



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

47890
Said Funde

2400

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

Issued (Issued under Section ³⁸ ~~9~~ 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.
Ryakuha
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 CHANGE OF OWNERSHIP
 Filed Document No. **95528**
 Date of Registration **9-7-03** time **11:30 A.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
Alamo
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
~~ENTERED IN ERROR~~
~~CANCELLED~~
 Filed Document No. -
 Date of Registration - time - m
 TO -
 Registrar of Titles

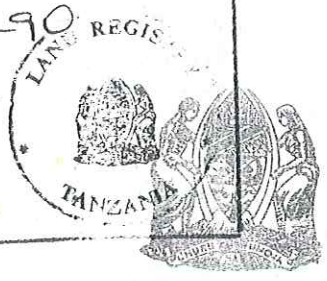
LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document No. **90982**
 Date of Registration **19.7.99** time **1:00 P.M.**
 TO **SAVINGS AND FINANCE LIMITED**, of P.O. Box 20268, Dar-es-Salaam
 (To secure 50 TSHS 500,000,000/-)
DISCHARGED FD. 94877 ON 27/10/02
JRH
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document No. **96709**
 Date of Registration **22.7.04** time **12:45 P.M.**
 TO **CHEMI AND COTEX INDUSTRIES LIMITED** OF P.O. BOX 347, DAR-ES-SALAAM
 (TO SECURE AN UNSPECIFIED AMOUNT)
~~CANCELLED~~
Alamo
 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)
Alamo
 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
 Land Form 23
 10:30 A.M.
 Senior Ass. 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") 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 thereof 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 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 or modification of any condition in the Right.

