

L.O.No.10615
M.P.No.28188

173/75

TITLE No. 8675
REGISTERED 22.11.52
at 112

Asst. Registrar of Titles



TANGANYIKA
The Stamp Ordinance, Cap 109,
Section 19
DUTY DEPOSITED
Shs. 20/- Contd. and
Shs. 1/- Paid on projected
instrument

Revenue Authority

TANGANYIKA
Stamp Duty Shillings 1/- paid and
Revenue Receipt No. 7021 H of 10/6/52
Issued 
Asst. Registrar-General

CERTIFICATE OF OCCUPANCY

The Twenty-second day of November
Nineteen hundred and fifty-two
Title No. 8675

THIS IS TO CERTIFY that FAKIR SINGH and PRITAM SINGH both of Bar es Salaam (hereinafter called "the Occupiers") are entitled as tenants in common in equal shares to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of Ninety-nine years from the Fourteenth day of June Nineteen hundred and forty-eight according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the following special terms and conditions, viz.:-

1. The Occupiers shall pay during the said term the rent of Shillings Two hundred and seventy-five (Shs. 275/-) to be paid yearly in advance without any deduction on the Fourteenth day of June 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 Occupiers undertake:-

- (i) To erect buildings on the said land of a value of not less than Shillings Fifteen thousand (Shs.15,000/-).
- (ii) Within a period of Six months from the date of commencement of the said Right of Occupancy to submit to the Municipal Council, Dar es Salaam (hereinafter called "the said Authority") such plans of the proposed buildings (including block plans showing the position of the buildings) drawings elevations and specifications thereof as will satisfy the said Authority and as will ensure compliance with the building covenant contained in sub-paragraph (i) supra. Such plans and specifications shall be submitted in triplicate.
- (iii) To commence building operations within a period of Three months from the date of notification by the said Authority of approval of the plans and specifications, such buildings to conform to a building line decided upon by the said Authority.
- (iv) To complete the buildings according to the said plans and specifications so that the said buildings are ready for use and occupation within a period of Twenty-four months from the date of commencement of the said Right of Occupancy.
- (v) At all times after the expiration of the period mentioned in the last preceding sub-paragraph to have on the said land approved buildings of the type and specifications hereinbefore referred to and to maintain the same in good order and repair to the satisfaction of the said Authority.
- (vi) Not to erect nor commence to erect on the said land any building of any kind whatsoever except in accordance with building plans and specifications which shall have been approved by the said Authority as hereinbefore provided.

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

4. The Occupiers shall not at any time subdivide the said land nor assign, sublet nor otherwise dispose of any

portion thereof nor any of the buildings to be erected thereon without the previous consent of the Governor.

5. The said land shall be used only for the purpose of manufacture and/or storage of non-offensive goods and articles approved by the said Authority.

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

7. All buildings to be erected on the said land shall be rendered rat-proof and maintained in such condition and the Occupiers shall carry out such measures as the Medical Officer of Health for the said Authority shall require for this purpose.

8. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of the said Right of Occupancy.

THE SCHEDULE HEREBEFORE REFERRED TO:

ALL THAT piece or parcel of land known as Plot No.69, In-offensive Factory Sites, Puga Road situate in the Municipality of Dar es Salaam containing Twenty-two thousand nine hundred and forty (22,940) square feet as delineated on Survey Plan No.D¹ $\frac{474}{5908}$ annexed hereto and thereon edged in red.

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


LAND OFFICER.

We, the within-named FAKIR SINGH and PRITAM SINGH hereby jointly and severally accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said FAKIR SINGH in Gurmukhi characters this ^{14th} day of ~~October~~ 1952, in my presence, it having been first interpreted and explained to him when he appeared perfectly to understand its contents:

R. S. Pahl

*Advocate
Dusse Saharan*

Fakir Singh

SIGNED and DELIVERED by the said PRITAM SINGH who is able to read and write the language in which the within written document is written this ^{14th} day of ~~October~~ 1952, in my presence:

R. S. Pahl

*Advocate
Dusse Saharan*

Pritam Singh

TRANSFER
No. 15317 Registered 14.7.52 at 2.30 p.m.
To MOHAMED HUSSAIN RAHIM RUX
CHOWDHRY
CHANDARY Cont. Rs. 14,500/-
Asst. Registrar of Titles

MORTGAGE
No. 16503 Registered 8.6.54 at 3 p.m.
To MOHANLAL PURSHOTAM DAVE
To secure sh. 25,000/-
Discharged: F.B. 22174 on 5.9.56.
at 9.10 a.m.
Asst. Registrar of Titles

