

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 44082

Land Office Number: 153605.

Land: PLOT NO. 3 BLOCK 'A' AMANI COMVU DAR ES SALAAM CITY.

KICAMBONI TEMEKE

WR/DLO

Term: NINETY NINE YEARS.

TITLE No. <u>44082</u>	TANGANYIKA STAMP DUTY ACT.
REGISTERED <u>17-1-95</u>	Stamp Duty Shs. <u>100/=</u> Paid
At <u>12.45 P.M.</u>	Revenue Receipt No. <u>A0658836</u> LO No. <u>153605.</u>
<u>[Signature]</u>	<u>14-12-94</u> No. <u>173970.</u>
Senior Asst. Registrar of Titles	Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 13th day of January
 nine hundred and ninety four.

TITLE No. 44082

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. <u>8280/=</u> Paid
Original Receipt No. <u>A0658836</u>
of <u>14-12-94</u>
<u>[Signature]</u>
One thousand <u>Duty Officer</u>

THIS IS TO CERTIFY that M/S KUTANI LIMITED a limited liability the Company incorporated in Tanzania under the Companies Ordinance (Cap. 212) and having its registered office in Dar es Salaam 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 ninety nine 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 Occupier having paid rent up to the thirtieth day of June, 19 _____, shall thereafter pay rent of shillings one hundred and sixty six thousand only (Tshs. 166,000/=) only ----- 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, 2034, 2044, 2054, 2064, 2074 and 2084 ----- 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 Dar es Salaam City 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 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 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 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 her 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. **USER:** The land shall be used for Plant and animal husbandry open space for passive recreation use Group 'R' Use Class 'D' and Use Group 'J' Use Class 'C' as defined in the Town and Country planning (use classes) Regulations, 1960.

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

Kigamboni Tembeke

SCHEDULE

LB/PLC

ALL that land known as Plot No. 3 Block 'A' Amani Gomvu, Dar es Salaam City containing eight point one seven nine (8.179) square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 27163 deposited at the Office of the Commissioner for 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.



[Signature]
COMMISSIONER FOR LANDS

G P Dem

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

SEALED with COMMON SEAL of the said M/S KUTANI LIMITED and DELIVERED in the presence of us this

27th day of December 1994.

Signature:..... *[Signature]*

Postal Address:..... Box 1192

..... Dar es Salaam.
..... DIRECTOR

Qualification:.....

