



DAR ES SALAAM ZONAL OFFICE
PO BOX 1191, DAR ES SALAAM
Tel: No. +255 22 2120458
Fax: No. +255 22 212 4576
E-mail: rt@ardhi.go.tz



THE UNITED REPUBLIC OF
TANZANIA
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS
DEVELOPMENT

In reply please quote:
Ref. No. 19092454481

Date: 24-Sep-2019

To: BRICKHOUSE LAW ASSOCIATES
P.O. BOX 70230
KINONDONI
DAR ES SALAAM

Dear Sir/Gentleman/Madam,

RE: TITLE 53714
PLOT NO. 89 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 37213
PLOT NO. 90 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 58826
PLOT NO. 2026 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 37276
PLOT NO. 201 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 25771
PLOT NO. 88 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI

I have the honour to inform you that your transaction **DSM01087874 Variation of Mortgage** dated the 12th day of September 2019 has been registered.

The following documents are enclosed with this letter:

Transaction DSM01087874 - Variation of Mortgage

- | # | Document |
|----|---|
| 1. | Certificate of Title/Occupancy (Holder) |
| 2. | LF40 Mortgage of a Right of Occupancy |

Waziri Masoud
Registration Officer

Received by
Sia Aidan

24/09/2019

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:

Title Number: 53714

Land Office Number: 205929.

Land: PLOT NO. 89 MBEZI INDUSTRIAL AREA DAR ES SALAAM CITY.


Term: NINETY NINE YEARS.



TITLE No. **53714**
REGISTERED 22-1-2003
At 1:00 PM

Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. **100/=** Paid
and Revenue Receipt No. **13728115**
of **20-9-2002**

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO. 4 OF 1999

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. **17800/=** Paid
on original Receipt No. **13728115**
of **20-9-2002**

Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. **53714**
L.O. No. **205929**
L.D. No. **199253**

The **11th** day of **March**, 2003

THIS IS TO CERTIFY that **CHEMI AND COTEX INDUSTRIES LIMITED** a limited liability Company Incorporated under the Companies Ordinance (Cap.212) and having its Registered Office in Dar es Salaam of P.O. BOX 347 DAR ES SALAAM.

(hereinafter called "the Occupier"/the Occupiers") is / are entitle 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 occupants/occupants in common in equare shares for a term of **ninety nine** years from the first day of **July** Two Thousand and two according to the true intent and meaning of the Land Act 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:-

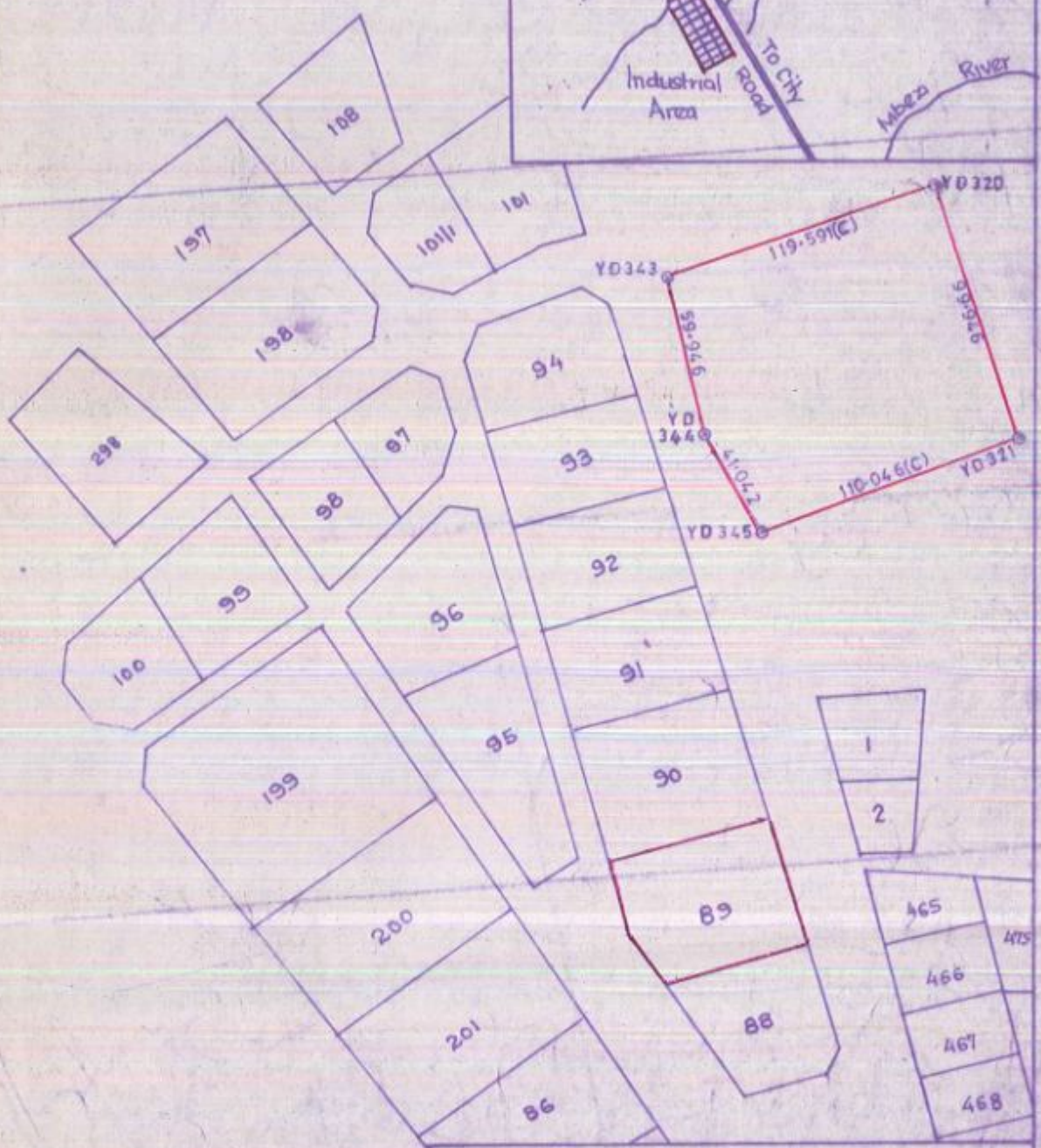
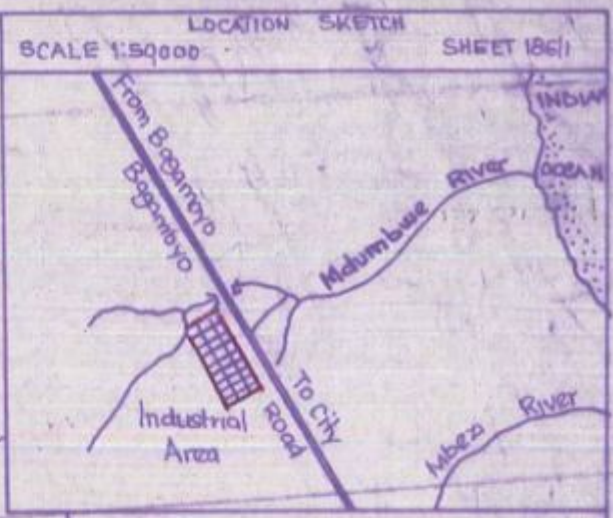
1. The Occupier(s) having paid rent up to the thirtieth day of June 2003 shall thereafter pay rent of shillings **Three hundred fifty three and four hundred (353,400/=)** a year in advance on the firts day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier (s) shall:-
 - (i) 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 responsible for Surveys and mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- (iii) **Buildings to be in permanent materials**
- (iv) **Building plans to be submitted to the Kinondoni Municipal Council within six months from the commencement of the Right.**
- (v) **Building construction to begin within six months after approval of the plans.**
- (vi) **Buildings to be completed within 36 months from the commencement of the Right.**
3. **USER :** The Land and buildings erected thereon shall be used for **Industrial purposes only Use Group 0 Use Class (a).**
4. The Occupier (s) shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

DAR ES SALAAM CITY



LOCATION MBEZI INDUSTRIAL AREA
BLOCK -
PLOT No. 89
L.O. No. 205929
AREA 11779 SQM



The issue of this plan implies the admission of title by the Government.

