

**TANGANYIKA**

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



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

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

the 5<sup>th</sup> day of June 20 05


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

Copies of the subsisting entries in the register are within

Dated the

26<sup>th</sup>

day of JULY 20 05

  
Bumi F. Mwisaka  
Asst. Registrar of Title

Title No. 24070

Description of registered land

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

FILE No. 24070  
**REGISTERED**  
 30th April, 1980  
 At 11.05 A.M.  
 LAND REGISTRY  
 TANZANIA  
 Senior Asst. Registrar of Titles

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

CERTIFICATE OF OCCUPANCY.

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

Certified Copy  
 Asst. Registrar of Titles  
 Date 26/07/05.

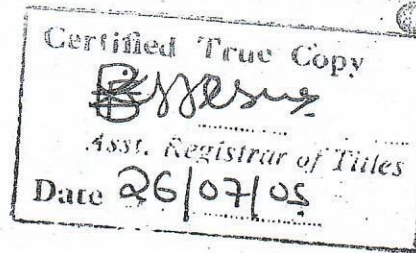
THIS IS TO CERTIFY that MODERN TROPICAL INDUSTRY LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam of P. O. Box 4140, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (hereinafter called "the Land") for a term of Ninety Nine Years from the first day of January One thousand nine hundred and seventy nine according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in sub-stitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1979, shall thereafter pay rent of Shillings Four thousand one hundred and sixty (Shs. 4,160/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1989, 1999, 2009, 2019, 2029, 2039, 2049, 2059 and 2069 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Erect on the land buildings (hereinafter called "the building") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) (hereinafter called "the Authority");
- (ii) By the thirtieth day of June, 1979 submit to the Authority such plans for the buildings (including, block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in subparagraph (i) above which said plans and specifications shall submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specification referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December, 1981;

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 120/-  
 Paid  
 and Revenue Receipt No. 593090  
 of 28-2-89 Issued.  
 Stamp Duty Officer



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- (v) At all times during the term after the thirty first day of December, 1981 have on the land existing building approved by the Authority and maintain them in good order and repair to the satisfaction of the Director of Land Development Services (hereinafter called "the Director");
- (vi) Not erect or commence to erect on the land and building in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the occupier's expenses as assessed by the Director of Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. - (i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Director.

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

4. The Director shall have an absolute discretion to give or withhold consent under condition 3. Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Director shall be the sole judge.

5. The Occupier shall further:-

- (i) Make and maintain on the land throughout the term adequate arrangement for water supply, drainage and disposal of the Authority;
- (ii) Make and keep all the buildings on the land rate-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purposes;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

Certified True Copy  
By *[Signature]*  
As *[Signature]* of Titles  
Date 26/07/05.

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

- (i) any further fees or stamp duties which may be discovered to payable by the occupier(s) in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by the Government for the land during the term of the Right;
- (iii) such sum as the Director shall assess as a proper share payable from the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before, during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

7. Only one main building together with the usual and necessary out-buildings shall be built on the land and the same shall be used for Industrial purposes only, Use Group 'O' Use Classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

SCHEDULE.

ALL that land known as Plot No. 156 Pugu Road Industrial Area Dar es Salaam City containing five thousand five hundred eighty seven (5,587) Square Metres shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 18619 deposited at the Office of the Director of Surveys at Dar es Salaam.

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

*[Signature]*

Ag. DIRECTOR OF LAND DEVELOPMENT SERVICES.

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

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

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

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

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

No. 7 Registered 25.4.05 at ..... m  
To MODERN TROPICAL INDUSTRIES LIMITED  
OF P.O. BOX 4740, D. L. S. SALLAM.

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

*[Signature]*

Asst. Registrar of Titles

Asst. Registrar of Titles

TRANSFER

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

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

*[Signature]*

Asst. Registrar of Titles

Asst. Registrar of Titles

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

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

Asst. Registrar of Titles

Asst. Registrar of Titles

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

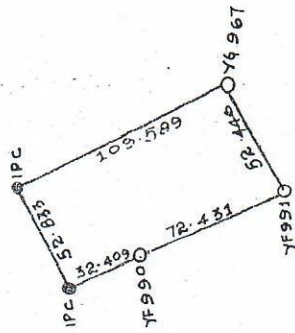
No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

Asst. Registrar of Titles

# DARES SALAAM CITY

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



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



This plan, prepared in accordance with registered plan No. 18619  
 is approved for purposes of the Land Registration Ordinance  
 Director of Surveys and Mapping *[Signature]* Date 27/1/04  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam.

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