Signature:..... *[Signature]*

Postal Address:..... Box 1192 Dar

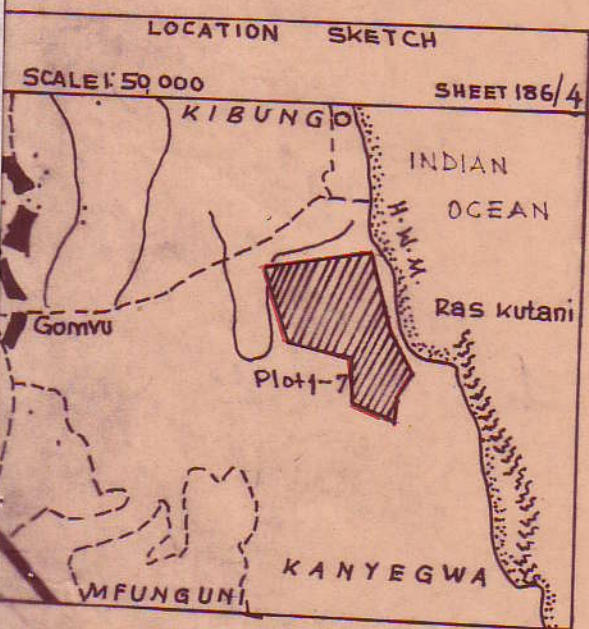
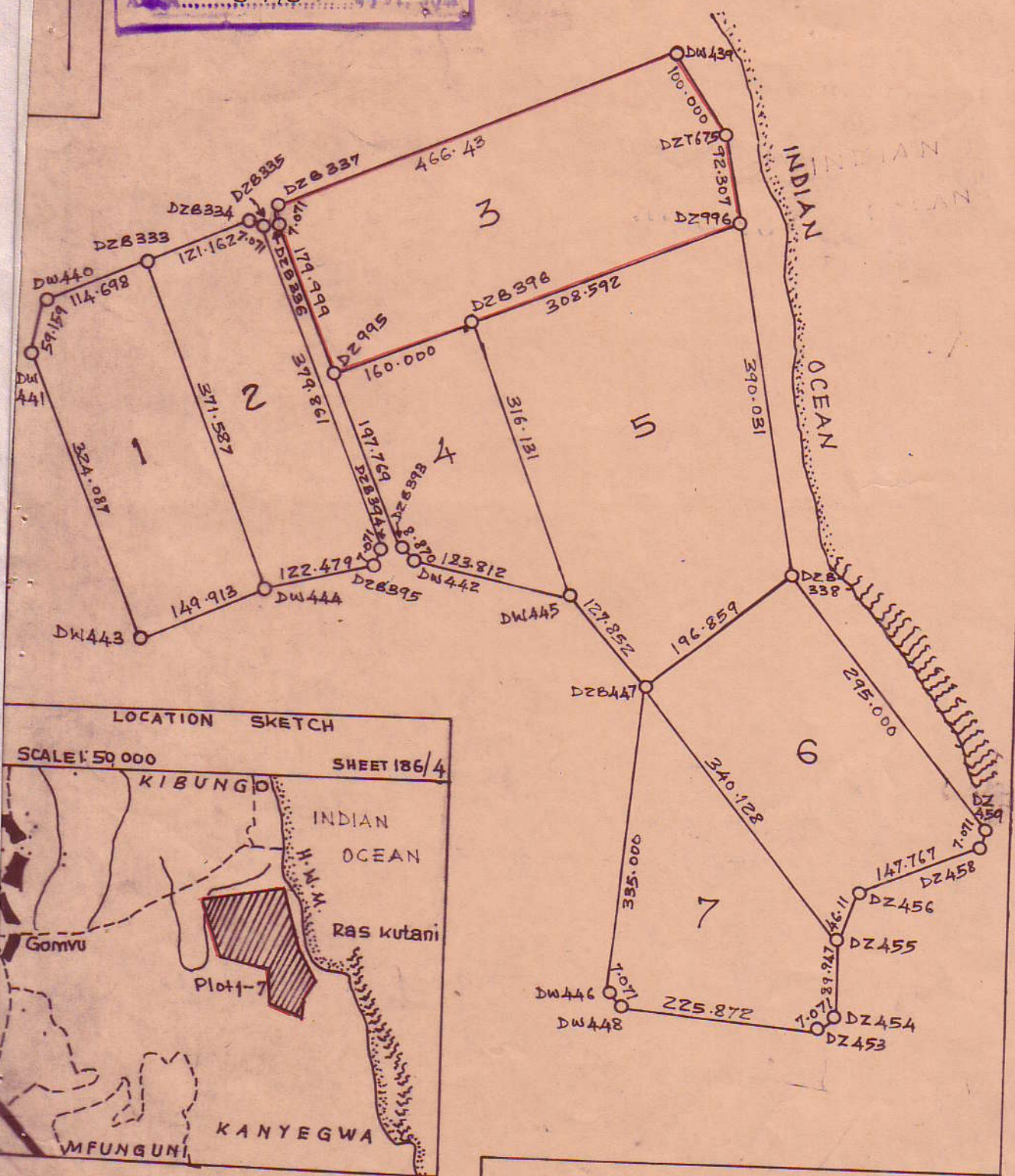
.....
Qualification:..... DIRECTOR.



DAR-ES-SALAAM CITY



LOCATION AMANI GOMVU
 KIGAMBONI-TEMEKE
 BLOCK A
 PLOT 3
 L.O. NO 153605
 AREA 8.179 Ha



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

This plan, prepared in accordance with Registered plan No. 27163
 is approved for purposes of (b) and (c) of the Ordinance
 Director of Surveys and Mapping
 Ministry of Lands, Housing and Urban Development, Dar-es-Salaam
 26.12.94

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
LAND REGISTRY,
P.O. Box 1191,
DAR ES SALAAM.

Ref. No. LR/T/ 44082/4

24th January 1995

TO: M/S Kutani Limited
P.O. Box 1192
Dar es Salaam

TITLE NO: 44082 LAND OFFICE
NO 153605 PLOT NO 3 AMANI COMVU
KIAMBONI TEMERE DSM CITY

I have honour to enclose here with duplicate of the certificate of Title Numbered as above please.


REGISTRAR OF TITLES

Copy to: Commissioner for Lands, 173970
Your LD. No. File refers.