

TITLE No. 6564
 REGISTERED 20 DEC 1949
 at 9.30 a.m.
W. J. M. M. M.
 Asst Registrar of Titles

TANGANYIKA TERRITORY
 STAMP DU PAID ON
 ORIGINAL'S H. J. M.
 Receipt No. 702 25 of 11.6.49
 Asst. REGISTRY SUPERINTENDENT

L. O. No. 10607.
 M. P. No. 28181.

TANGANYIKA TERRITORY.

The Land Ordinance (Cap. 68 of the Laws

CERTIFICATION OF OCCUPANCY.

Twentieth of December
 Ninete hundred and forty-nine.

TANGANYIKA TERRITORY
 STAMP DUTY SHS. 1/- Paid
 Receipt No. 702 25 of 11.6.49
W. J. M. M. M.
 Asst. Registry Superintendent

TITLE NO: 6564

THIS IS TO CERTIFY the JOGINDER SINGH of Dar-es-Salaam (hereinafter called the occupier) is entitled to a Right of Occupancy in and over the land described in the Schedule hereto and more particularly delineated in the plan annexed hereto for a term of fifty-nine years from the Eleventh day of June Nineteen hundred and forty-eight according to the true intent and meaning of the said 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 Occupier 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 Eleventh 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

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such revision may take place only thin five years after
the above mentioned revision dates

2. The Occupier undertake-

- (i) To erect buildings on a land of a value of not less than Shilling Fifteen thousand (Shs. 15,000/-)
- (ii) Within a period of Six months from the date of commencement of the right of Occupancy to submit to the Municipality of Dar-es-Salaam such plans of the proposed buildings (including block plans showing the position of the buildings) drawings elevations and specifications thereof; will satisfy the said Authority and as to ensure compliance with the building covenant contained in paragraph (i) supra. The 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 building line decided upon by the said Authority.
- (iv) To complete the building 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 right of Occupancy.
- (v) At all times after the expiration of the period mentioned in the last preceding sub-paragraph to have on the 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 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 Occupier shall not at any time subdivide the 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 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 Occupier 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 land shall be rendered rat proof and maintained in such condition and the Occupier 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 this Right of Occupancy.

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


LAND OFFICER.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land being Plot Number Seventy Non-offensive Factory Area situate in Dar-es-Salaam containing approximately Twenty-two thousand nine hundred and thirty-nine (22,939) square feet as delineated on the Land Survey Division Plan Number D: ⁴⁷⁴/₅₉₀₈ annexed hereto and thereon bordered red.

I, the within-named JOGINDER SINGH hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED AND DELIVERED.

by the said
JOGINDER SINGH
who is able to read and write the language in which the within written document is written this 1st day of February 1949, in my presence:-

Joginder Singh

*Witness
Ajit Singh
Dass...*

TRANSFER
No. 2320 Registered 19.10.53 at 4.30 p.m.
To <u>HARIBHAI SHANKERBHAI PATEL</u> <u>DANYABHAI HOGANBHAI PATEL AND</u> <u>AMBALAL DHURABHAI PATEL</u>
Cons. Fee. 13,000/-
<i>[Signature]</i> Registrar of Titles

DISCHARGED
14525- 20.2.53 300p.
<u>GHULANALI MANJI</u> Cons. 21,25,000/-
F.D. 18249 of 8.12.56 10.05 am
<i>[Signature]</i> ant. R. of T. Registrar of Titles

MORTGAGE
 No. 18250 Registered 8-12-54 at 10-05 a.m.
 To HOSEIN KARIM NASSER
 To Secure Sh. 20000/-
 Discharged FD 19959 on 24-9-55 at 9-20 am
 [Signature]
 Asst. Registrar of Titles

TRANSFER
 No. 35646 Registered 10-8-1961 at 11 a.m.
 To LUMBER SALES LIMITED
 Cons. Sh. 10,000/-
 [Signature]
 Asst. Registrar of Titles

TRANSFER
 No. 19760 Registered 24-9-55 at 9:00 a.m.
 To ALIBHAI BHATIA & SONS LIMITED
 Of P.O. Box No. Darwadaha
 Cons. Sh. 35,000/-
 [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 36547 Registered 10-8-1961 at 11 a.m.
 By OTTOMAN BANK
 Withdrawn FD 36555 on 5-12-61 at 8:30 am
 [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 19774 Registered 1-10-55 at 11 a.m.
 By BARCLAYS BANK J.C.O.
 Withdrawn FD 27564 on 30-9-58 at 11 am
 [Signature]
 Asst. Registrar of Titles

TRANSFER
 No. 36556 Registered 5-12-61 at 8:30 a.m.
 JOHN ROTHBLUM
 Cons. Sh. 32,000/- including title 8675
 [Signature]
 Asst. Registrar of Titles

TRANSFER
 No. 27565 Registered 30-9-58 at 11 a.m.
 EASTERN CONCESSION TIMBER COMPANY LIMITED
 Cons. Sh. 50,000/-
 [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 36557 Registered 5-12-61 at 8:30 a.m.
 By OTTOMAN BANK
 WITHDRAWN ON 19-6-65 at 9-35 am. FD. 44539.
 [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 27566 Registered 30-9-58 at 11 a.m.
 By OTTOMAN BANK
 Withdrawn FD 35645 on 10-8-1961 at 11 a.m.
 [Signature]
 Asst. Registrar of Titles

MORTGAGE
 No. 44540 Registered 19-6-65 at 9:35 a.m.
 To OTTOMAN BANK including CT. 8675
 To Secure Shs. 120,000/- (including CT. 8675).
 [Signature]
 Asst. Registrar of Titles

TRANSFER OF MORTGAGE

F.D. 44540
45865 Registered 2.3.66 at 10.45a

To TANZANIA BANK OF COMMERCE
LIMITED.

