

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 112254

Land Office Number: 394505.

Land: PLOT NO. 17 AT AMANI GOMVU IN DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 112254



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 15 Jun, 2009

RAS - KUTANI BEACH RESORT LIMITED
P.O Box 1192
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 112254 LAND OFFICE NO: 394505
PLOT NO. 17 BLOCK AT Amani Gomvu

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

Assst. 
REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: 169278 refers

TITLE NO. 112254
 REGISTERED 12-06-09
 AT 1:00 Pm

[Signature]
 Asst. Registrar of Titles



Land Form No. 22.

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/-
 and Revenue Receipt No. 33161026
 of 01-08-08
[Signature]
 Stamp Duty Office

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (NO. 4 OF 1999)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs 44,580.25 Paid
 on original Receipt No. 33161026
 of 01-08-08 Issued
[Signature]
 Stamp Duty Office

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 112254
 L.O. No. 394505.
 L.D. No. 169278.

The 11th day of June Two thousand and **nine**.

THIS IS TO CERTIFY that **RAS KUTANI BEACH RESORT LIMITED** a limited liability company incorporated under the Companies Ordinance (Cap. 212) of P.O. Box 1192, **DAR ES SALAAM** (hereinafter called "the Occupier") is entitled to the 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 **July, Two thousand and eight** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2009; shall hereafter pay rent of shillings **Eight hundred ninety one thousand four hundred and five (Tshs.891,405/=) only** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
 - (i) 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 responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Maintain 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 **Temeke Municipal Council** (hereinafter called "the Authority").
 - (iv) At all times during the term of the Right 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").
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.
 - (vi) At All times comply with the law, regulations, Government Orders and licencing requirements governing aerodrome operations in the country.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Airport** purposes only. Use Group 'P' use class (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993.**
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

SCHEDULE


ALL that Land known as Plot No. 17 situated at **Amani Gomvu** in **Dar es Salaam City** containing **Thirteen point two zero six (13.206) hectares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **27164** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and my official seal the day and year first above written.



ASST. COMMISSIONER FOR LANDS

The within named **RAS KUTANI BEACH RESORT LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
RAS KUTANI BEACH RESORT LIMITED and)
DELIVERED in the presence of us this...21...)
day of...MAY.....2009.)

Signature: )
Postal Address: Box 1192)
DAR ES SALAAM)
Qualification: DIRECTOR.)



Signature: )
Postal Address: Box 1192)
DAR ES SALAAM)
Qualification: DIRECTOR.)

DAR ES SALAAM CITY

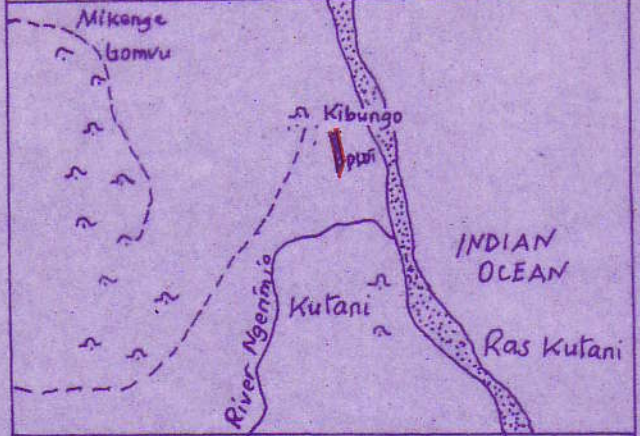


DZ0 251
114.992

DZ0 252

DZ0 253

LOCATION SKETCH
SCALE 1:50,000 SHEET No.186/4



1147.051 (C)

949.817 (C)

17

LOCATION AMANI GDMVU

BLOCK _____

PLOT No. 17

L.O. No. 394505

AREA 13.206 Ha 52 FT. SQM

DZ0 254

180.974 (C)

To Ras Kutani

DZ0 932

74.618

DZ0 933

From Ferry

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

This plan, prepared in accordance with Registered plan No. 27164, is approved for purposes of the Land Registration Ordinance by the Director of Surveys and Mapping Mwaka Date 6.5.2009
Ministry of Lands, Housing and Urban Development, Dar es Salaam.