Certified True Copy

Ryaluba

Assistant Registrar of Titles

Date

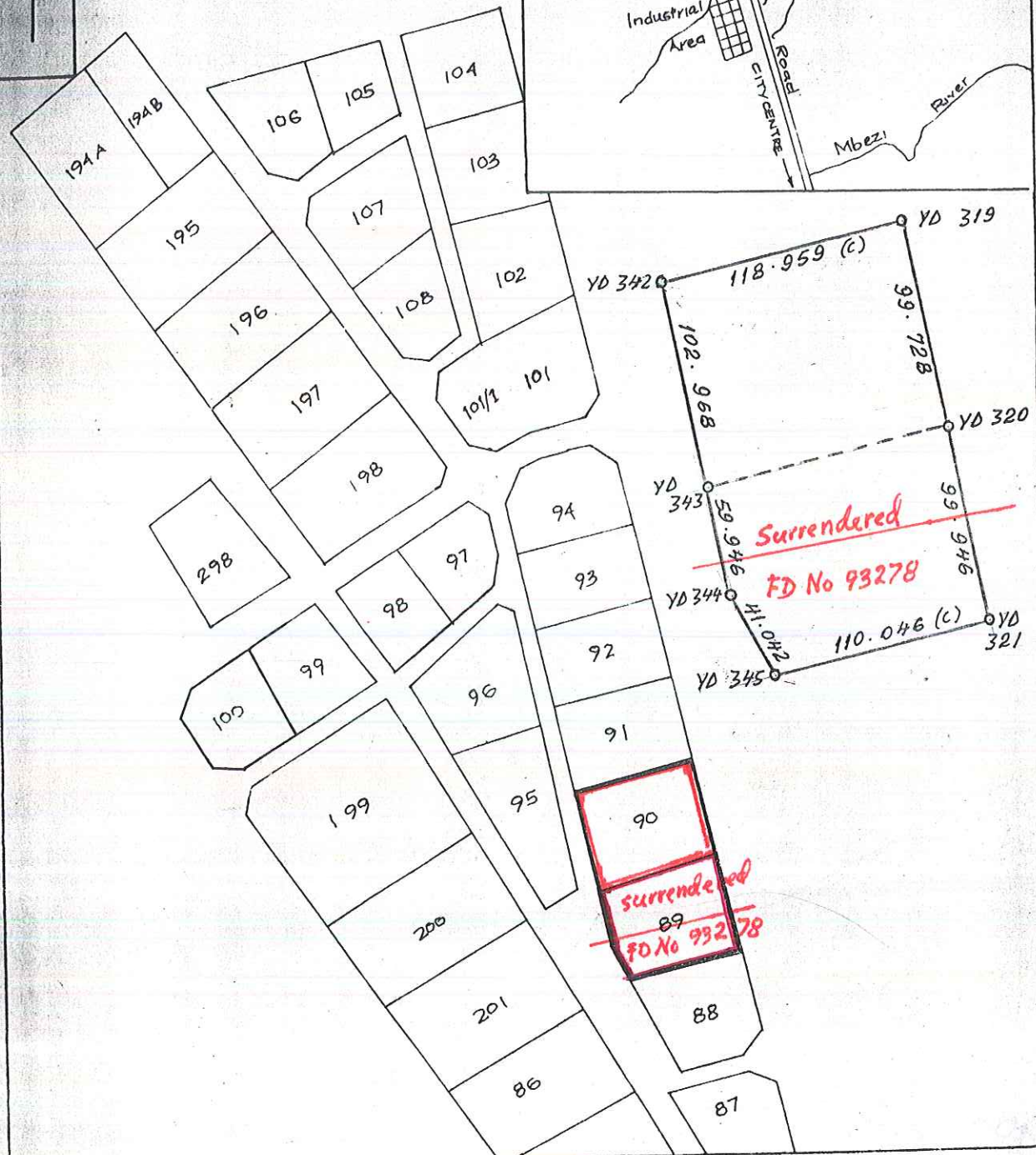
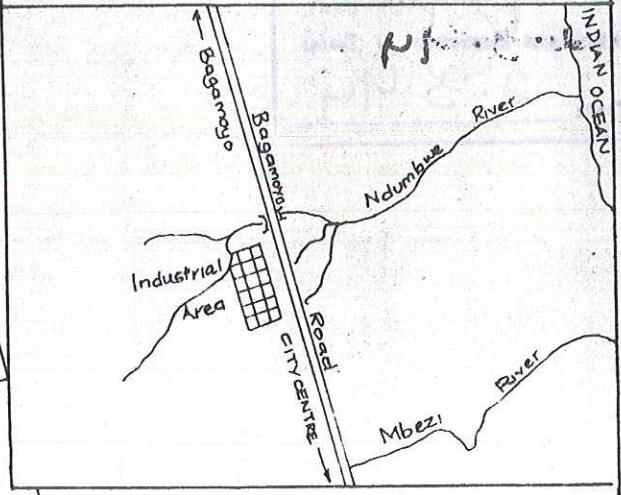
2/3/04

DAR ES SALAAM CITY



LOCATION MBEZI INDUSTRIAL
 BLOCK - ~~FD No 93278~~
 PLOT NO. ~~89 & 90~~
 L.O. NO. 123551
 AREA ~~23,899~~ 12,120 *S.M.*

LOCATION SKETCH
 SCALE 1:50000 SHEET 186/3



The issue of this plan implies the grant and 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 *Alyandi*
13-3-90
 Ministry of Lands, Natural Resources and Tourism, Dar es Salaam

Certified True Copy
R. Palumbo
Assistant Registrar of Titles
Date 2.3.94

2000/1000

1000

1000

2000/1000
1000

2000/1000
1000

30/10

2.3.94

Ryabulm

SCHEDULE *FD No 93278*

AR

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~~ ^{one} ~~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.

Coef

COMMISSIONER
LAND DEVELOPMENT SERVICES
COMMISSIONER FOR SERVICES

G P Dem 16858/8-84/5m/1u7

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)

.....lot.....)

day of *October*..... 1990)

Signature *A. KRISHNA*)

Postal Address: *Box 3147*.....)

..... *DAR-ES-SALAAM*.....)

Qualification: *DIRECTOR*.....)

Signature: *[Signature]*.....)

Postal Address: *S.P. LAKHANPAL*.....)

..... *P.O. Box 4574*.....)

..... *DSY*.....)
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.

