

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 31452

Land Office Number: 90863
91290

Land: PLOT NO.131 KIPAWA FISH ROAD INDUSTRIAL AREA DAR ES SALAAM CITY *Caraka*

Term: NINETY NINE YEARS

Telegraphic Address: "HATHI"

Telephone No.: 93361

In reply please quote

Ref. No. 141/31452/10

REGISTERED

To Shantilal M. Patel
and S. S. Patel
of P.O. Box 2713 BSM

Title No. 31452

Land Office No.

90863

Plot No. 131 Kapanag Industrial Area BSM est

OFFICE OF THE REGISTRAR GENERAL

SECOND FLOOR, PRINCE OF WALES ROAD

P.O. Box 2491 GPO

DAKES SALANG

DAR ES SALAM

TANZANIA

15 July 1986

1. I have the honour to enclose herewith duplicate of the Certificate of Title numbered as above for delivery to the occupier of the above property.

2. Please obtain the occupier's signature to the enclosed form of receipt and return the latter to me in due course.

REC. NLS

1986

OFFICE OF THE REGISTRAR OF LAND OFFICES

SECOND FLOOR, REGISTRAR'S OFFICE

P.O. Box 27497

DAR ES SALAMU
TANZANIA

Telegraphic Address: "SHANTI"

Telephone No.: 23361 23241

In reply please quote

Ref. No. L/9/31452/6

REGISTERED

15th July 1986

To: Srbanshal M. Patel
and S.S. Patel
of P.O. Box 2713, Dsm

Title No. 31452 Land Office No. 90863

Plot No. 131 Cyparua Industrial Area Dsm est

1. I have the honour to enclose herewith duplicate of the Certificate of Title numbered as above for delivery to the occupier of the above property.

2. Please obtain the occupier's signature to the enclosed form of receipt and return the latter to their due course.

cc DLBS
your L/120705/99-5-86
refers

[Signature]
for Registrar of Deeds

At 10.00 A.M



Senior Asst. Registrar of Titles

DBE/LD. NO. 25383

Stamp Duty No. toof 701
and Revenue Receipt No. 167 61
of 31-8-85 issued
[Signature]
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 5th day of May
nine hundred and eighty six.

One thousand

TITLE NO. 31452

THIS IS TO CERTIFY that SHANTILAL MAGAMBHAI PATEL, AND SUMITRABEN SHANTILAL PATEL OF P.O. BOX 2713 DAR ES SALAM (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") as joint tenants for a term of ninety nine years from the first day of July One thousand nine hundred and eighty 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1986, shall thereafter pay rent of shillings two thousand and eighty (Shs. 2,080/-) 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 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065 and 2075 or within three years thereafter in each case.

TANZANIA STAMP DUTY ACT
Stamp Duty of 140/-
on original receipt No. 152667
of 31-8-85
[Signature]

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 Dar es Salaam City Council (hereinafter called "the Authority");

(ii) By the thirty first day of December 1985, 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 1986;

- (v) At all times during the term after the thirtieth day of June 1938; have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands 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 Occupiers' 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 Occupiers' 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, sell or otherwise dispose of or deal with the whole or any part of it or of buildings on it without the previous written consent of the Director;

(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 their employees, agents, contractors or members of the household 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 trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the Land rat-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;

(iv) fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

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

- (1) any further fees or stamp duties which may be discovered to be payable by the Occupier 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.

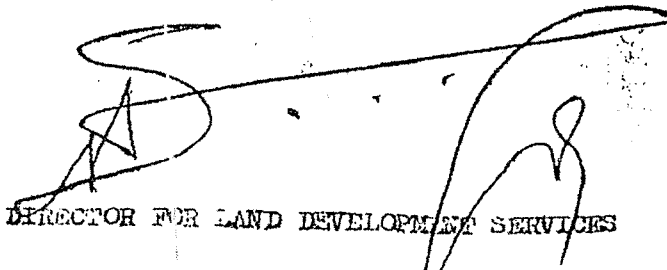
7. The land and the buildings to be erected thereon shall be used for Industrial Purposes only. Use Group 'O' use class (a) as defined in the Town and Country Planning (use classes) Regulations, 1960.

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

SCHEDULE

All that land known as Plot No.131 Kipawa Pugu Road Industrial Area Dar es Salaam City containing four thousand two hundred thirty seven (4,237) ^{COR/10} square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 21003 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.