R. K. K. K.
Asst. Registrar of Titles

NOTICE OF REVISION OF RENT

No. 51460 Registered 6.9.68 at 1.00 p.m.
To SHS. 600/- PER ANNUM AS
FROM 30.6.68.

ambaya
Asst. Registrar of Titles

The Lease Registration
Ordinance, 1953
(Section 115 (3))

All subsisting entries
TRANSFERRED
to Title Number

18602/10
Registrar

18/23

RE OF TITLE

TION OF THE LAND

and Conditions, Easements, etc.

Occupancy (Filed Document Number 186072/10)

TITLE NUMBER

186072/10

Nature of Estate

RIGHT OF OCCUPANCY

PART III: INCUMBRANCES

Date of Registration	Filed Document Number	Nature of Incumbrance	Further Particulars	Initials of Registrar
26.7.73 19.6.65	61487 44540	DISCHARGED Mortgage	TO OTTOMAN BANK. To secure Shs. 120,000 including title No. 8675.	AS AS
26.7.73 2.3.66	61487 45865	DISCHARGED Transfer of Mortgage	TO TANZANIA BANK OF COMMERCE LIMITED.	AS AS
26.7.73 26.7.73	61487 61486	DISCHARGED Change of Name F.D.	THE NATIONAL BANK OF COMMERCE	AS AS
9.6.95 17.04.92	100647 24419	DISCHARGED MORTGAGE	NATIONAL BANK OF COMMERCE	AS AS
10.4.85 20.9.80	2001105762 20930	DISCHARGED Mortgage	EAST AFRICAN DEVELOPMENT BANK (To secure an unspecified amount)	AS AS
16.7.2003 25.11.01	108059 106375	DISCHARGED MORTGAGE	STANDARD CHARTERED BANK TANZANIA LIMITED (To secure 750,000,000/- including title no 186072/1 & 186072/2)	AS AS
22.11.04	109363	MORTGAGE	NATIONAL BANK OF COMMERCE LTD (To secure unspecified amount) Including CI no. 186072/1 & 186072/2	AS

SCALE 1:2,500
FEET 100 200 400



2,1970. 25.38
Drawn by
Chief Draftsman
Registrar of Titles
DES
L. E. Blackham
7/9/50

Revised, Dec. 1957

Garman Stones



○ British Stones ● Beacons (other than C. B's.)

MINISTRY OF LANDS, FORESTRY AND URBAN DEVELOPMENT
LAND RECLUSEY,
F.O. BOX 1191

Telegrams: "MABAKA"
Telephone: 21241-9

Ref. No. LR/186072/10/33
REGISTERED POST:
Sir/Gentlemen,
DAR ES SALAAM
14 June 1993

RE: Mortgage of RP
THE LAND REGISTRATION OFFICE (CAF. 334)

I acknowledge receipt of your letter No. LR6.....date
15th April 1993 and enclosures thereto.

I return herewith the above mentioned document registration
having been affected under Filed document No. 84419.....on
19th April 1993.....

3. Please acknowledge receipt of the enclosures thereto.

Yours faithfully,
End: cf 186072/10

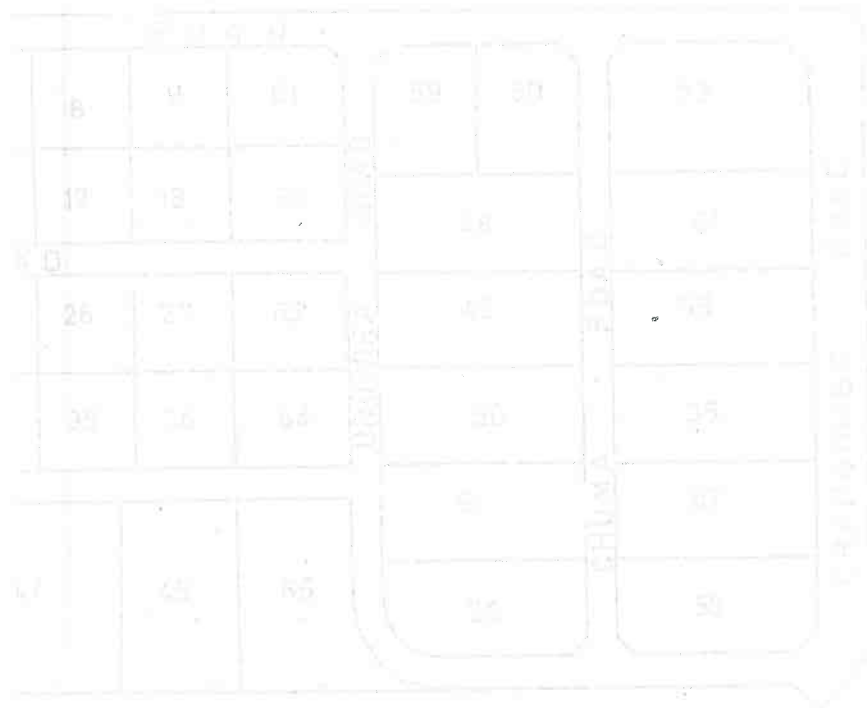
I am, Sir/Gentleman
Your Obedient Servant,

[Signature]
REGISTRAR OF DEEDS

To: N.B.C.
Box 1255
D.S. Akon

UNZANIA
ITRY INDEK HAP
ARES SALAM

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IN...



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