

TANGANYIKA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 04/10/2025

Date of issue :

Title Number : 12875

Land Office number : 12411

Land :

Plot No. 32 In-offensive Factory Area Pugu Road
Dar es Salaam (81,345)sq.ft.

Term : Ninety-nine years.

GIVEN under my hand and seal and by Order of the Governor the day and year first above written.



E. Akenhead

LAND OFFICER.

THE within-named GREWAL SAW MILLS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said GREWAL SAW MILLS LIMITED and Delivered in the presence of us this 29th day of October 1958

Signature:..... *[Signature]* (P.S. GREWAL)

Postal Address: J. P. A. 2. 8.

BUKOB

Qualification:..... *[Signature]*

Signature:..... *[Signature]* (G.S. GREWAL)

Postal Address: J. P. A. 2. 2.

BUSIGA

Qualification:..... *[Signature]*



Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: 29/10/2028

TRANSFER
No. 30638 Registered 30.10.59 at 3 p.m.
To TIMBURA SALES (E.A.) LIMITED
Cons. shs. 160,000/-
[Signature]
Asst. Registrar of Titles


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(Shs. 60,000/-) and to maintain the same in good order and repair to the satisfaction of the Municipal Council, Dar es Salaam (hereinafter referred to as "the said Authority");

(11) not to erect or commence to erect on the said land any other building of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the said Authority;

3. The Occupier shall at no time during the term hereby granted subdivide the said land or assign, sublet or otherwise dispose of or deal with the whole or any portion thereof or of any buildings thereon without the previous written consent of the Governor.

4. No transfer of the said Right of Occupancy will receive consent until the development conditions have been complied with except in special circumstances of which the Governor shall be the sole judge.

5. The said land and the buildings erected thereon shall be used solely for the purposes of manufacture and storage of non-offensive goods and articles as may be approved by the said Authority.

6. Adequate arrangements shall be made by the Occupier to the satisfaction of the said Authority for water supply, drainage and disposal of trade refuse and effluent.

7. The Occupier shall be entitled to use the railway facilities which will be provided and maintained by the Railway Administration subject to its entering into a separate agreement in respect of such usage.

8. The Governor may revoke the said Right of Occupancy for good cause. Good cause shall include failure by the Occupier to perform the covenants or to comply with the conditions expressly or impliedly contained in the said Right of Occupancy.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate in the In-offensive Factory Area, Pugu Road, having a frontage on Coventry Road in the Municipality of Dar es Salaam being Plot No. 32 and containing Eighty-one thousand three hundred and forty-five (81,345) square feet as delineated on Survey Division Plan No. D 1 474/7454 annexed hereto and thereon edged in red.

TITLE No. 12875
 REGISTERED 1954
 at 3 2 13
 Ass. Registrar of Titles



L.O. No. 12411
 M.P. No. 28965

TANGANYIKA
 Stamp Duty Sh. 5/- paid and
 Revenue Receipt No. 11337
 Issued 1954

TANGANYIKA
 Revenue Receipt
 No. 294
 Issued 1954

Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths

Sign: *[Signature]*
 Date: 01/10/2024

CERTIFICATE OF OCCUPANCY
 The *Nineteenth* day of *November*
 One thousand nine hundred and fifty-*Eight*
 Title No. 12875

THIS IS TO CERTIFY that GREVAL SAW MILLS LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Ngamba Lushoto (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") for a term of Ninety-nine years from the first day of January One thousand nine hundred and fifty-one 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 terms and conditions:-

