

TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 55660

Land Office Number: 203276.

Land: PLOT NO. 15 AMANI GOMVU TEMEKE DISTRICT IN DAR ES SALA

Term: NINETY NINE YEARS.

UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: "LANDS"  
Telephone: 2121241-9  
In reply please quote:



LAND REGISTRY  
P. O. Box 1191,  
DAR ES SALAAM.

Ref. No: LRT/55660/3

Date: 27/05/09

To: KUYANI LTD  
BOX 1192  
Dsm



TITLE NO: 55660 LAND OFFICE NO: 203276

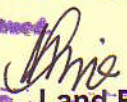
PLOT NO: 15 AMANI GOMVU TEMBECE  
DISTRICT

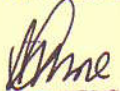
I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: 166.153..... refers.

TITLE No. **55660**  
 REGISTERED **25.3.2004**  
 At **9:00** AM  
  
 Senior Asst. Registrar of Titles  


TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. **100/=** Paid  
 and Revenue Receipt No. **15679164**  
 of **20.6.2002** Issued  
  
 Stamp Duty Officer Land Form No. 22.

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. **1,940/=** Paid  
 on original Receipt No. **15679164**  
 of **20.6.2002**  
  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. **55660.**  
 L.O. No. **203276.**  
 L.D. No. **166153.**

The **22nd** day of **May** Two thousand and four.

THIS IS TO CERTIFY that **KUTANI LIMITED** a limited liability incorporated in Tanzania under the Companies Ordinance (Cap. 121 and having its registered office in Dare es Salaam 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 **April** Two thousand and **two** 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 therefore or amendment thereof and to the following special conditions:-

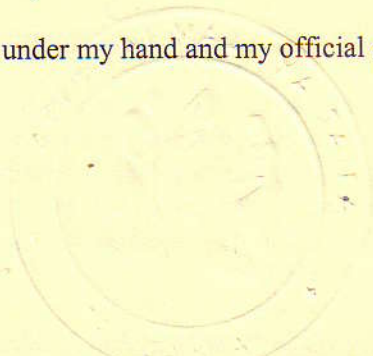
1. The Occupier having paid rent up to the thirtieth day of June, 2002, shall thereafter pay rent of shillings **thirty nine thousand (Shs.39,000/=)** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
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) Building to be in permanent materials.
  - (iii) Building plans to be submitted to the Temeke Municipal Council within six months.
  - (iv) Building plans to be submitted to the **Temeke Municipal Council.**
  - (v) Building construction to begin within six months after approval of the plans.
  - (vi) Building to be completed within Thirty six months from the day of commencement of the Right.

3. **USER:** The land shall be used for **RESIDENTIAL** purposes only. Use Group 'R' use classes (d) 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. 15 situated at **Amani Gomvu in Dar es Salaam City** containing **four decimal point nine six four (4.964) Hactares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan **34168** 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.



  
**COMMISSIONER FOR LANDS**

WE, 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 *16<sup>th</sup>* day *March* )  
 2004. )

Signature..... *[Signature]* )

Postal Address: *Box 1192* )

*Dar es Salaam* )

Qualification: *DIRECTOR* )

Signature..... *[Signature]* )

Postal Address: *Box 1192* )

*Dar es Salaam* )

Qualification: *Secretary* )