TRANSFER
 No. 21175 Registered 5.9.54 at 9.10 a.m.
 To ALISHAI BHATIA AND SONS
LIMITED; Cons. Shs. 48,000/-
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 22475 Registered 25.10.56 at 2.45 p.m.
 BY BARCLAYS BANK D.C.O.
 Withdrawn FD 27561 on 30.9.58
 at 11 a.m.
 Asst. Registrar of Titles

TRANSFER
 No. 27562 Registered 30.9.58 at 11 a.m.
 To EASTERN CONCESSION TIMBER
COMPANY LIMITED
 Cons. Shs. 50,000/-
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 27566 Registered 30.9.58 at 11 a.m.
 BY OTTOMAN BANK
 Withdrawn FD 35645 on 10.8.60
 at 11 a.m.
 Asst. Registrar of Titles

TRANSFER
 No. 35646 Registered 20.8.1960 at 11 a.m.
 To LUMBER SALES LIMITED
 Cons. Shs. 47,500/-
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 35647 Registered 20.8.1960 at 11 a.m.
 To OTTOMAN BANK
 Withdrawn FD 36555
 on 5.12.61 at 8.30 a.m.
 Asst. Registrar of Titles

TRANSFER
 No. 36556 Registered 5.12.61 at 8.30 a.m.
 To JOHN ROTHBLUM
 Cons. Shs. 32,000/-
 including title 6564
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 36557 Registered 5.12.61 at 8.30 a.m.
 To OTTOMAN BANK
 WITHDRAWN ON 19.6.65
 at 9.35 a.m. F.D. 44539.
 Asst. Registrar of Titles

MORTGAGE
 44540 Registered 17.6.65 at 9.35 a.m.
 To OTTOMAN BANK including
 To secure Shs. 120,000/- (including
 C.F. 6564)
 Asst. Registrar of Titles

TRANSFER OF MORTGAGE
 F.D. 44540
 45865 Registered 2.3.66 at 10.4 a.m.
 To TANZANIA BANK OF COMMERCE
LIMITED
 Asst. Registrar of Titles

NOTICE OF REVISION OF RENT

No. 5/669 Registered 5/10/68 1.00p.

To S/MS 600/= PER ANNUM

FROM 30. 6. 1968.

S. M. S.
Asst. Registrar of Titles

The Land Registration
Ordinance, 1957
(Section 115 (5))

All subsisting entries
TRANSFERRED
to Title Number

186072/1

Registered

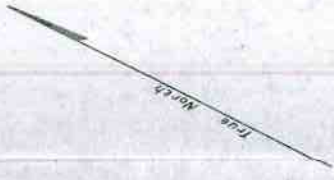
18/1
1972

IN-OFFENSIVE FACTORY SITES (Part of.)