This plan prepared in accordance with Registered plan No. 18879
 approved by the Ministry of Lands, Urban Planning and Urban Development, Dar es Salaam.
Refange 5/12/2002

5. The Occupier (s) shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The president may revoke the right for good cause or in public interest

SCHEDULE

All land known as **Plot No. 89** Block -

situate at **Mbezi Industrial** in **Dar es Salaam City** containing **Eleven thousand seven hundred seventy nine (11,779) Square metres** square metres/square feet /hactares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **18879** deposited at the Office of the Director for Surveys and mapping at Dar es Salaam.

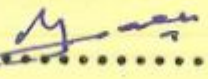
Given under my hand and official seal the day and year first above written



COMMISSIONER FOR LANDS

The within named **CHEMI AND COTEX INDUSTRIAL LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
 CHEMI AND COTEX INDUSTRIAL LIMITED and)
 DELIVERED in the presence of us)
 this 10th day of Jan 2003.

Signature: 

Postal Address: 89-90 Mbezi Industrial
Area, DSM

Qualification: CHAIRMAN

Signature: 

Postal Address: 89-90 Mbezi Industrial
Area, DSM

Qualification: DIRECTOR



LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document no 96130
Date of Registration 22-12-03 time 11:30 am

to NATIONAL BANK OF COMMERCE
LIMITED OF P.O. Box 1863 DAR-ES-SALAAM
(To secure an unspecified
Amount) [Signature]

Seni 1st Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

MORTGAGE
186829

Filed Document No. 186829
Date of Registration 02-03-2017 time 12:22 pm

To FIRST NATIONAL BANK TANZANIA LIMITED
OF P.O. Box 7290 DAR-ES-SALAAM (To
SECURE UNSPECIFIED AMOUNT) [Signature]

Senior Asst. Registrar of Titles





D Number: DSMF0002443
 Date/Time: Sep/20/2019 16:15
 Transaction No: DSM01087851
 Assistant Registrar of Title of Title

PUBLIC USE

Land Form No. 40

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999 (ACT NO. 4 OF 1999) AS AMENDED BY THE LAND (AMENDEMENT) ACT OF 2004 AND MORTGAGE FINANCING (SPECIAL PROVISIONS) ACT NO. 17 OF 2008

**MORTGAGE OF CERTIFICATES OF RIGHTS OF OCCUPANCY
 (Under Section 112)**

**C. T. No: 53714
 L. O. No: 205929
 Plot No: 89, Mbezi Industrial, Dar Es Salaam City**


TO: COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

We, CHEMI & COTEX INDUSTRIES LIMITED, of Postal Office Box Number 347, DAR ES SALAAM, HEREBY MORTGAGE the Certificate of Right of Occupancy registered under the above reference to NATIONAL BANK OF COMMERCE LIMITED of Postal Office Box Number 1863, Dar es Salaam to secure credit facility whose aggregate sum is worth **Tanzania Shillings Twenty Five Billion Three Hundred Forty Two Million One Hundred Thirty Nine Thousand Three Hundred Twenty Seven Cents Thirty Three only (TZS. 25,342,139,327.33) plus interest, costs and expenses** to be availed to CHEMI & COTEX INDUSTRIES LIMITED to secure the fulfillment of the terms and conditions under the **Term Loan Commercial Terms** dated 20TH December 2018 with its Letter of Variation Dated 08th January 2019 and **Multi Option Facility Commercial Terms** dated 20th December 2018 with its Letter of Variation dated 08th January 2019 issued by the said NATIONAL BANK OF COMMERCE LIMITED in favour of to CHEMI & COTEX INDUSTRIES LIMITED

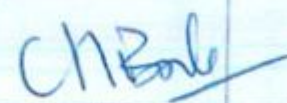
SEALED with the COMMON SEAL of the said
 to CHEMI & COTEX INDUSTRIES LIMITED
 and DELIVERED at _____ in the presence of us

} SEAL

this _____ day of _____, 2019



 (Signature)



 (Signature)

R. V. SWAMINATHAN
 (Full Name)

B. SUBRAMANIAM. M
 (Full Name)

P. O. Box 347, Dar es Salaam,
 Tanzania.
DIRECTOR

P. O. Box 347, Dar es Salaam,
 Tanzania.
DIRECTOR



DAR ES SALAAM ZONAL OFFICE
PO BOX 1191, DAR ES SALAAM
Tel: No. +255 22 2120458
Fax: No. +255 22 212 4576
E-mail: rt@ardhi.go.tz



THE UNITED REPUBLIC OF
TANZANIA
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS
DEVELOPMENT

In reply please quote:
Ref. No. 19092454483

Date: 24-Sep-2019

To: BRICKHOUSE LAW ASSOCIATES
P.O. BOX 70230
KINONDONI
DAR ES SALAAM

Dear Sir/Gentleman/Madam,

RE: TITLE 25771
PLOT NO. 88 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 53714
PLOT NO. 89 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 37276
PLOT NO. 201 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 58826
PLOT NO. 2026 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 37213
PLOT NO. 90 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI

I have the honour to inform you that your transaction **DSM01087857 Variation of Mortgage** dated the 12th day of September 2019 has been registered.

The following documents are enclosed with this letter:

Transaction DSM01087857 - Variation of Mortgage

- | # | Document |
|----|---|
| 1. | Certificate of Title/Occupancy (Holder) |
| 2. | LF40 Mortgage of a Right of Occupancy |

Waziri Masoud
Registration Officer

Received by:
Siti Aidan
24/09/2019

TITLE NO. 25771
 REGISTERED
 2nd April, 1981
 12:00 NOON
 Asst. Registrar of Lands



TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 20/- Paid
 and Revenue Receipt No. T.405243
 of 2-4-80 Issued L.O. NO. 59639.
 L.D. NO. 93241.
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The

24th day of March

One thousand nine hundred and Eighty-One

TITLE NO. 25771

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 170/- Paid
 and Revenue Receipt No. T.405243
 of 2-4-80 Issued L.O. NO. 59639.
 L.D. NO. 93241.
 Stamp Duty Officer

THIS IS TO CERTIFY that CHAMPSI MULJI ENTERPRISES LIMITED A LIMITED a liability Company incorporated in Tanzania and having its registered Office at DAR ES SALAAM OF P.O. BOX 5373, DAR ES SALAAM (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 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 Six thousand and three hundred shillings (Shs.6,300/=) 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 thereafter in each case.

2. The Occupier shall:-

- (i) Erect on the land buildings (hereinafter called "the buildings") 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, 1978, submit to the Authority 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 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, 1981;
- (v) At all times during the term after the thirtieth day of June, 1981, have on the repair to the satisfaction of the Director for Lands (hereinafter called "the Director");

- (vi) Not erect or commence to erect on the land any 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 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 of 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 a any building on it without the previous written consent of the Director PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Director shall not be necessary:-

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

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 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.
- (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.

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

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 be payable by the Occupier in connection with the Right;

DAR ES SALAAM CITY

INSET SHOWING DETAILS OF PLOT

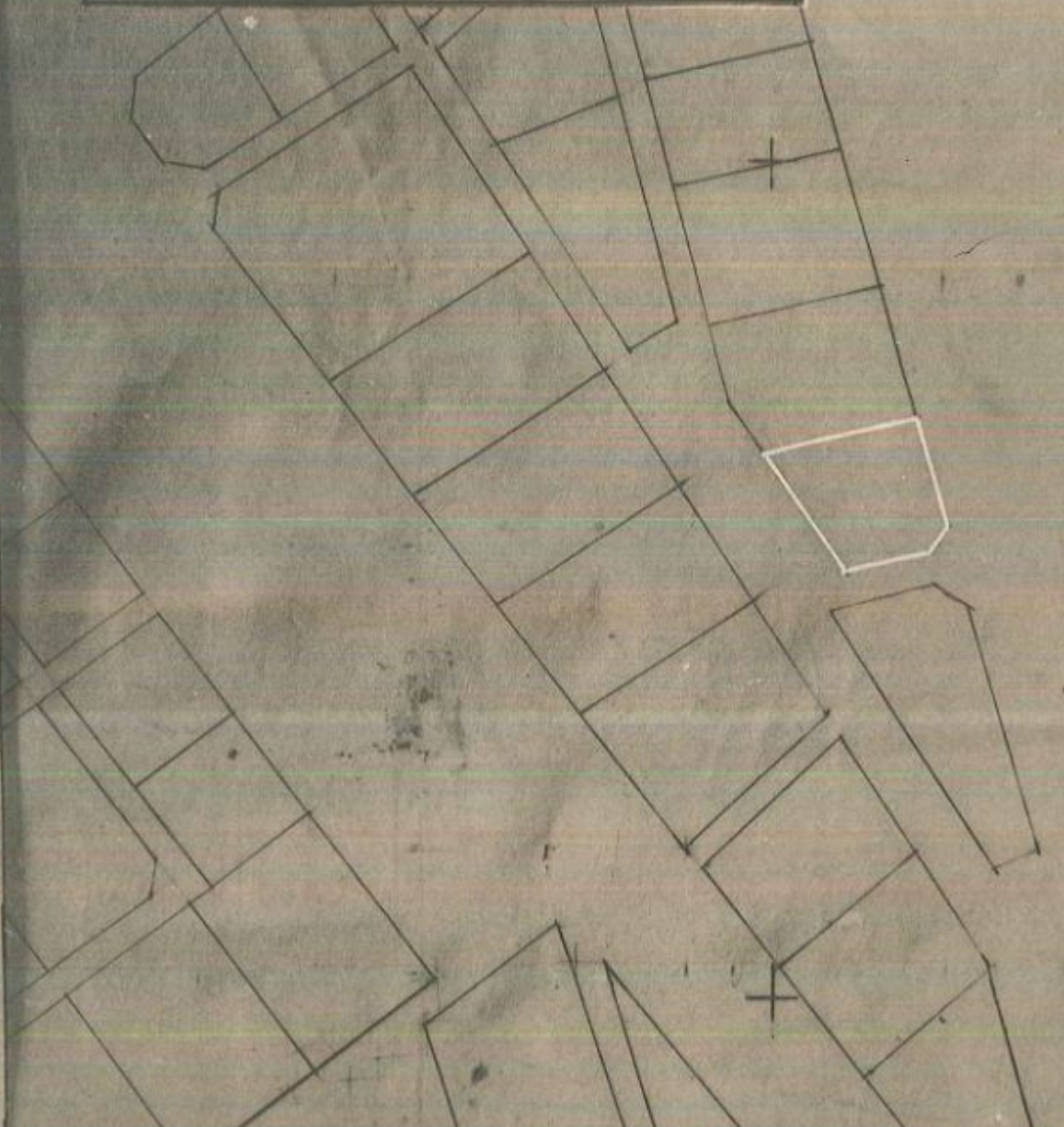
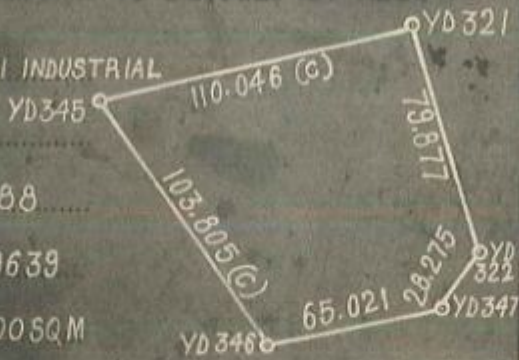
Locality **MBEZI INDUSTRIAL AREA**

Block

Plot No. **88**

LG. No. **59639**

Area **76005QM**



(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 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 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

Dar es Salaam City

ALL that land known as Plot No. 88, Mbezi Industrial Area, containing Seven thousand and six hundred (7,600) square metres shown for identification only edged on the land plan attached to this Certificate and defined on the registered survey plan numbered 18879 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 year first above written.

W. Khatte

DIRECTOR
LAND DEVELOPMENT SERVICES

DIRECTOR OF LAND DEVELOPMENT SERVICES.

The within-named CHAMPSI MULJI ENTERPRISES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said CHAMPSI MULJI ENTERPRISES LIMITED and DELIVERED in the presence of us this 23rd day of March, 1981.

Signature:.....
Champs Mulji

Postal Address:.....
Box 2007

.....
DAR-ES-SALAAM
DIRECTOR

Postal Address: Box 2007

Qualification: Director

NOTE

In the document every reference to "Commissioner for Lands" and "Commissioner for Survey and Mapping" should be read and construed as a reference to the "Director of Land Surveying" and the "Director of Survey and Mapping".

LAND REGISTRY DAR ES SALAAM
MORTGAGE
 Filed Document No. 72410
 Date of registration 18-4-83 time 11:30 AM
 To TANZANIA INVESTMENT BANK
 To secure Shs 3,600,000/=
 Discharged on 16/7/93
 at 12.00 NOON FD 84599
 Regor titles
[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE
 Filed Document No. 89049
 Date of Registration 5-12-97 time 10.00 A.m
 To TANZANIA DEVELOPMENT FINANCE COMPANY LIMITED
 To secure ECU 800,000
 Discharged 25.7.01
 at 11:30 AM
FD 92939
[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
TRANSFER
 Filed Document No. 85153
 Date of Registration 24.11.93 time 10.00 AM
 To RELIANCE INDUSTRIES LIMITED P.O. BOX 6613 DAR-ES-SALAAM
[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
MORTGAGE
 Filed Document No. 88317
 Date of Registration 15.4.97 time 12.30 P.m
 To TANZANIA DEVELOPMENT FINANCE COMPANY LIMITED
 To secure ST 506,000/=
 Discharged 25.7.01
 at 11:30 AM
FD 92939
[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
TRANSFER
 Filed Document No. 88366
 Date of Registration 8-5-97 time 11.00 A.m
 To COLEX INDUSTRIES LIMITED P.O. Box 347 Dares Salaam

LAND REGISTRY, DAR ES-SALAAM

CHANGED NAME

Filed Document No. 94812.

Date of Registration 19.11.2002 time 12.04 P. m

To CHEMI AND COTEX INDUSTRIES LIMITED of P.O. BOX 347, Dar es salaam.

JRiti
Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

DISCHARGED MORTGAGE FD. 97921 on 19/5/05 at 9:30 AM

Filed Document no 96765

Date of Registration 22.7.04 time 10:05 am

to BARCLAYS BANK TANZANIA LIMITED OF P.O. BOX 5137, D'SALAM (TO SECURE TSHS. 1,200,000,000/=)

Asst. Reg. of titles Se JRiti Senior Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

MORTGAGE FD. 133698

Filed Document no 98147

Date of Registration 13-7-05 time 1.00 P. m

to BANK OF BARODA LIMITED OF P.O. BOX 5356 DSM (TO SECURE TSH 1,750,000,000/=)

Asst. Registrar of Titles JRiti Senior Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

MORTGAGE FD 98147

Filed Document no 116948 FD. 133698

Date of Registration 22.01.08 time 10:00 A.m

Amount secured INCREASED TO 1,000,000,000/= Tsh and USD 216,395 as demand loan.

Asst. Registrar of Titles JRiti Senior Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

MORTGAGE

Document No. 133701

Registration 30.3.11 time 12.2

To NATIONAL BANK OF COMMERCE LTD. OF P.O. BOX 1863 DSM. To secure unspecified amount.

Asst. Registrar of Titles JRiti Senior Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
MORTGAGE

Filed Document No. 186331

Date of Registration 20/02/2017 time 12:55

To FIRST NATIONAL BANK TANZANIA
LIMITED OF P.O. BOX 72290 DSM
TO SECURE UNSPECIFIED AMOUNT.


Senior Ass. Registrar



D Number: DSMF0002444
 Date/Time: Sep/20/2019 16:16
 Transaction No: DSM01087857
 Assistant Registrar of Title of Title

PUBLIC USE

Land Form No. 40

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999 (ACT NO. 4 OF 1999) AS AMENDED BY THE LAND (AMENDMENT) ACT OF 2004 AND MORTGAGE FINANCING (SPECIAL PROVISIONS) ACT NO. 17 OF 2008

MORTGAGE OF CERTIFICATES OF RIGHTS OF OCCUPANCY
 (Under Section 112)

C. T. No: 25771
 L. O. No: 59639
 Plot No: 88, Mbezi Industrial Area,
 Dar Es Salaam City

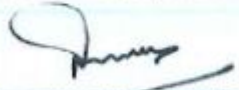
TO: COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

We, CHEMI & COTEX INDUSTRIES LIMITED, of Postal Office Box Number 347, DAR ES SALAAM, HEREBY MORTGAGE the Certificate of Right of Occupancy registered under the above reference to NATIONAL BANK OF COMMERCE LIMITED of Postal Office Box Number 1863, Dar es Salaam to secure credit facility whose aggregate sum is worth **Tanzania Shillings Twenty Five Billion Three Hundred Forty Two Million One Hundred Thirty Nine Thousand Three Hundred Twenty Seven Cents Thirty Three only (TZS. 25,342,139,327.33) plus interest, costs and expenses** to be availed to CHEMI & COTEX INDUSTRIES LIMITED to secure the fulfillment of the terms and conditions under the **Term Loan Commercial Terms** dated 20th December 2018 with its Letter of Variation Dated 08th January 2019 and **Multi Option Facility Commercial Terms** dated 20th December 2018 with its Letter of Variation dated 08th January 2019 issued by the said NATIONAL BANK OF COMMERCE LIMITED in favour of to CHEMI & COTEX INDUSTRIES LIMITED

SEALED with the COMMON SEAL of the said
 to CHEMI & COTEX INDUSTRIES LIMITED
 and DELIVERED at _____ in the presence of us

} SEAL

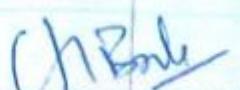
this _____ day of _____, 2019



 (Signature)

RAJA V. SWAMINATHAN
 (Full Name)

P. O. Box 347, Dar es Salaam,
 Tanzania.
 DIRECTOR



 (Signature)

BALA SUBRAMANIAM. M
 (Full Name)

P. O. Box 347, Dar es Salaam,
 Tanzania.
 DIRECTOR


THE LAND REGISTRATION ORDINANCE, (CAP. 334)


APPLICATION FOR CHANGE OF NAME

TITLE NO. 25771

WE, **CHEMI AND COTEX INDUSTRIES LIMITED**, a limited liability company incorporated in Tanzania whose registered office is situate at Plot No.89/90 Mbezi Industrial Area, of P.O. Box 347, Dar es Salaam **HEREBY APPLY** to have the name **COTEX INDUSTRIES LIMITED** appearing in the Right of Occupancy under the above reference changed to **CHEMI AND COTEX INDUSTRIES LIMITED** and we solemnly and sincerely declare that such name was entered in the Register of the Registrar of Companies on the 30th day of May 2000 following the merger of Chemipack (T) Limited and Cotex Industries Limited.

SEALED with the Common Seal of the said
CHEMI AND COTEX INDUSTRIES LIMITED
and DELIVERED in the presence of us this 30
day of October 2002.

Signature : 
Postal Address : P.O. Box 2552
DAR ES SALAAM.
Qualification : Director.

Signature : 
Postal Address : P.O. Box 347
DAR ES SALAAM.
Qualification : Director

DRAWN & FILED BY:

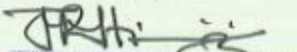
Mkono & Co.
Advocates
9th Floor, PPF Tower
Garden Avenue/Ohio Street
P.O. Box 4369
DAR ES SALAAM



FILED DOCUMENT No. 94812

REGISTERED 19.11.2002

at 12.04 P. m


Asst. Registrar of Titles

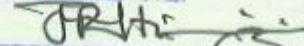


TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs. 500/= Paid

on original Receipt No. 13746835

of 4.11.2002.

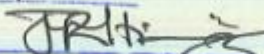

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs. 100/= Paid

on Receipt No. 13746835

of 4.11.2002.


Stamp Duty Officer



DAR ES SALAAM ZONAL OFFICE
PO BOX 1191, DAR ES SALAAM
Tel: No. +255 22 2120458
Fax: No. +255 22 212 4576
E-mail: rt@ardhi.go.tz



THE UNITED REPUBLIC OF
TANZANIA
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS
DEVELOPMENT

In reply please quote:
Ref. No. 19092454485

Date: 24-Sep-2019

To: BRICKHOUSE LAW ASSOCIATES
P.O. BOX 70230
KINONDONI
DAR ES SALAAM

Dear Sir/Gentleman/Madam,

RE: TITLE 37213
PLOT NO. 90 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 58826
PLOT NO. 2026 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 37276
PLOT NO. 201 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 25771
PLOT NO. 88 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 53714
PLOT NO. 89 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI

I have the honour to inform you that your transaction **DSM01087851 Variation of Mortgage** dated the 12th day of September 2019 has been registered.

The following documents are enclosed with this letter:

Transaction DSM01087851 - Variation of Mortgage

- | # | Document |
|----|---|
| 1. | Certificate of Title/Occupancy (Holder) |
| 2. | LF40 Mortgage of a Right of Occupancy |

Waziri Masoud
Registration Officer

Received by:
Sja Aidan
24/09/2019

47880
Small funds

430

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

Issued under Section ³⁸ of the Land ^{REGISTRATION} Ordinance

Date of Issue: ^{2nd} March, 1994

Title Number: 37213

Land Office Number: 123551. ^{AL}
FD No 93278

Land: Plot Nos. ~~89~~ and 90 Mbezi Industrial Area
Dar es Salaam City.

Term: Ninety Nine Years.

LAND REGISTRY
 Filed Document No. _____
 Date of Registration _____ time _____ M
 To COTEX METALS and MACHINERY LIMITED of P.O. Box 4574, Dares Salaam
 Registered as owner.
Ryaliha
 7/7 Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 CHANGE OF OWNERSHIP
 Filed Document No. 95528
 Date of Registration 9-7-03 time 11:30A. m
 To CHEMI & COTEX INDUSTRIES LIMITED OF P.O. BOX 347 D'SALAAM.
JRH
 Senior Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 CHANGE OF NAME
 Filed Document No. 89936
 Date of Registration 7-9-98 time 12:30 P. m
 To COTEX INDUSTRIES LIMITED of P.O. Box 4574, Dares Salaam
Momo
 Senior Asst. Registrar of Titles

~~LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 CANCELLED - NT
 CANCELLED - NT
 CANCELLED - NT~~

~~LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document No. 90982
 Date of Registration 19-7-99 time 1:00 P m
 To SAVINGS AND FINANCE LIMITED, of P.O. BOX 20268, Dar-es-Salaam
 (To secure 50 TSHS 500,000,000/-)
 DISCHARGED FD. 94877 on 2/2/02
JRH
 Senior Asst Registrar of Titles~~

~~LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document No. 96709
 Date 22-7-04 time 12:45 P m
 To CHEMI AND COTEX INDUSTRIES LIMITED OF P.O. BOX 347, DAR-ES-SALAAM
 (To secure an unspecified amount)
 CANCELLED
Momo
 Registrar of Titles~~

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document No. 96709
 Date of Registration 22-7-04 time 12:45 P m
 To NATIONAL BANK OF COMMERCE LIMITED. (To secure an unspecified amount)
Momo
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
 PART SURRENDER PLOT No 89
 Filed Document No. 93278
 Date of Registration 11-10-2001 time 1:00 P m
 HIS EXCELLENCY

TITLE No. 37213
 REGISTERED 3-11-90
 L.A. Form 33 10:30 A.M.
 Senior Ass't. Registrar of Titles



L.O. No. 123551

L.D. No. 37909

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 320/-
 and Revenue Receipt No. 33884
 24-7-78
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 26th day of October
 nine hundred and Ninety.

TITLE No. 37213

THIS IS TO CERTIFY that COTEX METALS and MACHINERY LIMITED a limited liability Company incorporated in Tanzania having its registered Office in Dar es Salaam of P.O. BOX 4574, 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") in equal shares for a term of Ninety-nine years from the first day of July 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 twelve thousand and six hundred (Shs. 12,600/-) 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 & 2068 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Maintain 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) At all times during the term of the Right 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");
- (iii) 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;
- (iv) Be responsible for the maintenance 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 Commissioner 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.

