

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 41197

Land Office Number: 134487

Land: PLOT NO. 6 * AMANI GOMU KIGAMBONI IN ~~DEDEKE~~ DISTRICT DAR ES SALAAM CITY ccc/w

Term: ~~THIRTY~~ THREE YEARS

TITLE No. 41197
 REGISTERED 4-2-93
 Land Form 32 10:00 AM
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. A3/933342
 of 8-2-91 Issued No. 13487
 Stamp Duty Officer
 L.D. No. 43191



THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 1340/= Paid
 original Receipt No. A3/933342
 of 8-2-91
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The Twenty fifth day of February One thousand
 nine hundred and ~~Ninety one~~ two
 TITLE No. 41197

THIS IS TO CERTIFY that KUTANI LIMITED a Limited liability Company Registered Under Cap. 212 of the Companies Ordinance of P.O. Box 1192 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") as ~~joint tenants/as tenants in common in equal shares~~ for a term of thirty three years from the first January One thousand nine hundred and ninety one 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, 1991, shall thereafter pay rent of shillings twenty seven thousand only (Tshs. 27,000/=) 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 2001, 2011 and 2021 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 19 91, 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 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 19 93;
 - (v) At all times during the term after the thirty first day of December 19 93, 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 Occupier's expenses as assessed by the Commissioner 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 Occupier's obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

3.—(i) 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 Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier 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 Occupier or his 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(i). 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 Occupier 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 to be payable by the Occupier 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 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. ~~USERS:~~ Only such buildings as shall be approved by the authority shall be built on the land and the same shall be used for special Residential purposes as defined in use Group 'C' use class (c) of the Town and Country Planning (use classes) Regulations, 1960.

7. The President may revoke the Right for good cause and in public interest.

SCHEDULE

All that land known as Plot No. 6 at Anani Gomvu Kigamboni in Tembe District Dar es Salaam City containing ten decimal point seven three (10.73) Hectares ~~square feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 24945 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

ccc/10

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



Cee

COMMISSIONER FOR LANDS

G P Dem

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

SEALED with the COMMON SEAL of the Said KUTANI LIMITED

and delivered in the presence of us

this 5th day of December 1991

Signatures: [Signature]

Postal Address: P.O. Box 1192 Dsm

Qualifications: DIRECTOR

Signature: [Signature]

Postal Address: P.O. Box 1192 Dsm

Qualifications: DIRECTOR



LAND REGISTRY, DAR-ES-SALAAM
TRANSFER

Filed Document No. 100529

Date of Registration 20-3-95 time 11:00 A.M.

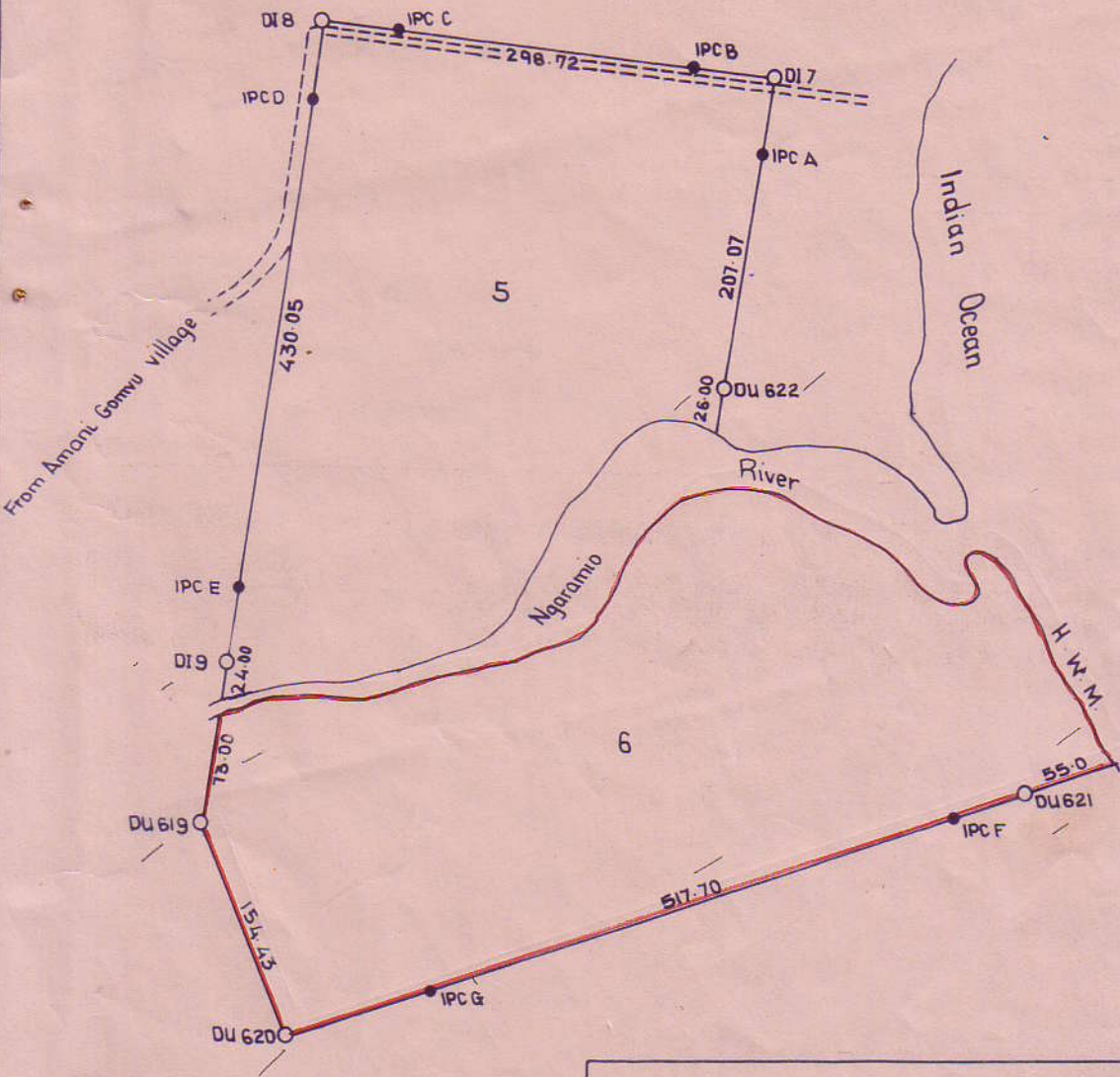
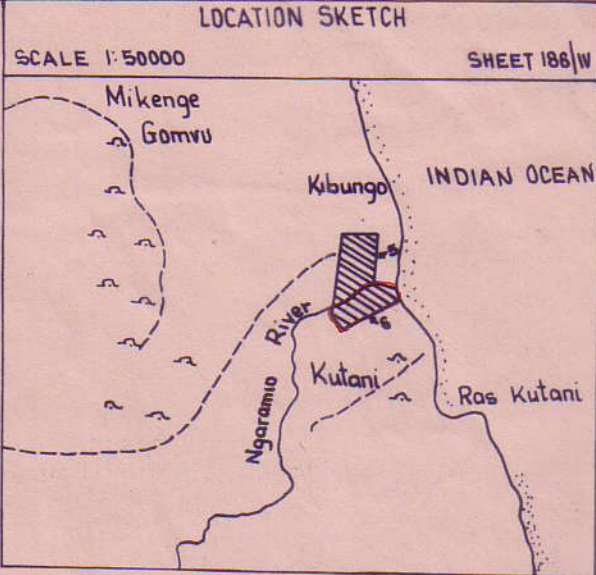
To RAS KUTANI BEACH RESORT LIMITED; c/o P.O. Box 1192, Dar es Salaam
(S.V. 10,000,000/=)

