

Telephone: 53210

MINISTRY OF LANDS,
LAND REGISTRY,
P O Box 190,
MOSHI

Ref. No. L.R/MST/11790/2.....

DATE: 11.....OCTOBER.....1995.....

To: M/S KERAI CONST. LTD,
P.O. - BOX 2193, ARUSHA.

Sir/Gentlemen/Madam,

RE: THE LAND REGISTRATION ORDINANCE (CAP.334)

TITLE NO: 11790.....L.O. NO: 151505.....PLOT NO: 100.....
BLOCK NO: DD' SOMBETINI

I have the honour to enclose herewith the duplicate of Certificate Title numbered as above.

Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

ENCL'S:
cf. NO. 11790

I am, Sir/Gentlemen/Madam
Yours Obedient Servant

J. S. Mwakilema

PRINCIPAL ASSISTANT REGISTRAR OF TITLES
MOSHI

c.c. Regional Land Officer,
P.O. BOX 181.....
KILIMANJARO/ARUSHA/TANGA

Date of Doc. 3.10.95

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 11790 LAND REGISTRY. MOSHI


Land Office Number: 151505

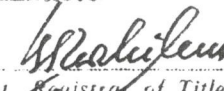
Land: Plot No. 100 Block 'DD' Sombetini, Arusha Municipality.

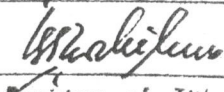
Term: 33 years.

TITLE No. 11790
 REGISTERED FOR 32
 9.10.95
 at 8.00 A.M.

 Asst. Registrar of Titles



Stamp Duty Shs. 100/- Paid
 and Revenue Receipt No. 0368782
 of L.O. No. 151505
 9.2.95 issued.
 AR/6903

 Asst. Registrar of Titles

Stamp Duty Shs. 1440/- Paid
 on Original Revenue Receipt No.
 0368782 of 9.2.95

 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)

The ^{3rd} day of October one thousand
 nine hundred and ninety five

TITLE NO. 11790 LAND REGISTRY, MOSHI

THIS IS TO CERTIFY that KERALI CONSTRUCTION LIMITED a limited liability Company and having its registered office at P.O. Box 2193 ARUSHA (hereinafter called "the Occupiers") entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the land") a for a term of thirty three years from the first day of October one thousand nine hundred and ninety four 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 Occupiers having paid rent up to the thirtieth day of June, 1995 shall thereafter pay rent of shillings twenty eight thousand four hundred eighty one (Shs. 28,481/=) 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 2004, 2014 and 2024 or within three years thereafter in each case.

2. The Occupiers 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 Arusha Municipal Council (hereinafter called "the Authority");
- (ii) By the thirty first day of March 1995 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 be submitted in triplicate;

- (iii) Within six months from the date of notification by the Authority of approval of 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 thirtieth day of September, 1997.
- (v) At all times during the term after the thirtieth day of September 1997 have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not erect or commence to erect on the land any building except 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 occupiers' expenses as assessed by the Director for 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 occupiers' obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

3. (1) The occupiers shall not sub-divide 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 Commissioner PROVIDED that after condition 2(iv) has been complied with by the occupiers the consent of the Commissioner shall not be necessary:-

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

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

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(1). 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 Commissioner shall be the sole judge.

5. The occupiers shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (i) any further fees or stamp duties which may be discovered by Government for the land during the term of 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 Commissioner 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.