PUGU ROAD

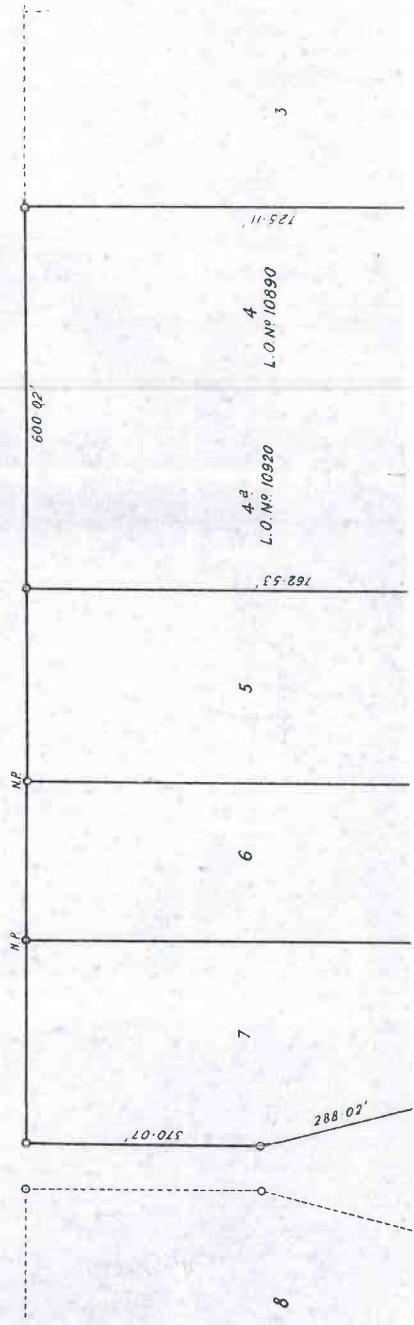
DAR-ES-SALAAM

Scale 1:2500



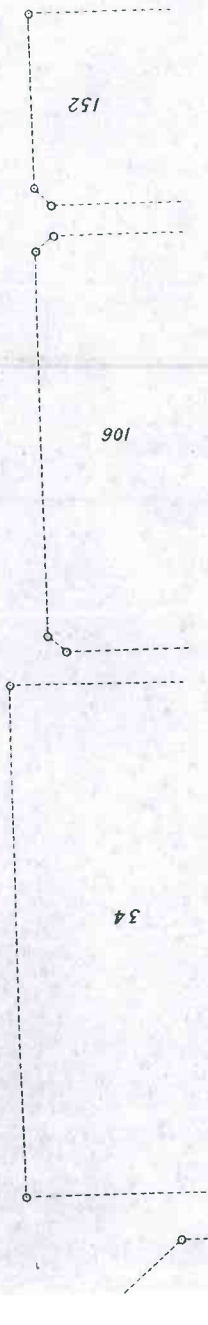
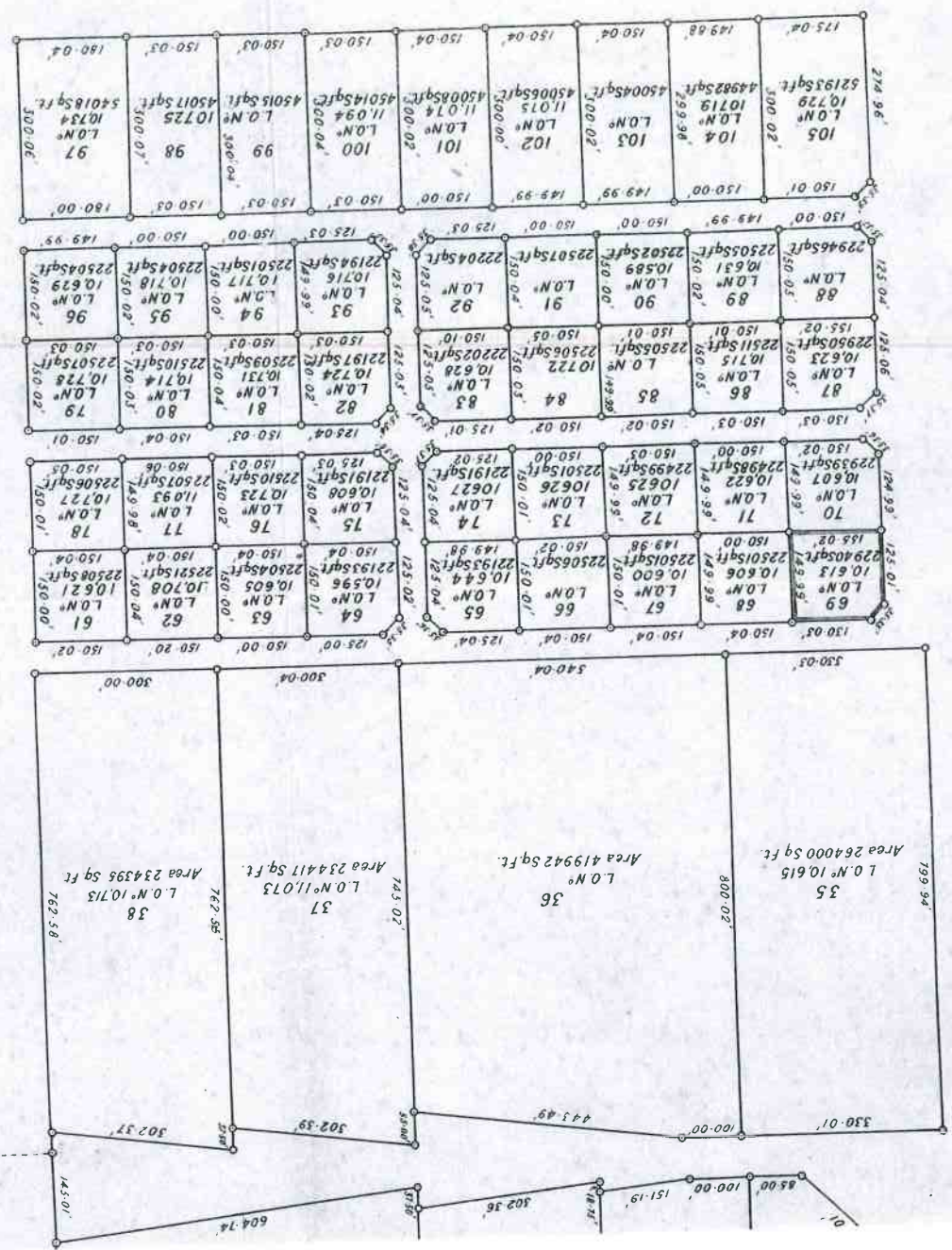
To Dism.

