

TANZANIA

48/A

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 24005

Land Office Number: ~~58955~~
58955

Land: ~~Plot No. 48A Mikocheni Light Industrial Area SARE SALAM C.~~
PLOT No. 48A MIKOCHENI LIGHT INDUSTRIAL AREA SARE SALAM C.

Term: ~~in perpetuity~~
NINETY NINE YEARS

TITLE NO. 24005
 REGISTERED
 3rd April, 1980
 10:20 A.M.
 J. M. D. Omas
 Registrar of Titles



L.O. NO. 58955.

L.D. NO. 92486.

CERTIFICATE OF OCCUPANCY

The Third day of April

One thousand nine hundred and Eighty.

TITLE NO. 24005

Stamp Duty Shs. 20/- Paid
 and Revenue Receipt No. P.695505
 11-4-79 issued.
 J. M. D. Omas
 Registrar of Titles

THIS IS TO CERTIFY THAT MEHBOOB IBRAHIM NURBHAI trading under the manner and style of TANZANIA CYCLE AND ELECTRICAL CENTRE OF P.O. BOX 3737, 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 substitution 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 Four thousand six hundred and twenty shillings (Shs.4,620/=) 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 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) 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 sub-paragraph (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 specifications 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;
- (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");

Stamp Duty Shs. 120/- Paid
 and Original Receipt No. P.695505
 11-4-79
 J. M. D. Omas
 Registrar of Titles

- (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 provide;
- (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. 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 his 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) made and maintain on the throughout the term adequate arrangements 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 purpose;
- (iii) provide and maintain on the land such ablution facilities and take maintain such hygienic measures as may be required by the said Medical Officer of Health.

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 Government for the land during the term of the Right.
- (iii) such sum as the Director 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.

DAR-ES-SALAAM CITY

INSET SHOWING DETAILS OF PLOT

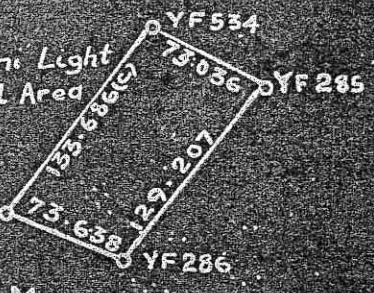
Locality Mikocheni Light
Industrial Area

Block —

Plot No. 48A

LG No. 58955

Area 9908 S.M.



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

3/3/80
L. M. M. M.

7. The land and the building to be erected thereon shall be used for Service Trades, Use GROUP 'M' Use Class (a) Use GROUP 'C' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause.

S C H E D U L E

ALL that land known as Plot No.48A Mikochei Light Industrial Area Dar es Salaam City Containing Nine thousand nine hundred and eight (9,908) square metres shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 18555 deposited at the Office of the Director for Surveys at Dar es Salaam. 18555 18555

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

Ag. DIRECTOR OF LAND DEVELOPMENT SERVICES.

I, the within-named MEHBOOB IBRAHIM NURBHAI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said MEHBOOB IBRAHIM NURBHAI who is known to me personally/ identified to me by

~~the latter being known to me personally in my presence this~~
31st day of
March 1980.

(Witness's
Signature:..... S. M. A. NITANWALLI

Postal Address:..... S. M. A. NITANWALLI
B.A. BARRISTER AT LAW
C. BOX 1241 DAR ES SALAAM

.....
Qualification:.....

2012

In the Government of Tanzania
Ministry of Lands and Urban Planning
Dar es Salaam

TRANSFER

Filed Document No. 77545
Date of registration 6-1-89 time 9.00 A.m.
to TRANS-TECH LIMITED of P.O. Box
20363, Darassalaam
(Cons. Shs. 8,500,000/=)

M. M. Mwanay
Senior Assi. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document no 85855
Date of Registration 8-6-94 time 10:50 AM.
to MERIDIAN BIAO BANK TANZANIA
LIMITED of P.O. Box 72647, Darassalaam.
(To secure Shs. 100,000,000/=)

FD 94962
Senior Assistant Registrar

LAND REGISTRY DAR-ES-SALAAM

CHANGE OF NAME (F-D 85855)

Filed Document no 87657
Date of Registration 6-8-96 time 10:35 A.m.
to STANBIC BANK TANZANIA
LIMITED, of P.O. Box 72647, Darassalaam.

FD 94962
Senior Assistant Registrar

LAND REGISTRY DAR-ES-SALAAM

MORTGAGE

Filed Document no 87658 DISCHARGED
Date of Registration 6-8-96 time 10:35 A.m.
to STANBIC BANK TANZANIA
LIMITED, of P.O. Box 72647, Darassalaam.
(To secure Shs. 400,000,000/=)

REGISTRAR Senior Assi. Registrar of Titles

MORTGAGE

87877

DISCHARGED FD 93675
22-10-96 11:00 AM
ON 7-1-2002 AT 1:50 PM
STANBIC BANK TANZANIA
LIMITED, P.O. Box 72647, Darassalaam
(To Secure up to Shs. 500,000,000/=)

REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document No. 95034
Date Regis. 10-2-2003 time 12:30 P.M.

To EXIM BANK TANZANIA LIMITED.
(To secure an unspecified amount)

Asst. Reg. of Titles [Signature]

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document No. 116946 FD.
Date Regis. 18-2-08 time 12:30 P.M.

To EXIM BANK (TANZANIA)
LIMITED OF P.O. Box 1431
DLSALAMAM
Unspecified amount
Asst. Reg. of Titles [Signature]

LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Filed Document No. 124781
Date of Registration 15.10.09 time 9:00 AM

To MAC GROUP LIMITED
OF P.O. Box 2552 DLSALAMAM
Cons. Bns. 600,000,000/=

[Signature]
Senior Asst. Registrar of Titles