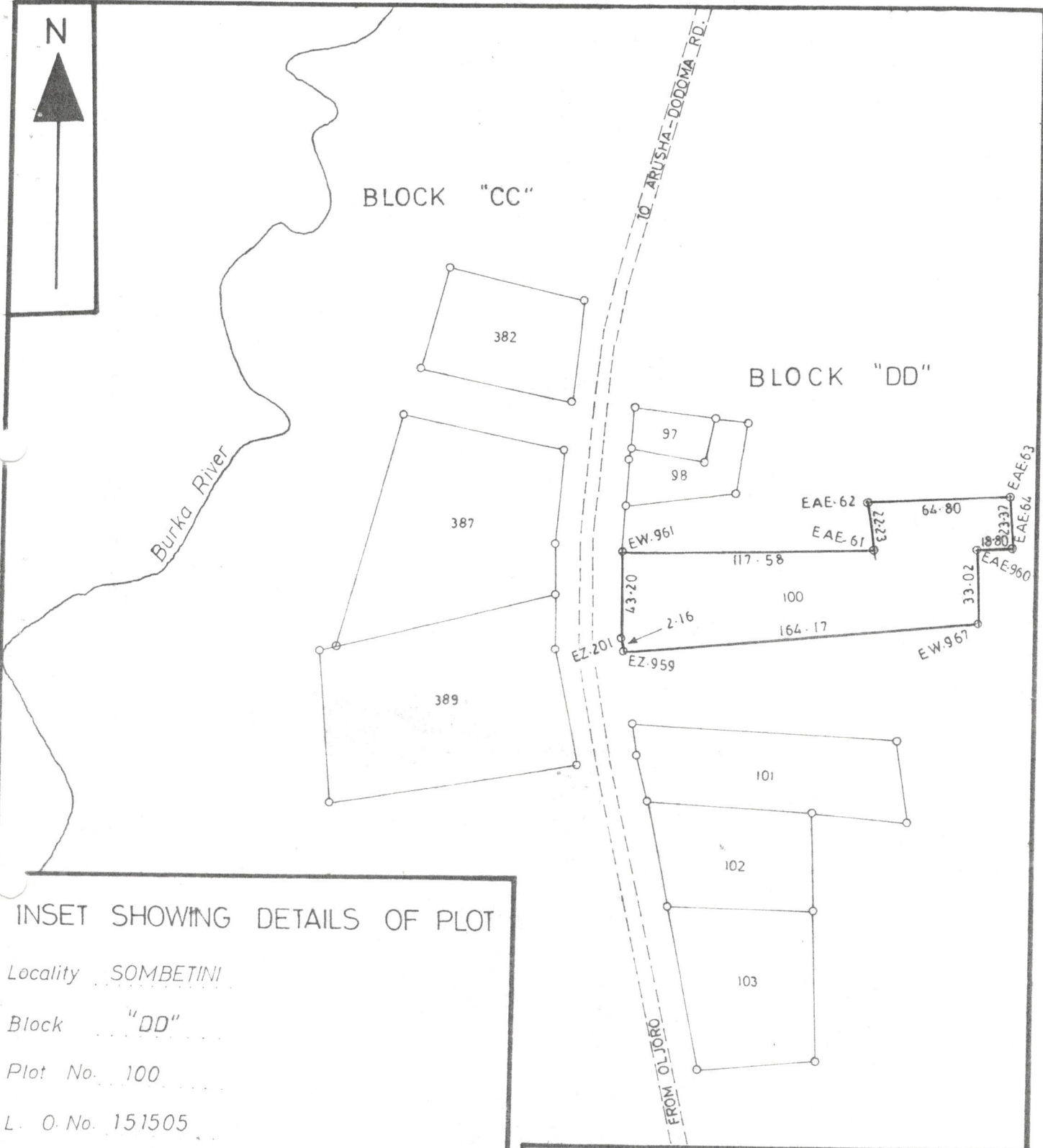
6. The occupiers shall further:-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply drainage and disposal for trade refuse and efficient to the satisfaction 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 make and maintain such hygienic measures as may be required by the said Medical Officers of Health.

7. Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for Service Trade Use Group 'M' use classes (a) and (b) 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.

ARUSHA MUNICIPALITY



INSET SHOWING DETAILS OF PLOT

Locality SOMBETINI

Block "DD"

Plot No. 100

L. O. No. 151505

Area 7,840 SQ. METRES

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

This plan, prepared in accordance with Registered plan No. 27792 is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping *[Signature]*

Date 17.02.95 Ministry of Lands, Housing and Urban Development

Dar es Salaam.

SCHEDULE

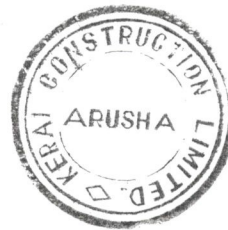
ALL that land known as Plot No. 100 Block 'DD' Sombetini Arusha Municipality containing Seven thousand eight hundred and forty (7840) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 27792 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

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

[Handwritten Signature]
COMMISSIONER FOR LANDS.

WE the within-named KERAI CONSTRUCTION LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said KERAI CONSTRUCTION LIMITED and delivered in the presence of us this 5th day of APRIL 1995.



Signature: *[Handwritten Signature]*

Postal Address: P.O. Box 2193
ARUSHA

Qualification: DIRECTOR

Signature: *[Handwritten Signature]*

Postal Address: P.O. Box 2193
ARUSHA

Qualification: DIRECTOR