PUGU ROAD



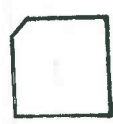
Concrete Blocks shown thus
Stones Not placed
N.P.

Open Space



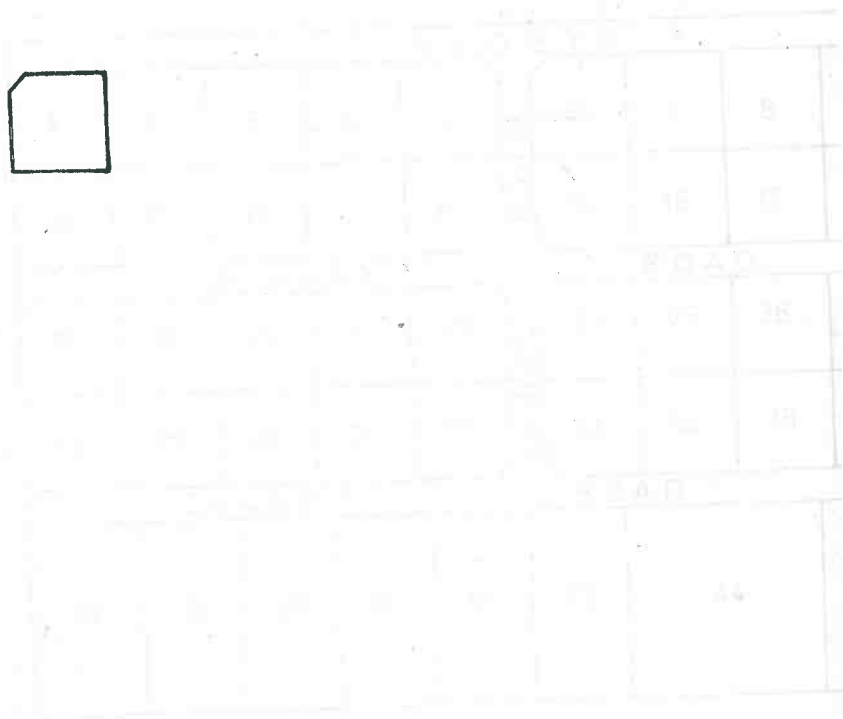
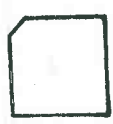
SC 117/2500

TANZANIA
LAND REGISTRY II
DARES



SCALE 1:1000

TANZANIA
LAND REGISTRY II
DARES SALAM



PUBLIC OF TANZANIA

STATE OF TITLE

DESCRIPTION OF THE LAND

and Conditions, Easements, etc.

Occupancy (Filed Document Number 186072/1)

TITLE NUMBER

186072/1

Nature of Estate

RIGHT OF OCCUPANCY

PART III: INCUMBRANCES

Is ar	Date of Registration	Filed Document Number	Nature of Incumbrance	Further Particulars	Initials of Registrar
	26-7-73 19.6.65	61489 44540	DISCHARGED Mortgage	TO OTTOMAN BANK. To secure Shs. 120,000/- including title No. 6564.	BS
	26-7-73 2.3.66	61484 45865	DISCHARGED Transfer of Mortgage	TO TANZANIA BANK OF COMMERCE LIMITED	BS
	26-7-73 26.7.73	61489 61488	DISCHARGED Change of Name P.D.	THE NATIONAL BANK OF COMMERCE	BS
	9.6.95 19.04.95	100,647 84419	DISCHARGED MORTGAGE	NATIONAL BANK OF COMMERCE	BS
	21.5.2001 10.7.95	105,762 86930	DISCHARGED MORTGAGE	(To secure an unspecified amount) EAST AFRICAN DEVELOPMENT BANK including C.I. 186072/2, 186072/10, 186072/12 and 186072/14.	BS
	16.7.2003 26.11.01	108,059 106375	DISCHARGED MORTGAGE	STANDARD CHARTERED BANK TANZANIA LIMITED (To secure 750,000,000/= including title no. 186072/2 & 186072/10)	BS
	22.11.04	109363	MORTGAGE	NATIONAL BANK OF COMMERCE LTD (To secure unspecified amount) including C.I. no. 186072/2 & 186072/10	BS