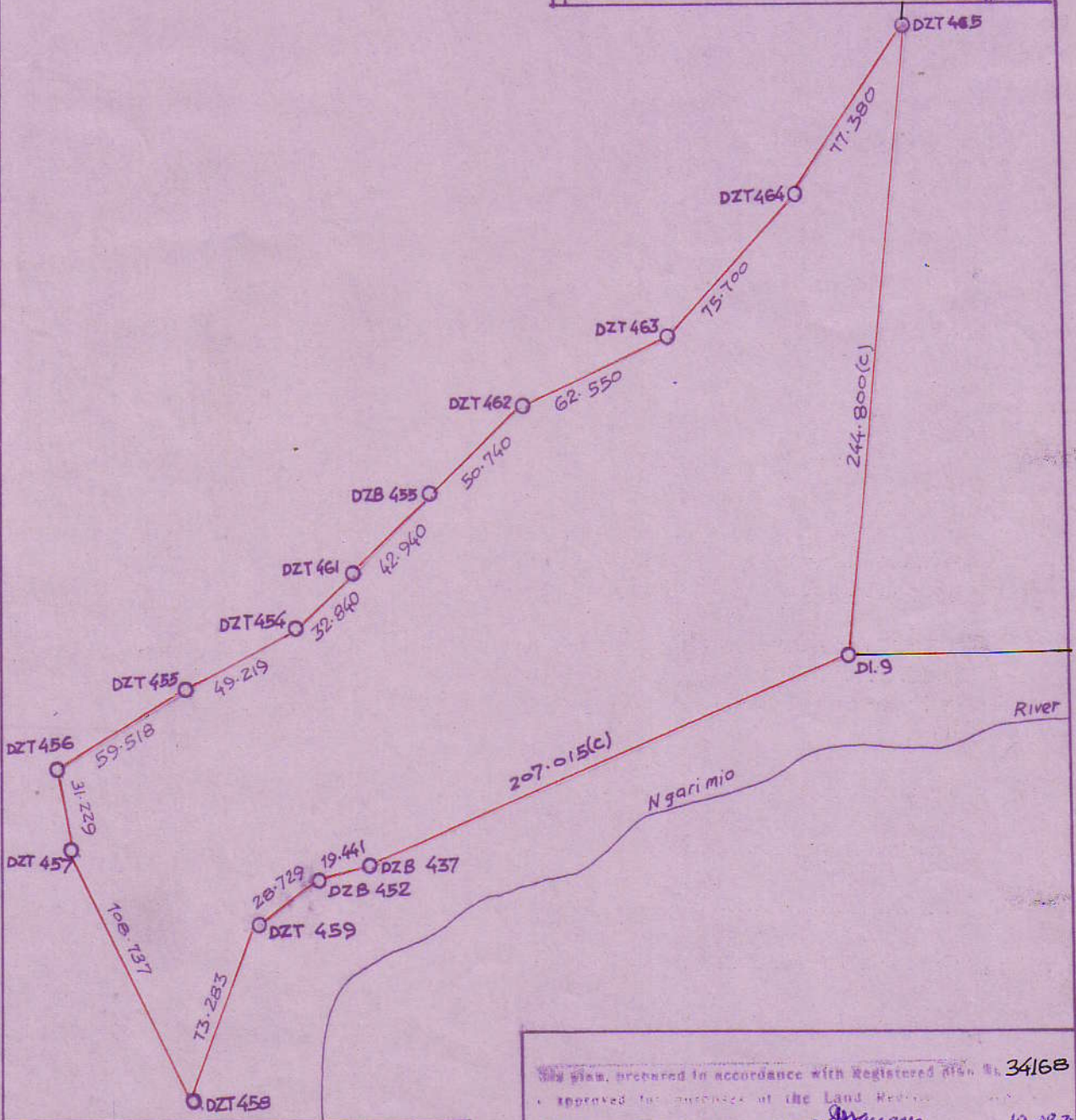
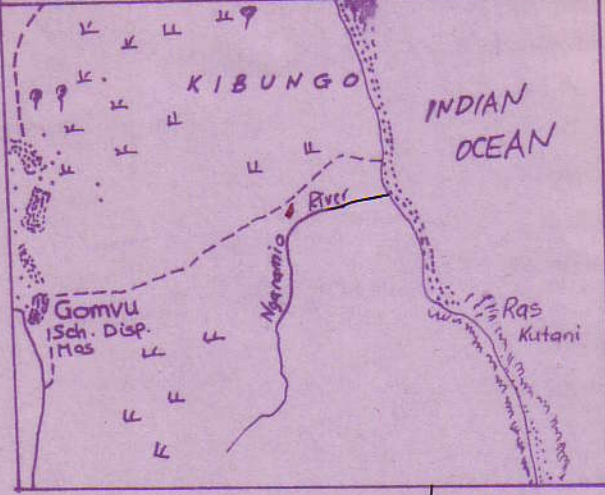


# DAR ES SALAAM CITY



LOCATION AMANI GOMVU  
 BLOCK \_\_\_\_\_  
 PLOT No. 15  
 L.O. No. 203276  
 AREA 4.964 Ha

LOCATION SKETCH  
 Scale 1:50000 Sheet 186/4



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

This plan, prepared in accordance with Registered plan No. 3416B  
 approved for purchase at the Land Office  
 Director of Survey and Mapping *Swangye* 19-08-2002  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam