733  
L.D. No. 91598.

CERTIFICATE OF OCCUPANCY.

The Sixteenth day of April,  
One thousand nine hundred and eighty  
Title No. 24070.

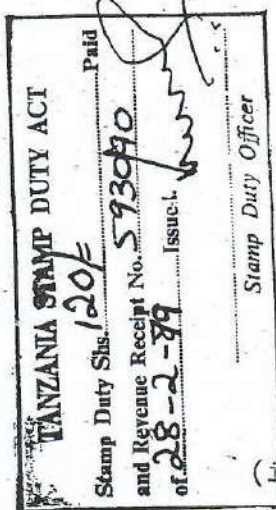


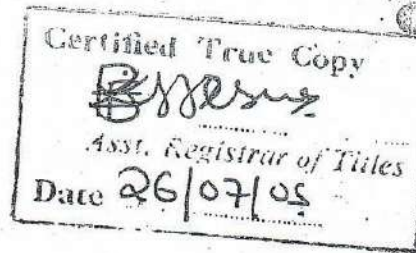
THIS IS TO CERTIFY that MODERN TROPICAL INDUSTRY LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam of P. O. Box 4140, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in 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 January One thousand nine hundred and seventy nine 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 sixty (Shs. 4,160/=) 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 1989, 1999, 2009, 2019, 2029, 2039, 2049, 2059 and 2069 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) (hereinafter called "the Authority");
- (ii) By the thirtieth day of June, 1979 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 subparagraph (i) above which said plans and specifications shall submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specification 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 thirty first day of December, 1981;





- 2 -

- (v) At all times during the term after the thirty first day of December, 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 provided;
- (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 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 Director.

(ii) Occupation or use of the whole or any part of the buildings on it by any person other than the occupier or their 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.

5. The Occupier shall further:-

- (i) Make 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 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 Health.

Certified True Copy  
*[Signature]*  
Asst. Director of Titles  
Date 26/07/05.

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 the Government for the land during the term of the Right;
- (iii) such sum as the Director shall assess as a proper share payable from 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 'O' Use Classes (a) 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. 156 Pugu Road, Industrial Area Dar es Salaam City containing five thousand five hundred eighty seven (5,587) Square Metres shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 18619 deposited at the Office of the Director of Surveys at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year for above written.

*[Signature]*

Ag. DIRECTOR OF LAND DEVELOPMENT SERVICES.

Certified True copy  
*[Signature]*  
Asst. Registrar of Titles  
Date 26/07/05

- 4 -

WE, the within-named MODERN TROPICAL INDUSTRY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said MODERN TROPICAL INDUSTRY LIMITED and delivered in the presence of us this 26<sup>th</sup> day of March 1980.

(Signature).....*[Signature]*.....  
(Postal Address) P.O. Box 4140  
*Darussalam*.....  
(Qualification).....*Manager Director*.....  
(Signature).....*[Signature]*.....  
(Postal Address) P.O. Box - 4140  
*Darussalam*.....  
(Qualification).....*Director*.....

**NOTE**  
In this document every reference to "Commissioner for Land" and "Commissioner for Surveys and Mapping" should be read and construed as a reference to the "Director of Land Development Services" and "Director of Surveys and Mapping" respectively.

No. .... Registered 25.1.05 ..... at ..... m  
To MODERN TROPICAL INDUSTRY LIMITED  
OF P.O. BOX 4740, DURAI SALLAM.

No. .... Registered ..... at ..... m  
To .....

*[Signature]*  
Asst. Registrar of Titles

.....  
Asst. Registrar of Titles

TRANSFER

No. 110583 Registered 27.1.06 at 9.00AM  
To JAMBUD FREIGHT LIMITED  
OF P.O. BOX 70355, DISALAM  
(CONS. 10,000,000/-)

No. .... Registered ..... at ..... m  
To .....

*[Signature]*  
Asst. Registrar of Titles

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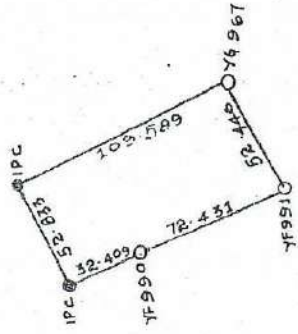
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Asst. Registrar of Titles

# DARES SALAAM CITY

LOCATION: **PUGH ROAD INDUSTRIAL AREA**  
 BLOCK: .....  
 PLOT NO: **156C**  
 L.O. NO: **100902**  
 AREA: **5520** SUFF. SUM



Certified True Copy  
 Assistant Registrar of Title  
 Date **30/1/04**



This plan, prepared in accordance with Registered plan No. 186/19  
 is approved for purposes of the Land Registration Ordinance  
 Director of Surveys and Mapping  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam.

The issue of this plan implies no guarantee  
 or admission of title by the Government.

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO LEASEHOLD LAND  
(ISSUED UNDER SECTION 38)

RIGHT OF OCCUPANCY

This is to certify that the annexed copy of Certificate of Occupancy dated the 29th day of January, 1986 is registered in the Land Registry under Title No. 33021.

Copies of the subsisting entries in the register are within

Dated the 30 day of January, 2004.

(REHEMA NDIKIZI)  
Sen. Asst. Registrar of Title

Title No. 33021.

Description of registered land.

ALL THAT Land known as Plot No. 1560 Pugu road Industrial area Dar es Salam City containing five thousand five hundred and twenty (5,520) Square Metres Shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey plan numbered 18619 deposited at the Office of the Commissioner for Surveys and Mapping at D'Salaam.

Handwritten signatures and stamps at the bottom of the page.

2/2/018

*[Handwritten signature]*

ENTRIES IN THE REGISTER  
TITLE No. 33021

Registered 21.9.87 at 11.15m  
ASG (TANZANIA) LIMITED  
P.O. Box 4595, Dar es Salaam  
Registered as owner

No. .... Registered ..... at ..... m  
To .....

*[Signature]*  
Asst. Registrar of Titles

Asst. Registrar of Titles

Registered ..... at ..... m

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

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No. .... Registered ..... at ..... m  
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No. 33021  
DATED 21-9-87  
15 A.M.  
Asst. Registrar of Titles  
TANZANIA

LL 87/11

L.C. NO. 100002

Stamp Duty Shs. 120/-  
and Revenue Receipt No. 128948  
23-6-79 issued.  
Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

29th day of JANUARY  
One thousand nine hundred and eighty

Title No. 33021  
Jan/1988

TO CERTIFY that ASG (TANZANIA) LIMITED a limited liability company incorporated in Tanzania and having its registered Office in Salaam of P.O. BOX 4595, DAR ES SALAAM (hereinafter called "the Company") is entitled to a Right of Occupancy (hereinafter called "the Right") and over the Land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety-nine years from the First of April One thousand nine hundred and Seventy-nine according to the intent and meaning of the Land Ordinance and subject the provisions thereof and to any regulations made thereunder and to any enactments or substitution therefor or amendment thereof and to the special provisions:-

The Occupier having paid rent up to the thirtieth day of June, shall pay rent of Shillings four thousand five hundred (Shs.4,500/-) in advance of the first day of July in every year of the term of any deduction PROVIDED that rent may be revised by the Minister for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1989, 1999, 2009, 2019, 2029, 2039, 2049, 2059 and 2069 or within three years thereof in each case.

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 Right of Occupancy which conform to the building line 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 thirtieth day of September, 1979, 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;

*[Handwritten signatures and initials]*

Certified True Copy  
Asst. Registrar of Titles

- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty-first day of March, 1982;
- (v) At all times during the term after the thirty-first day of March, 1982, have on the land buildings as 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 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 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 of 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 Director PROVIDED the after condition 2(iv) has been complied with by the Occupier the consent of the Director shall not be necessary:-

to a sub-letting of the whole of the land or of land or any part of any building on it where the sub-lease contains conditions to ensure compliance with the land or buildings.

(ii) Occupation or use of the whole or any part of the land or buildings on it any any person other than the Occupier or his employees, agents, contractors or members of the household shall be deemed a breach with the land or buildings.

4. Except as hereinbefore provided the Director shall have an absolute discretion to give or withhold consent under condition 3(i). Any agreement (other than an 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.

5. 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 be payable by the Occupier in connection with the Right;



*Handwritten signature and date: 7/2/2008*

Certified True Copy  
*Handwritten signature*  
 Assistant Registrar

only  
 Office  
 at the  
 of the

*Handwritten signatures and initials:*  
H. J. G.  
A. J. S.

- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty-first day of March, 1982;
- (v) At all times during the term after the thirty-first day of March, 1982, have on the land buildings as 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 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 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 of 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 Director PROVIDED the after condition 2(iv) has been complied with by the Occupier the consent of the Director shall not be necessary:-

to a sub-letting of the whole of the land or of land or any part of any building on it where the sub-lease contains conditions to ensure compliance with the land or buildings.

(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 his agents contractors or members of the household shall be deemed a breach of the conditions of the Right.

4. Except as hereinbefore provided the Director shall have full discretion to give or withhold consent under condition 3(i). Any mortgage or agreement (other than an mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in circumstances of which the Director shall be the sole judge.

5. 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 be payable by the Occupier in connection with the Right;

15 A.M.  
Senior Asst. Registrar of Titles  
TANZANIA

Stamp Duty Shs. 120/-  
and Revenue Receipt No. 128948  
of 23-6-79 issued.  
Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

The 29<sup>th</sup> day of JANUARY  
One thousand nine hundred and

Title No. 33021 JEL/18/21/81

THIS IS TO CERTIFY that ASG (TANZANIA) LIMITED a limited liability Company incorporated in Tanzania and having its registered Office in Dar es Salaam of P.O. BOX 4595, 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 April One thousand nine hundred and Seventy-nine according to the true intent and meaning of the Land Ordinance and subject the provision thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1980, shall pay rent of Shillings four thousand five hundred (Shs.4,500/=) a year in advance of the first day of July in every year of the term without any deduction PROVIDED that 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 1989, 1999, 2009, 2019, 2029, 2039, 2049, 2059 and 2069 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 in accordance with the conditions of the Right and Right which conform to the building line 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 thirtieth day of September, 1979, 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;

*[Handwritten signature]*

Certified True Copy  
*[Signature]*  
Assistant Registrar of Titles  
Date 30/1/04

2. NAME: RAYNES O'BRIEN ZAKAYO  
 SIGNATURE: [Signature]  
 ADDRESS: P.O. Box 4595, DSM  
 QUALIFICATION: FINANCE MANAGER

SEALED with the COMMON SEAL of the said )  
**JAMBO FREIGHTS LIMITED** and delivered in )  
 presence of us this.....day of....., 1988)