Certified True Copy

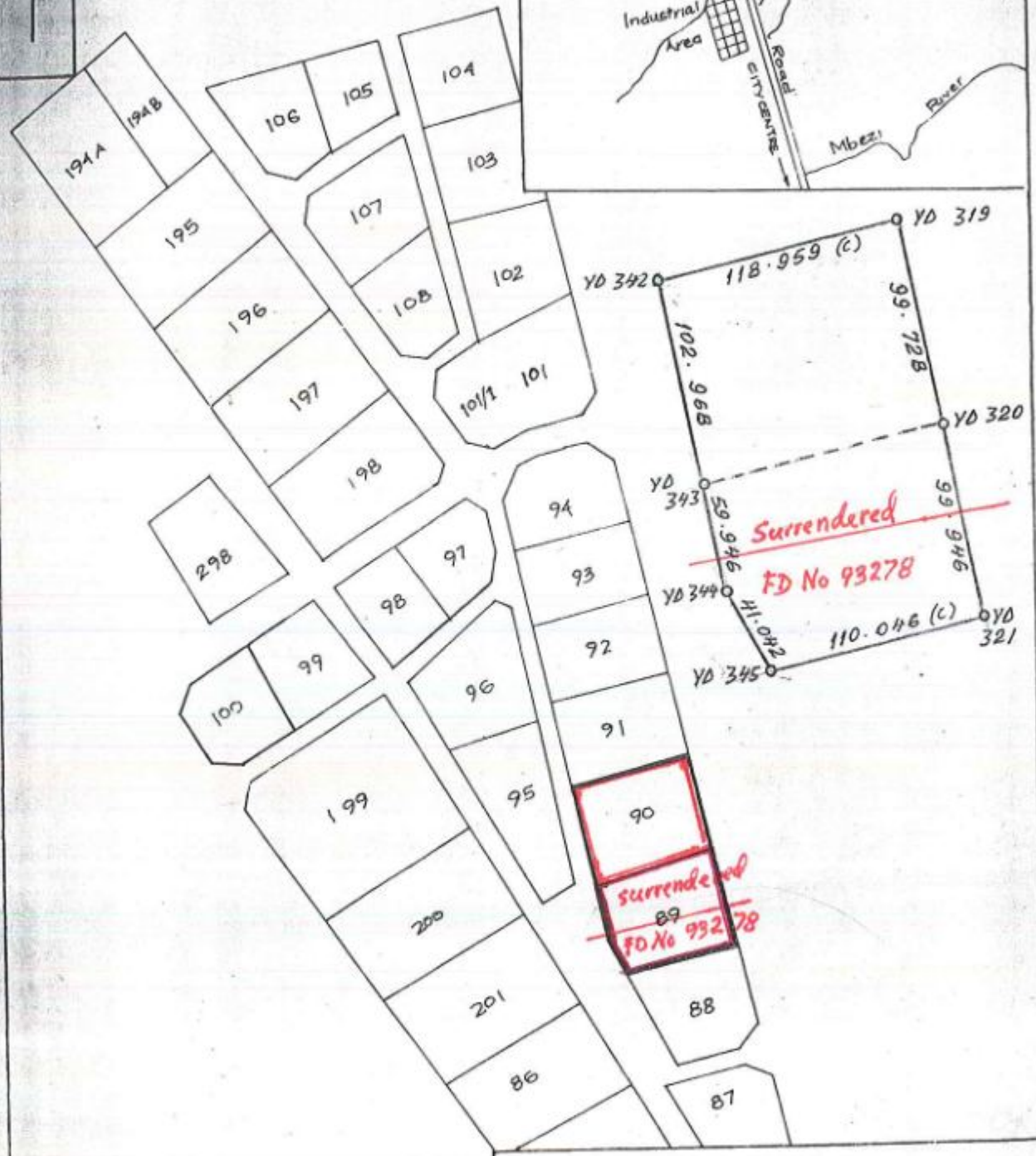
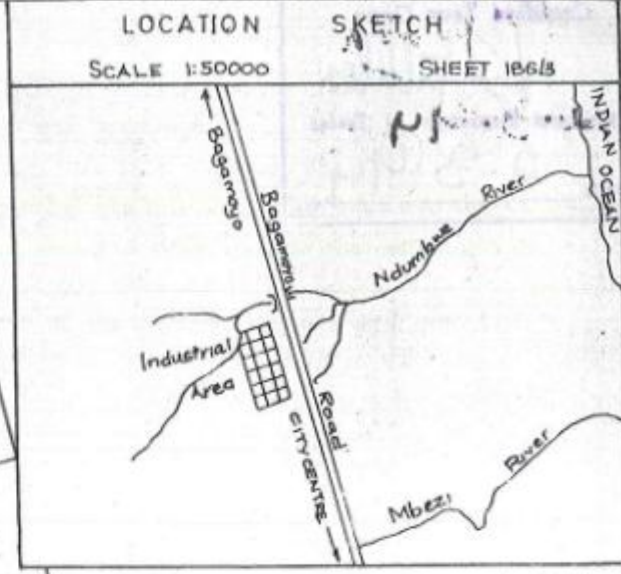
Ryuluba
Assistant Registrar of Titles

Date *2/3/04*

DAR-ES-SALAAM CITY



LOCATION **MBEZI INDUSTRIAL**
 BLOCK - ~~FD No 93278~~
 PLOT NO. ~~89 + 90~~
 L.O. NO. **123551**
 AREA ~~23,899~~ **SpM**



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

This plan, prepared in accordance with Registered Plan No. **18879**
 is approved for the purposes of the Land Registration Ordinance
 Director of Surveys and Mapping *Chyandu*
13-3-90
 Ministry of Lands, Natural Resources and Planning, Dar es Salaam

2.3.94

SCHEDULE FD No 93278

All that land known as Plot Nos. 89 and 90 Mbezi Industrial area Dar es Salaam City containing twenty three thousand eight hundred and ninety nine (23899) square metres, shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18879 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.

Colp

COMMISSIONER
LAND DEVELOPMENT SERVICES

G P Dem 16858/8-04/8m/1w7

The within-named COTEX METALS AND MACHINERY LIMITED hereby accept the terms and Conditions Contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said) COTEX METALS AND MACHINERY LIMITED and delivered in the presence of us: this)

..... 10th) day of October 1990)

Signature *[Signature]* A. KRISHNA)

Postal Address: ... Box 3147)
..... DAR-ES-SALAAM)

Qualification: DIRECTOR)

Signature: *[Signature]*)

Postal Address: S.P. LAKHANPAL)
..... P.O. Box 4574)

..... *[Signature]*)
Qualification: MANAGING DIRECTOR)

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 Commissioner PROVIDED that the consent of the Commissioner shall not be necessary to a single sub-letting of the whole of the land where the Sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

(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 its employees or agents or 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 an absolute discretion to give or withhold consent under condition 3.

5. The Occupier shall pay to the Minister on demand made by the Commissioner 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;
- (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 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.

6. USER: The land and the existing buildings erected thereon shall be used for Industrial purposes only. Use Group 'L' use class (a) as defined in the Town and Country Planning (Use classes) Regulations, 1960. =====

7. The President may revoke the Right for good cause or in public interest.

P.O. Box 4574, Bares Salham
Registered as owner.

Baraka

10 Ummi 9
LIMITED OF P.O. Box 347
DISAHHAM.

PRH
Sole Agent
Title

CHANGE OF NAME

69936

7.9.98 Date 12.30 P.M.

COTEX INDUSTRIES LIMITED

of P.O. Box 4574, Bares Salham

None

Secretary of Title

DISTRICT: BARES-SALHAM

MORTGAGE

90982

19.7.99 Date 1.00 P.M.

SAVINGS AND FINANCE

LIMITED of P.O. Box 20268, Bares Salham

(To secure 500,000,000.00)

Discharge No. 4987 on *12/12/99*

None

Secretary of Title

PART SURRENDER PLOT No. 89

93278

Date of Surrender 11-10-2001 Date 1.00 P.M.

HIS EXCELLENCY
THE PRESIDENT

PRH

Secretary of Title

RECORDED
INDEXED
CANCELLED

BASED UPON THE
MORTGAGE

No. 96709

Date 22.7.04

Time 12.45 PM

to CHEMI AND COTEX INDUSTRIES
LIMITED OF P.O. Box 347, DISAHHAM

(To secure an unspecified amount)

None

Secretary of Title

LAND REGISTER No. ES-SALHAM

MORTGAGE

96709

Date of Reg. (initial) 22.7.04 Date 12.45 PM

TO NATIONAL BANK OF COMMERCE
LIMITED. (To secure an unspecified

amount)

None

Secretary of Title

LAND REGISTRY DAR - ES - SALAAM

MORTGAGE

Filed Document No. 186831

Date of Registration 02.03.17 time 12.23

To FIRST NATIONAL BANK TONGAREVA

LIMITED OF P.O Box 72 2908 SOLAOM

(TO SECURE UNSPECIFIED AMOUNT)

[Signature]

S. for Asst. Registrar of Titles



D Number: DSMF0002442
 Date/Time: Sep/20/2019 16:13
 Transaction No: DSM01087870
 Assistant Registrar of Title of Title

PUBLIC USE

Land Form No. 40

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999 (ACT NO. 4 OF 1999) AS AMENDED BY THE LAND (AMENDEMENT) ACT OF 2004 AND MORTGAGE FINANCING (SPECIAL PROVISIONS) ACT NO. 17 OF 2008