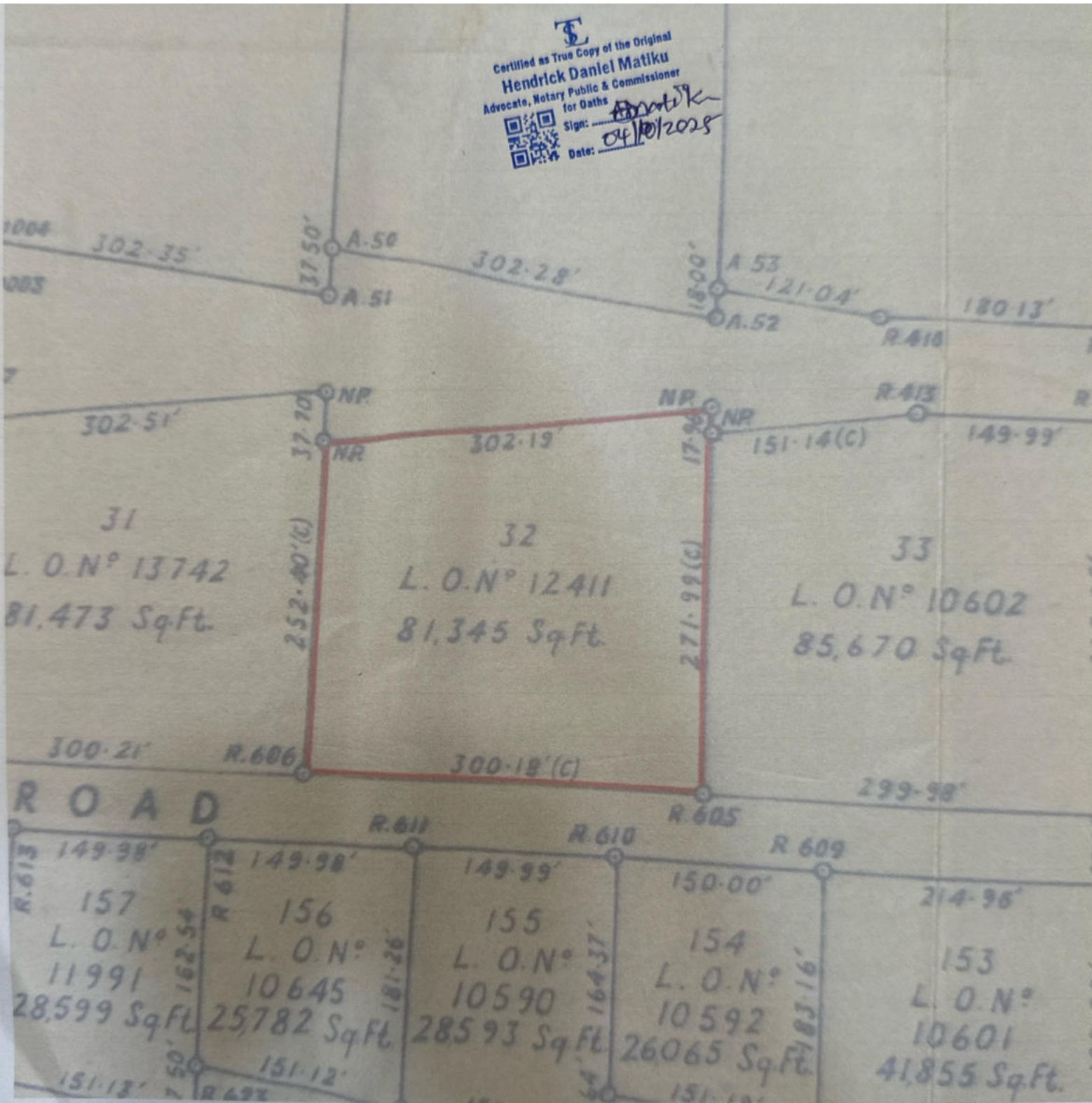
1. The Occupier shall pay during the said term the rent of Nine hundred and seventy-seven Shillings (Shs.977/-) to be paid yearly in advance without any deduction on the first day of January in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of Twenty years throughout the term of the said Right of Occupancy provided that such revision may take place only within five years after the above mentioned revision dates.

2. The Occupier hereby covenants:-

- (1) at all times during the term of the said Right of Occupancy to have on the land approved buildings of a value or not less than Sixty thousand Shillings

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Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths

Sign: *Hendrick Daniel Matiku*
Date: *04/10/2025*



31
L. O. N° 13742
81,473 Sq.Ft.

32
L. O. N° 12411
81,345 Sq.Ft.

33
L. O. N° 10602
85,670 Sq.Ft.

157
L. O. N° 11991
28,599 Sq.Ft.

156
L. O. N° 10645
25,782 Sq.Ft.

155
L. O. N° 10590
28,593 Sq.Ft.


154
L. O. N° 10592
26,065 Sq.Ft.

153
L. O. N° 10601
41,855 Sq.Ft.

Signature:..... *G. S. Grewal*)
(G.S. GREWAL)

Postal Address:.. *I.S. B.T. 23.*)

..... *BUSINESS*)
Qualification:..... *Specialist*)

 Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *Matiku*
Date: *24/12/2025*

TRANSFER

No. *30638* Registered *30.10.59* at *3 pm*

To *TIMBER SALES (E.A.) LIMITED*

Cons. *shs. 160,000/-*

[Signature]
Asst, Registrar of Titles