MACHINERY LIMITED of
 P.O. Box 4574, Dares Salaam
 Registered as owner.
P. P. M. M.
 Registrar of Titles

Date of Registration 07-05-11 11:50H. m
 to CHEMI & COTEX INDUSTRIES
 LIMITED OF P.O. BOX 347
 DARUSALAM.
P. P. M. M.
 Registrar of Titles

CHANGE OF NAME
 89936
 7.9.98 time 12.30 P.m.
 COTEX INDUSTRIES LIMITED
 of P.O. Box 4574, Dares Salaam
None
 Registrar of Titles

LAND REGISTER DARUSSALAM
 MORTGAGE
 90982
 19.7.99 time 1.00 P.m.
 T SAVINGS AND FINANCE
 LIMITED of P.O. BOX 20266 Dares Salaam
 (To secure 500,000,000/-)
 DISCHARGED (S. 44(3)(1) ON *11/11/08*)
 Registrar of Titles

LAND REGISTER DARUSSALAM
 PART SURRENDER PLOT No 89
 93278
 11-10-2001 time 1.00 P.m.
 HIS EXCELLENCY
 THE PRESIDENT
P. P. M. M.
 Registrar of Titles

LAND REGISTER DARUSSALAM
 MORTGAGE
 96709
 22.7.04 time 12.45 P.m.
 CHEMI AND COTEX INDUSTRIES
 LIMITED OF P.O. BOX 347, DARUSSALAM
 TO SECURE AN UNSPECIFIED AMOUNT
 TO *None*
 Registrar of Titles

LAND REGISTER DARUSSALAM
 MORTGAGE
 96709
 22.7.04 time 12.45 P.m.
 CHEMI AND COTEX INDUSTRIES
 LIMITED OF P.O. BOX 347, DARUSSALAM
 TO SECURE AN UNSPECIFIED AMOUNT
 TO *None*
 Registrar of Titles

LAND REGISTER DARUSSALAM
 MORTGAGE
 96709
 22.7.04 time 12.45 P.m.
 TO NATIONAL BANK OF COMMERCE
 LIMITED. (To secure an unspecified
 amount)
None
 Senior Assl. Registrar of Titles

P.O. Box 4574, Nares Sathorn
Registered as owner.

Pruthi
Senior Asst. Registrar of Titles

CHANGE OF NAME

89936

7.9.98 time 12.30 P.M.

COTEX INDUSTRIES LIMITED
of P.O. Box 4574, Nares Sathorn

Mune
Senior Asst. Registrar of Titles

LAND REGISTRATION DISTRICT BANGKOK
MORTGAGE

90982

Date of Registration 19.7.99 time 1.00 P.M.

T SAVINGS AND FINANCE

LIMITED, of P.O. Box 20268, Nares Sathorn

(To secure 500,000 Bahts)
DISCLAIMER No. 44877 on *Pruthi*

Senior Asst. Registrar of Titles

LIMITED OF P.O. Box 347
BANGKOK.

Pruthi
Senior Asst. Registrar of Titles

LAND REGISTRATION DISTRICT BANGKOK

CANCELLED

MORTGAGE

No. 96709

22.7.04 time 12.45 PM

to CHEMICAL AND COTEX INDUSTRIES LIMITED OF P.O. Box 347, Nares Sathorn (To secure 100,000 Bahts)
Mune
Senior Asst. Registrar of Titles

LAND REGISTRATION DISTRICT BANGKOK

MORTGAGE

96709

Date of Reg. 22.7.04 time 12.45 PM

TO NATIONAL BANK OF COMMERCIAL

LIMITED. (To secure an unspecified amount)

Mune
Senior Asst. Registrar of Titles

LAND REGISTRATION DISTRICT BANGKOK
PART SURRENDER PLOT NO. 89

93278

Date of Registration 11-10-2001 time 1.00 P.M.

HIS EXCELLENCY
THE PRESIDENT

Pruthi
Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM

MORTGAGE

Filed Document No. 186831

Date of Registration 02.03.17 12.23

TO FIRST NATIONAL BANK TANZANIA

LIMITED OF P.O Box 72290 Dar es Salaam

(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)

(Signature)

RASA V. SWATHINATHAN

BALASUBRAMANIAM. M

(Full Name)

(Full Name)

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

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

NBC - UNRESTRICTED