[Signature]

TEMEKE DISTRICT



| | |
|----------|----------------------------------|
| LOCATION | AMANI GOMVU KIGAMBANT |
| BLOCK | - |
| PLD | 6 |
| LO | 134487 |
| AREA | 10.13 Ha |



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

This plan, prepared in accordance with Registered plan No. 24945 is approved for purposes of the Registration ordinance
 Director of Surveys and Mapping *H. Hamani* Date 23.0.02
 Ministry of Lands, Housing and Urban Development, Dar es Salaam.

LR/41197/14

LAND REGISTRY
P.O. Box 1191
DARES SALAM
21 March, 1995

Gentlemen

The Land Registration Ordinance (Cap. 334)
Transfer of a Right of Occupancy
Title No. 41197


I have the honour to refer to your form
L.R. 66 dated 20th day of March, 1995

2. I return Certificate of title no. 41197
the above mentioned document having been
registered under F.D. #400529

3. Please acknowledge receipt of the
enclosures hereto.

I have the honour to be,
End. 1197/41197
Gentlemen

2) Copy of transfer
Your obedient servant


Ass. REG. OF TITLES

To: KURANI LIMITED
P.O. Box 1192

THE LAND REGISTRATION ORDINANCE (CAP. 334)
TRANSFER OF A RIGHT OF OCCUPANCY.

C.T.NO.41197.

IN CONSIDERATION of Tanzanian Shillings One (sh.1/=) (Tshs.10,000,000/=)
We KUTANI LIMITED a limited liability Company incorporated in
Tanzania of P.O. BOX 1192 Dar es Salaam HEREBY TRANSFER to our sister
Company RAS KUTANI BEACH RESORT LIMITED a limited liability company
incorporated in Tanzania of P.O. BOX 1192 Dar es Salaam the right
of Occupancy registered under the above registered reference.
For the purpose of stamp duty declared value is ten million
(Tshs.10,000,000/=).

SEALED with the COMMON SEAL of the)
KUTANI LIMITED and DELIVERED in the)
presence of us this 15th)
day of February 1995.)

Signature: *[Signature]*)
Postal Address: *[Signature]*)

Box 1192 Dar)
Qualification: DIRECTOR)

Signature: *[Signature]*)
Postal Address: P.O. Box 1192)

D. SALMAN)
Qualification: DIRECTOR)

SEALED with the COMMON SEAL of)
RAS KUTANI BEACH RESORT LIMITED and)
DELIVERED in the presence of us)

this 15th day of)
February 1995.)
Signature: *[Signature]*)

Postal Address: *[Signature]*)
Box 1192 Dar)
Qualification: DIRECTOR)

Signature: *[Signature]*)
Postal Address: P.O. Box 1192)

D. SALMAN)
Qualification: DIRECTOR)



Value: Fifty eight million three hundred and
seventy eight thousand only.
(58, 378, 000/= Tshs)

| | |
|---|--------|
| STAMP DUTY | SWS |
| FEES OFFICE | EXEMPT |
| FEES REGISTRATION | 2000 |
| G.R.R. No. | OF |
| for Director of Land Development Services | |

GRV 02156254 of 16-3-95

In exercise of the power to that effect vested in me in terms of Government Notice No. 478 of 1967
MDEMA MDEMU
Senior Land Officer hereby approve this disposal on 20 March 95



[Signature]
Senior Land Officer

Consent granted as per minute no 6 L0/156264

Date
20-3-95

| | |
|----------------------------------|---------|
| FILED DOCUMENTS NO. | 100529 |
| REGISTERED | 20-3-95 |
| AT 11.00 | A.M. |
| <i>[Signature]</i> | |
| Senior Asst. Registrar of Titles | |