DIRECTOR FOR LAND DEVELOPMENT SERVICES

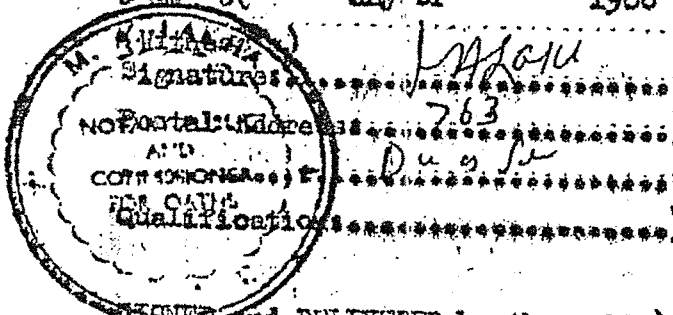
We, the within-named SHANTILAL MAGAMBHAI PATEL and SUMITRABEN SHANTILAL PATEL hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said SHANTILAL MAGAMBHAI PATEL who is known to me personally/ identified to me by

Shantil

~~the letter being known to me personally in my presence~~

this *2nd* day of *Apr* 1986

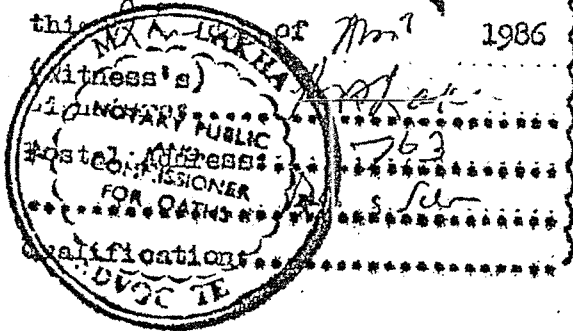


SIGNED and DELIVERED by the said SUMITRABEN SHANTILAL PATEL who is known to me personally/ identified to me by

sumitraben-S-patel-

~~the letter being known to me personally in my presence~~

this *2nd* day of *Apr* 1986



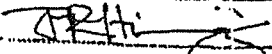
In this document every reference to Commissioner of Land and "Commissioner" is to be read as "Commissioner of Land and Survey and Mapping Services"

LAND REVENUE DEPARTMENT
TRANSFER

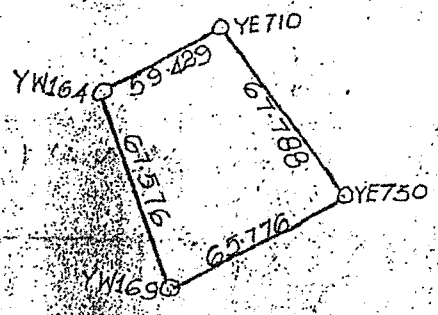
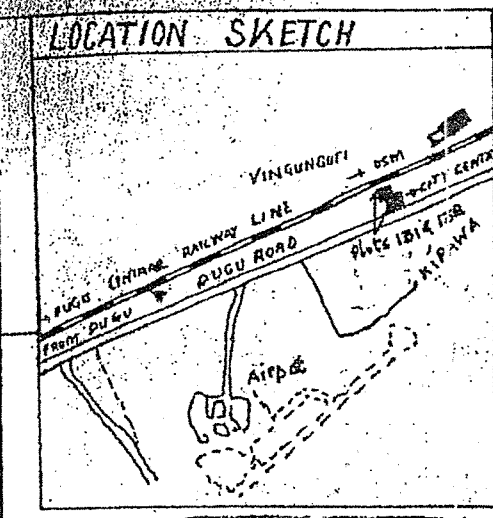
Filed Document No. 107,933

Date of Registration 30-5-2003 time 11:30 A.M.

to ZENUFA LABORATORIES
LIMITED, P.O. Box 77914, D'Salgem
(Cons US D. 75,000.)


Senior Asst Registrar of D'salgem

DAR-ES-SALAAM CITY



LOCATION KIRAWA... INDUSTRIAL AREA

BLOCK.....

LOT NO..... 131

P.O. NO..... 90863

AREA..... 1237..... SQFT/SQM



Issue of this plan implies no guarantee of title by the Government.

This plan, prepared in accordance with Registered Plan No. 51002 is approved for the purposes of the Land Use and Planning Ordinance.

Director of Surveys and Mapping

Date..... 7/11/1986..... Surveys and Mapping Division

THE UNITED REPUBLIC OF TANZANIA
LAND REGISTRY
THE LAND REGISTRATION ORDINANCE CAP 334
OFFICIAL SEARCH
(Under Section 97(2))

ch No: ***2240***

omerID/TIN: 852

PROPERTY MARKERT CONSULTANT LTD

P. O. BOX 9467

DSM

ch Fee Paid: 10000 Receipt No: 23941679 Date: 26/07/2005 09:18:28 AM

following is a summary of the subsisting entries on property

file No: 31452

description: Plot No.131 KIPAWA INDUSTRIAL AREA in the District of ILALA Containing 4237 SQ M

term: 99 years from 01/07/1985 thus expires after 79 years from the date of this search.

tenure: RIGHT OF OCCUPANCY

Original Owner:

SHANTILAL MAGAMBHAI PATEL AND SUMITRABEN SHANTILAL P.O.BOX 2713,DSM

Transactions	Name	Amount	FD No.	RegDate:	Remarks
transfer	ZENUFA LABORATORIES LIITED P.O.BOX 77914 DSM		107933	30/05/2003	

date: 26-Jul-05


Asst. REGISTRAR OF TITLES