.....  
 SEAL OF THE PURCHASER

1. NAME: C. MAHINDI  
 SIGNATURE: [Signature]  
 ADDRESS: P.O. Box 70355  
 QUALIFICATION: DIRECTOR

2. NAME: JOE MZUNDA  
 SIGNATURE: [Signature]  
 ADDRESS: P.O. Box 70355, DSM  
 QUALIFICATION: DIRECTOR

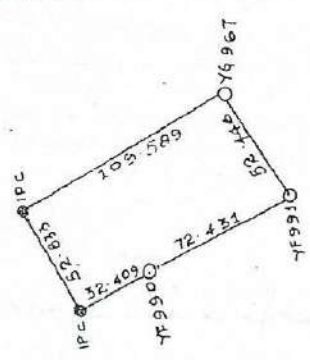
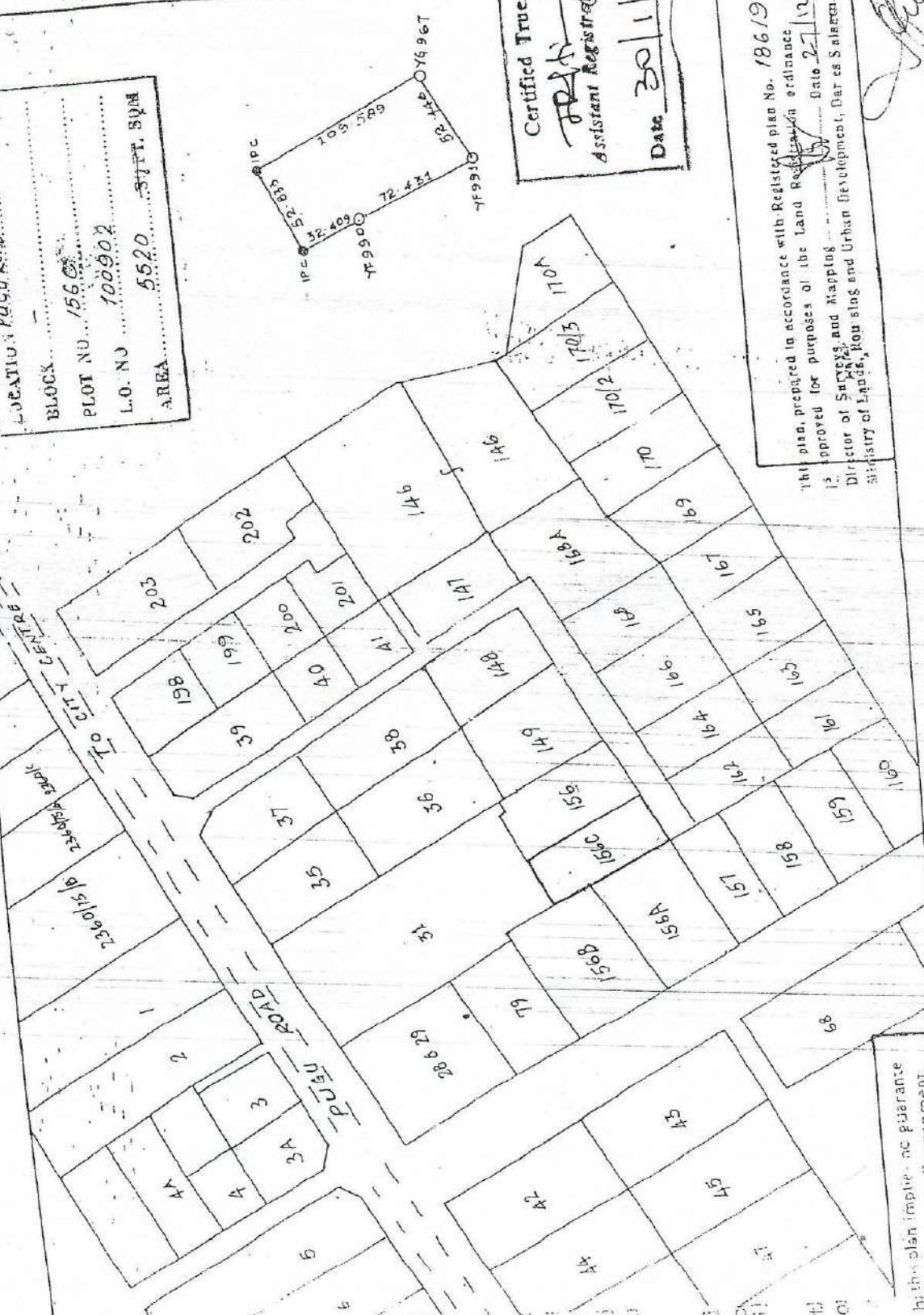
DRAWN BY:  
ASG (TANZANIA) LIMITED,  
P. O. BOX 4595,  
DAR ES SALAAM.

[Signature] [Signature] [Signature]  
7/2/88

# DARES SALAAM CITY

LOCATION: PUGH ROAD INDUSTRIAL AREA

BLOCK: 156  
 PLOT NO: 100902  
 L.O. NO: 5520  
 AREA: 3111.50M



Certified True Copy  
 Assistant Registrar of Titles  
 Date 30/1/04

This plan, prepared in accordance with Registered plan No. 18619 is approved for purposes of the Land Registration Ordinance by the Director of Surveys and Mapping, Ministry of Lands, Planning and Urban Development, Dar es Salaam. Date 27/1/04

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