**MORTGAGE OF CERTIFICATES OF RIGHTS OF OCCUPANCY
 (Under Section 112)**

**C. T. No: 37213
 L. O. No: 123551
 Plot No: 90, Mbezi Industrial Area,
 Dar Es Salaam City**

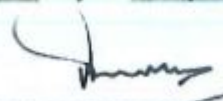
TO: COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

We, CHEMI & COTEX INDUSTRIES LIMITED, of Postal Office Box Number 347, DAR ES SALAAM, HEREBY MORTGAGE the Certificate of Right of Occupancy registered under the above reference to NATIONAL BANK OF COMMERCE LIMITED of Postal Office Box Number 1863, Dar es Salaam to secure credit facility whose aggregate sum is worth **Tanzania Shillings Twenty Five Billion Three Hundred Forty Two Million One Hundred Thirty Nine Thousand Three Hundred Twenty Seven Cents Thirty Three only (TZS. 25,342,139,327.33) plus interest, costs and expenses** to be availed to CHEMI & COTEX INDUSTRIES LIMITED to secure the fulfillment of the terms and conditions under the **Term Loan Commercial Terms** dated 20TH December 2018 with its Letter of Variation Dated 08th January 2019 and **Multi Option Facility Commercial Terms** dated 20th December 2018 with its Letter of Variation dated 08th January 2019 issued by the said NATIONAL BANK OF COMMERCE LIMITED in favour of to CHEMI & COTEX INDUSTRIES LIMITED

SEALED with the COMMON SEAL of the said
 to CHEMI & COTEX INDUSTRIES LIMITED
 and DELIVERED at _____ in the presence of us

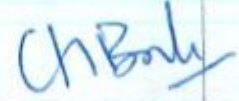
} SEAL

this _____ day of _____, 2019



 (Signature)
RASA V. SWATHIPATHAN

 (Full Name)




 (Signature)
BALASUBRAMANIAM. M

 (Full Name)

P. O. Box 347, Dar es Salaam,
 Tanzania.
DIRECTOR

P. O. Box 347, Dar es Salaam,
 Tanzania.
DIRECTOR

TITLE No. 4279
 REGISTERED 24.05.2017
 AT 09:00 AM



[Signature]
 Asst. Registrar of Titles

Land Form No.22
 TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs 17,490/= Paid
 on original Receipt No. 12308003
 of 31.08.2016

[Signature]
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 ZANZIA
 Stamp Duty Shs 100/= Paid
 Receipt No. 12308003
 of 31.08.2016

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 NO.4 OF 1999

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 4279...

L.O. No.424300.

File No.SH/27068.

The 22nd day of May Two thousand and Seventeen

THIS IS TO CERTIFY that **CHEMI & COTEX INDUSTRIES LIMITED** of P.O. Box 708 **SHINYANGA** (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 (99)** years from the first day of **July, Two thousand and Sixteen** according to the true intent and meaning of the land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

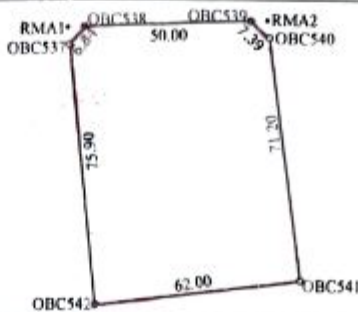
1. The Occupiers having paid rent up to the **thirtieth** day of **June, 2017** shall thereafter pay rent of shillings **Three Hundred Sixty One Thousand Six Hundred Eighty Five (361,685/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the **Commissioner for Lands**.
2. The Occupiers shall:-
 - (i) 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** responsible for **Surveys and Mapping**.
 - (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.

- (iii) Erect on the land 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 **SHINYANGA MUNICIPAL COUNCIL** (hereinafter called "**the Authority**").
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**.
 - (v) Begin building construction within Six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for **Industrial Purpose Only**, Use Group '**O**' class **(a)** as defined in the Town and Country Planning (Use classes) Regulations, 1960 **as amended in 1993**.
4. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
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 purpose;
 - (iii) Provide and maintains on the land such ablution facilities and take 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;
 - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia taxes and dues prescribed in connection with that disposition.
7. The **President** may revoke the right for **good cause or in public interest**.

SHINYANGA MUNICIPALITY

INSERT SHOWING DETAILS OF PLOT

LOCATION... BULUGALILA
BLOCK... "A"
PLOT No... 5
L.O. No... 424300
AREA... 4,759sqm



N



BLOCK "A"

5

BLOCK "A"

This Plan prepared in accordance with Registered Plan No ...86266... is approved for the purpose of the Land Registration Ordinance.

Director of Surveys and Mapping Division..... *M. M. M. M. M.*

Date..... *30/9/2016*

Ministry of Lands, Housing and Human Settlement Development Dar es Salaam.

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

SCHEDULE

All that land known as Plot No.5 Block "A" ~~Low Density~~ situated at Bulugalila in Shinyanga Municipality containing Four Thousand Seven Hundred Fifty Nine (4759) Square Metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 86266 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

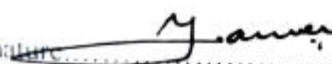
RKS/CO


Given under my hand and my official seal the day and year first above written.


Asst COMMISSIONER FOR LANDS

The within named CHEMI & COTEX INDUSTRIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said CHEMI & COTEX INDUSTRIES LIMITED and DELIVERED in the presence of us this..... day of.....2016.

Signature: 
Name: JOBESH M. MANEK
Postal Address: P.O. Box 242
Qualification: DIRECTOR

Signature: 
Name: NANALAL L. CHOMAN
Postal Address: P.O. Box 249
Qualification: DIRECTOR

TITLE No. 1544-DLR
 REGISTERED
4-3-1982
 at 10.00 a.m.
George P. P. P.
 Asst. Registrar of Titles



Stamp Duty Shs. 20/- Paid
 L.O. NO. 56133
 and Revenue Receipt No. 777846
 of 2-2-82 Issued
George P. P. P.
 IRF/7248
 Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 50/-
 Receipt No. 777846 of 2-2-82
George P. P. P.
 Asst. Registrar of Titles

The
 nine hundred and eight two

26th day of February
 One thousand

TITLE NO. 1544-DLR

THIS IS TO CERTIFY that RUANA FOODS LIMITED OF P.O. BOX 768, IRINGA a Limited liability Company in incorporated in Tanzania and having its registered Office at Iringa (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 eighty two 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, 1983 shall thereafter pay rent of shillings two thousand two hundred ninety two (Shs. 2,298/-) 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 1992, 2002, 2012, 2022, 2032, 2042, 2052, 2062 and 2072 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 which conform to the building line (if any) decided by the Iringa Town Council (hereinafter called "the Authority")
 - (ii) By the thirtieth day of June 1982 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 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 specification so that they are ready for use and occupation by the thirty first day of December 1984;
 - (v) At all times during the term after the thirty-first day of December 1984 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 Land (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 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 Commissioner 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 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 Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary-

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

(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 her 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 an absolute discretion to give or withhold consent under condition 3(i). 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 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.

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

(i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with 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 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 buildings to be erected thereon shall be used for special Industrial purposes. (Industrial Complex and Technical Services) as defined in use Group 'M' use Class (a) (b) and (c) use Group 'D' use Class (f) and (g) use Group 'F' use Class (a) use Group 'E' use class (d) in the Town and Country Planning (Use Classes) Regulations, 1960.

SCHEDULE

All that land known as Plot No.16 C Block 'A' Ipegere Great North Road Iringa Township containing four thousand seven hundred and twenty (4,720) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 19270 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.



W. O. M. M. M.
 (Handwritten signature)

DIRECTOR OF LAND DEVELOPMENT SERVICES

The within named RUANA FOODS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SEALED with the COMMON SEAL of the said RUANA FOODS LIMITED and delivered in the presence of us this
 26th day of February 1982.

L. P. M. M. M.
 Signature:.....
 Postal Address: P.O. Box 768.....
IRINGA.....



S.L. Gajjar

Signature:..... S.L. GAJJAR
Postal Address: P.O. Box 1658
Dar-es-Salaam
Qualification: COMPANY SECRETARY

NOTE

In this document every reference to "Commissioner for Lands" and "Commissioner is. Survey and Mapping" should be read and construed as a reference to the "Director of Land Development Services" and "Director of Survey and Mapping".

LAND REGISTRY, MBESA
TRANSFER

Filed Document No. 8333-MBYLR

Date of Registration 10-3-2008 time 8.00 am

To CHEMI AND COTEX INDUSTRIES LIMITED OF P.O. BOX 347

Dar es Salaam.
(Cons. TSHS 65,000,000/=)

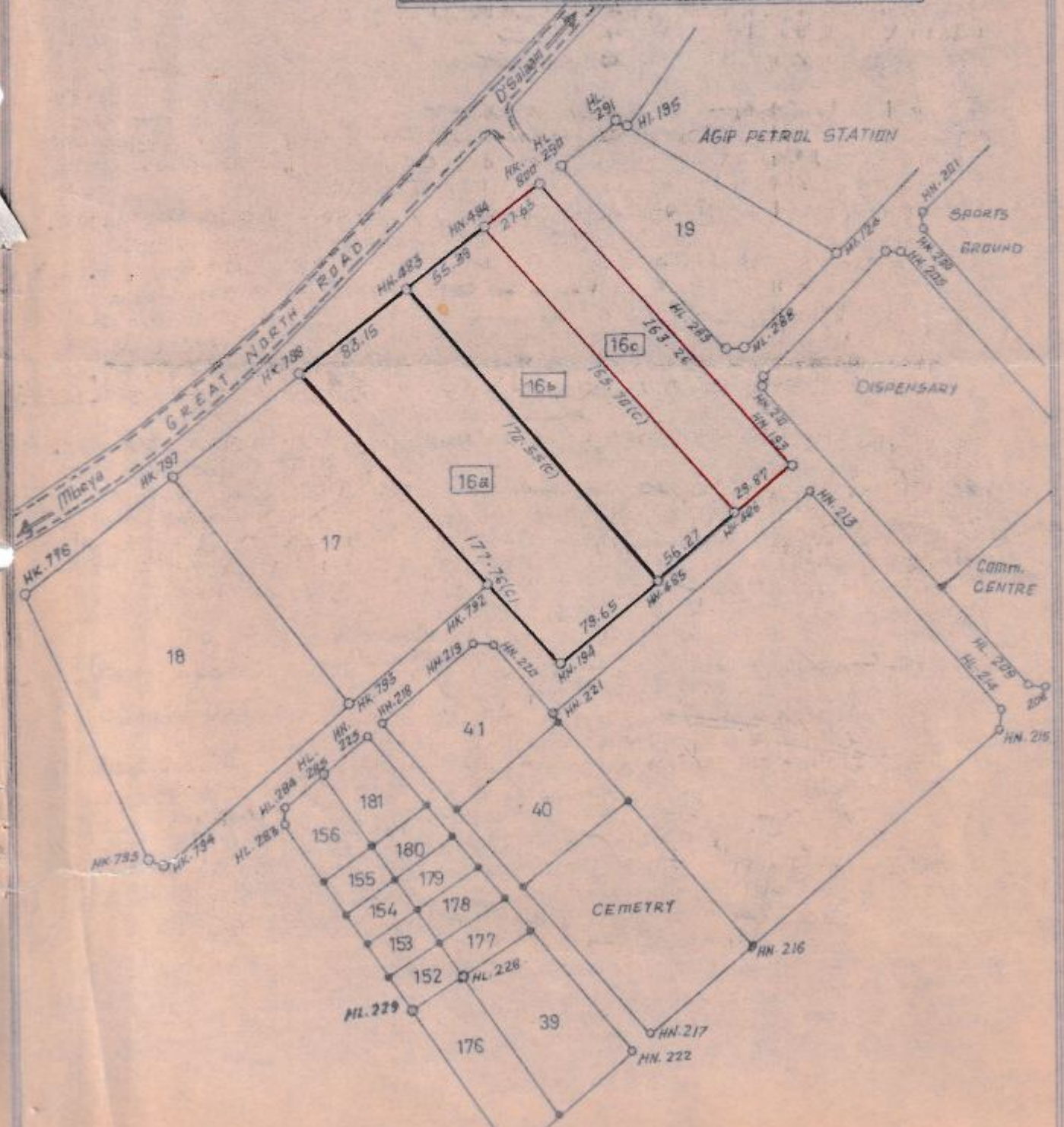
[Signature]
Senior Asst. Registrar of Titles



IRINGA TOWNSHIP



LOCATION	GREAT NORTH ROAD
BLOCK	A IPOGORO
PLOT N°	16a
L. O. N°	56129
AREA	1.615 Hectares





DAR ES SALAAM ZONAL OFFICE
PO BOX 1191, DAR ES SALAAM
Tel: No. +255 22 2120458
Fax: No. +255 22 212 4576
E-mail: rt@ardhi.go.tz



THE UNITED REPUBLIC OF
TANZANIA
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS
DEVELOPMENT

In reply please quote:
Ref. No. 19092454807

Date: 24-Sep-2019

To: BRICKHOUSE LAW ASSOCIATES
P.O. BOX 70230
KINONDONI
DAR ES SALAAM

Dear Sir/Gentleman/Madam,

RE: TITLE 58826
PLOT NO. 2026 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 53714
PLOT NO. 89 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 37276
PLOT NO. 201 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 37213
PLOT NO. 90 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI
TITLE 25771
PLOT NO. 88 BLOCK _____
AT MBEZI INDUSTRIAL IN KINONDONI

I have the honour to inform you that your transaction **DSM01087866 Variation of Mortgage** dated the 12th day of September 2019 has been registered.

The following documents are enclosed with this letter:

Transaction DSM01087866 - Variation of Mortgage

#	Document
1.	Certificate of Title/Occupancy (Holder)
2.	LF40 Mortgage of a Right of Occupancy

Waziri Masoud
Registration Officer

Received by:
Sia Andan
24/09/2019

Land Form 23A.

TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 58826

Land Office Number: 239320

Land: PLOT NO. 2026 AT MBEZI INDUSTRIAL AREA IN DAR ES SALAAM CITY

Term: THIRTY THREE YEARS

Land Form 33

TITLE NO. 58826
REGISTERED 6-12-05
AT 8:30 Am



Punc MMziray
Registrar of Titles

L.O. NO. 239320
Stamp Duty No. KMC/LD/33719 100/- Paid
and Revenue Receipt No. A171467398
of 16-9-92
MMziray
Stamp Duty Officer

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 4915/- Paid
on original Receipt No. A171467398
of 16-9-92
MMziray
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

TITLE NO. 58826

The ADR day of October, two thousand and five

THIS IS TO CERTIFY that **CHEMI AND COTEX INDUSTRIES LIMITED A limited liability Company incorporated under the companies ordinance (cap. 212) of P.O. Box 347 DAR ES SALAAM** (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 **thirty three** years from the First day of **July one thousand nine hundred and ninety two** according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore for amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, **1993** shall thereafter pay rent of shillings **ninety eight thousand five hundred (Tshs. 98,500/-) 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 Commissioner for Lands.
2. The Occupier shall:
 - (i) Maintain 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 Kinondoni Municipal Council** (hereinafter called "the Authority");
 - (ii) At all times during the term of the Right 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");
 - (iii) Not erect or commence to erect on the land any building in accordance with building plans and specifications which shall have been first approved by the Authority;
 - (iv) 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 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.

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

(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** employee's agents or contractors shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under conditions 3.

5. The Occupier shall pay to the Minister on demand made by the Commissioner 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.

(ii) an amount equate 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 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 or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. USER: The land and existing buildings erected thereon shall be maintained and the same shall be used for **Industrial** purposes only. Use Group 'O' as defined in the Town and Country Planning (Use Classes) Regulations, 1960 **as amended in 1993.**

7. The President may revoke the Right for good cause or in Public interest.

DAR ES SALAAM CITY

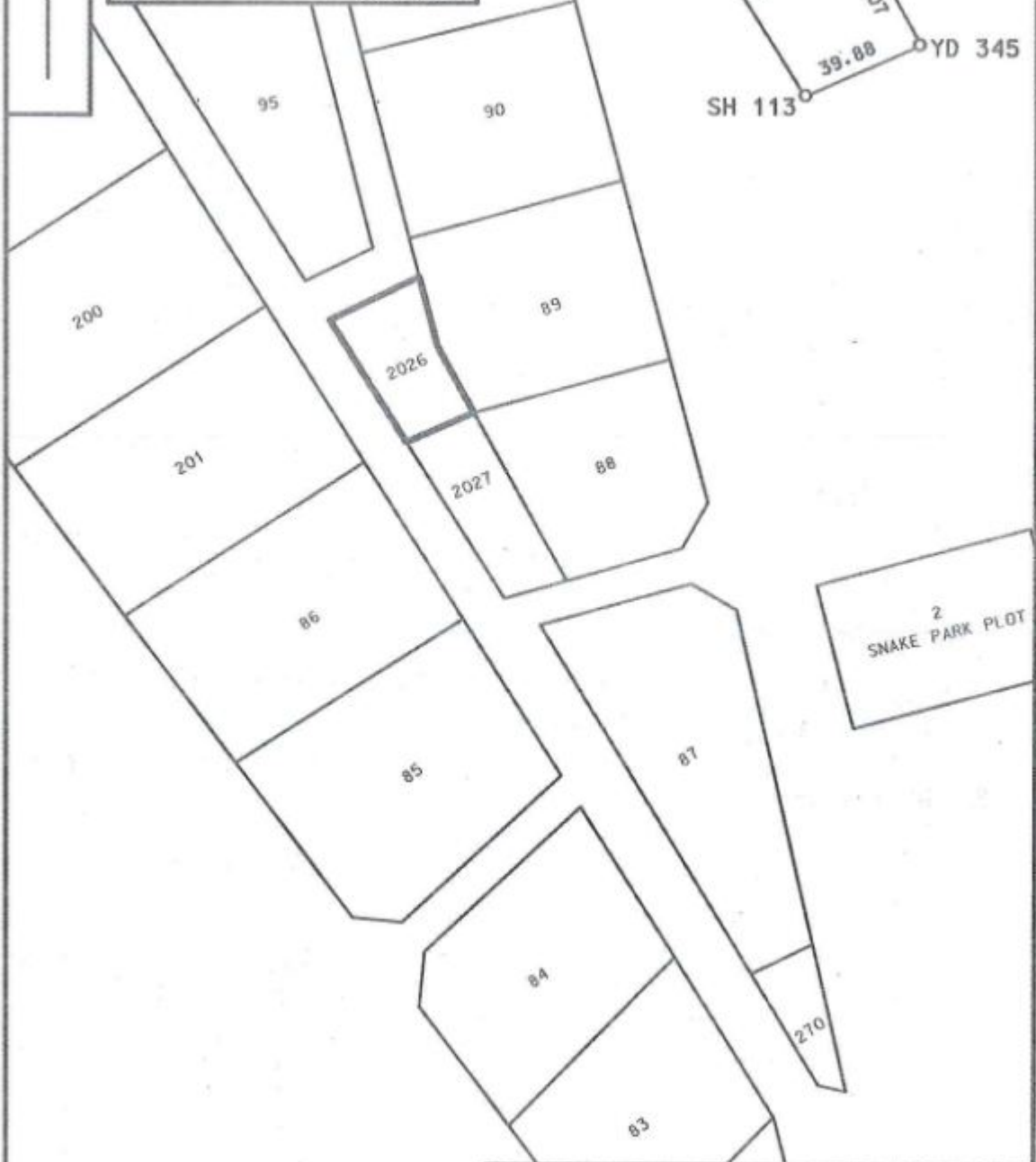
LOCATION MBEZI INDUSTRIAL AREA

BLOCK _____

PLOT No. 2026

L.O. No 239320

AREA 3453 SQM.



The plan prepared in accordance with Registered Plan No. 31652

is approved for purpose of the Land Registration Ordinance.

Director of Surveys and Mapping *Kifanga* Date 27/11/2005

Ministry of Lands and Human Settlements, Dar es Salaam.

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

SCHEDULE

ALL that land known as **Plot No. 2026** at **Mbezi Industrial Area in Dar es Salaam City** containing **three thousand four hundred fifty three (3453) square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered **31652** deposited at the Office of 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.

The within named **CHEMI AND COTEX INDUSTRIES LIMITED** hereby accept the term and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL the said)
CHEMI AND COTEX INDUSTRIES LIMITED)
and DELIVERED in the presence of us this 18th)
day of August 2005.)

Signature: Vimfany)
Postal Address: P.O. Box 347)
Dar es Salaam)
Qualification: Director)



LAND REGISTRY DAR - ES - SALAAM
MORTGAGE

Filed Document No. 131079

Date of Registration 11.10.2010 time 9:30 A.m

To NATIONAL BANK OF COMMERCE LIMITED
OF BOX 1863 DAR-ES-SALAAM.
(TO SECURE AN UNSPECIFIED AMOUNT.)

[Signature]
Senior Asst. Registrar of Titles

Signature: *[Signature]*

Postal Address: P.O. Box. 347.

Dar Es Salaam.

Qualification: Director.

~~LAND REGISTRY DAR-ES-SALAAM~~
~~MORTGAGE~~

~~**DISCHARGED FD 126528 on**~~

Filed Document no 99629.

Date of Registration 26.06.06 time 12:48 P.m

To: DIAMOND TRUST BANK (T)
LIMITED Box 347 D'SALAAM.
(To secure Tsh 750,000,000/-)

16.02.2010 *[Signature]*
Senior Asst Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
MORTGAGE

Filed Document No. 156330

Date of Registration 20.2.17 time 1:00

To FIRST NATIONAL BANK
TAZARA LIMITED OF PO BOX 72290
DSM (TO SECURE UNSPECIFIED AMOUNT)

[Signature]
Senior Asst. Registrar of Titles

~~LAND REGISTR. DAR-ES-SALAAM~~
~~VARIATION OF MORTGAGE~~

~~**DISCHARGED FD 126528 on**~~

Filed Document no 114028

Date of Registration 8.6.07 time 11:38 m

to DIAMOND TRUST BANK. Amount
Secured increased to unspecified
amount.

16.02.2010 *[Signature]*
Senior Asst Registrar of Titles



D Number: DSMF0002456
 Date/Time: Sep/23/2019 14:22
 Transaction No: DSM01087866
 Assistant Registrar of Title

PUBLIC USE

Land Form No. 40

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999 (ACT NO. 4 OF 1999) AS AMENDED BY THE LAND (AMENDMENT) ACT OF 2004 AND MORTGAGE FINANCING (SPECIAL PROVISIONS) ACT NO. 17 OF 2008

**MORTGAGE OF CERTIFICATES OF RIGHTS OF OCCUPANCY
 (Under Section 112)**

**C. T. No: 58826
 L. O. No: 239320
 Plot No: 2026, Mbezi Industrial Area,
 Dar Es Salaam City**

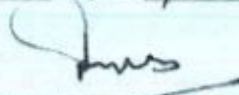
TO: COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

We, **CHEMI & COTEX INDUSTRIES LIMITED**, of Postal Office Box Number 347, DAR ES SALAAM, **HEREBY MORTGAGE** the Certificate of Right of Occupancy registered under the above reference to **NATIONAL BANK OF COMMERCE LIMITED** of Postal Office Box Number 1863, Dar es Salaam to secure credit facility whose aggregate sum is worth **Tanzania Shillings Twenty Five Billion Three Hundred Forty Two Million One Hundred Thirty Nine Thousand Three Hundred Twenty Seven Cents Thirty Three only (TZS. 25,342,139,327.33) plus interest, costs and expenses** to be availed to **CHEMI & COTEX INDUSTRIES LIMITED** to secure the fulfillment of the terms and conditions under the **Term Loan Commercial Terms** dated 20th December 2018 with its Letter of Variation Dated 08th January 2019 and **Multi Option Facility Commercial Terms** dated 20th December 2018 with its Letter of Variation dated 08th January 2019 issued by the said **NATIONAL BANK OF COMMERCE LIMITED** in favour of to **CHEMI & COTEX INDUSTRIES LIMITED**

SEALED with the **COMMON SEAL** of the said
 to **CHEMI & COTEX INDUSTRIES LIMITED**
 and **DELIVERED** at _____ in the presence of us

SEAL

this _____ day of _____, 2019

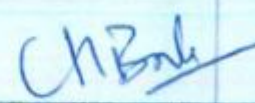


 (Signature)

RASH U SWAMINATHAN

 (Full Name)

**P. O. Box 347, Dar es Salaam,
 Tanzania.
 DIRECTOR**

}


 (Signature)

BALASUBRAMANIAN M

 (Full Name)

**P. O. Box 347, Dar es Salaam,
 Tanzania.
 DIRECTOR**