

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 59945

Land Office Number: 260403

Land: FARM NO. 4006 KIBARAWI II AREA IN DAR ES SALAAM CITY

Term: *(faint text)*

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: "LANDS"

Telephone: 121241-9
In reply please quote:



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

Ref. No. LR/T/5994513

29 August 2006

To: THE CHEF LIMITED
Box 21827
DAR ES SALAAM

RE: THE LAND REGISTRATION ORDINANCE (CAP.334)
TITLE NO: 59945 L.O. NO: 260406
PLOT NO: 4006 KISARAWI II

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
LD/248803

UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO.4 OF 1999)

CERTIFICATE OF APPROVAL OF A DISPOSITION
(Under Section 39)

C.T. No. 59945
L.O. No. 260406
LD. No. 248806
Land Description FARM NO. 4006
KISARAWA II AREA

DIDAS MISIGARO NSAKUZI ~~COMMISSIONER FOR~~
~~LANDS/AUTHORISED OFFICER~~ hereby APPROVE the disposition of the right of
occupancy under the above reference subject to the following:-

Consent granted as per minute No. 17 of 30-8-2007

J.E. Msaluzi
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: 4th September, 2007

To: Name DIL com (T) LTD
Address: P. O. Box 20831 D.S.M.

Copy: The Registrar

59945
 REGISTERED 9-8-06
 AT 11-00 Am



[Signature]
 Senior Asst. Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 on original Receipt No. 26017927
 of 16-6-06
[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 1290/= Paid
 on original Receipt No. 26017927
 of 16-6-06
[Signature]
 Stamp Duty Officer

Title No. 59945

L.O. NO. 260406

LD/TM/KIS/13880

The 4th day of August, 2006.

THIS IS TO CERTIFY that **THE CHEF LIMITED** a limited liability company incorporated in Tanzania under the companies Ordinance (Cap 212) and having its registered office in Dar es Salaam of **P.O. BOX 21827, 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") for a term of **thirty three** years from the first day of **April** Two thousand and **six** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2006, shall thereafter pay rent of **shillings twenty five thousand nine hundred (Tshs. 25,900/=)** 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 Occupiers 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.

TEMEKE MUNICIPALITY



LOCALITY KISARAWA II

FARM NO. . . . 4006

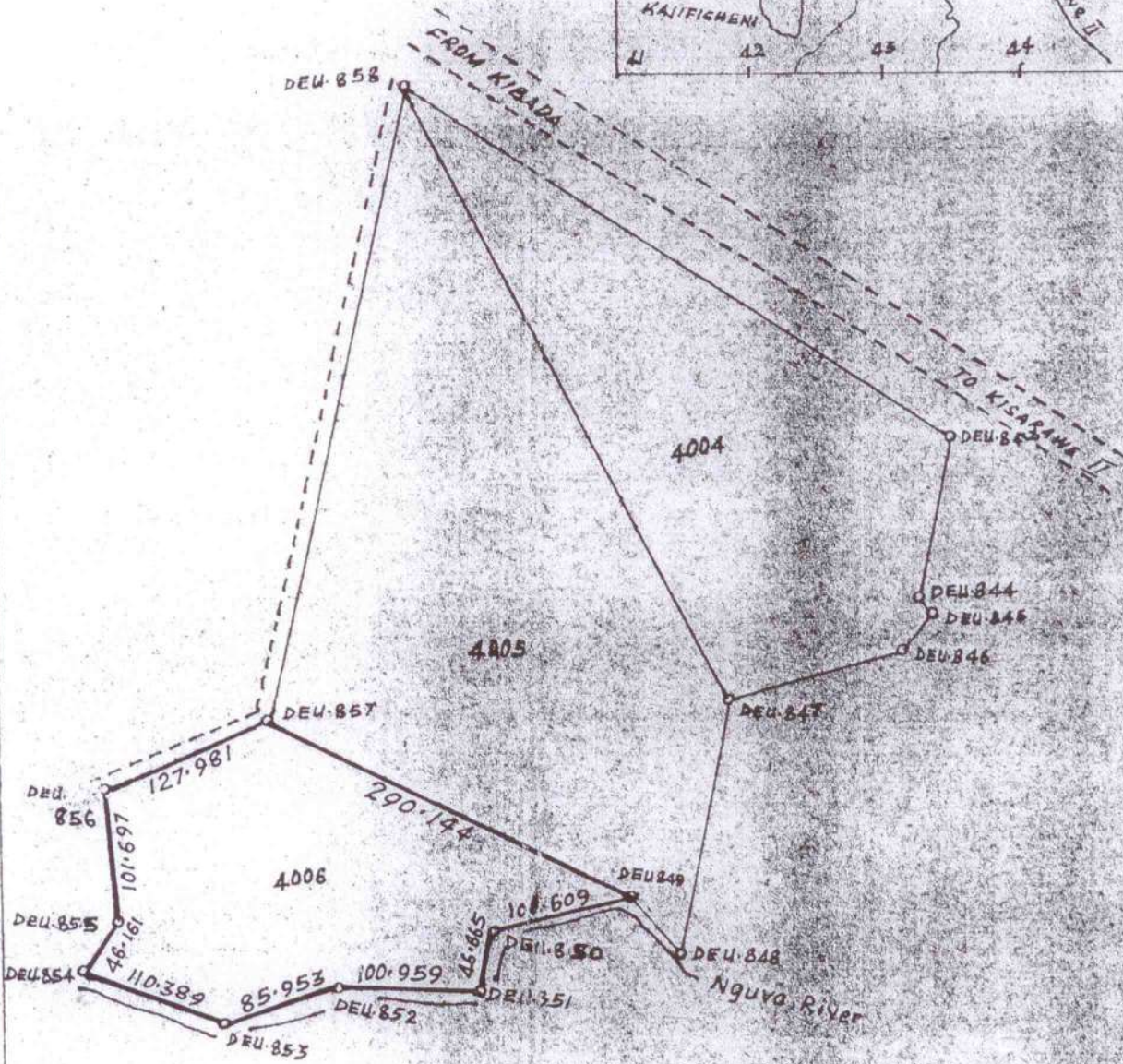
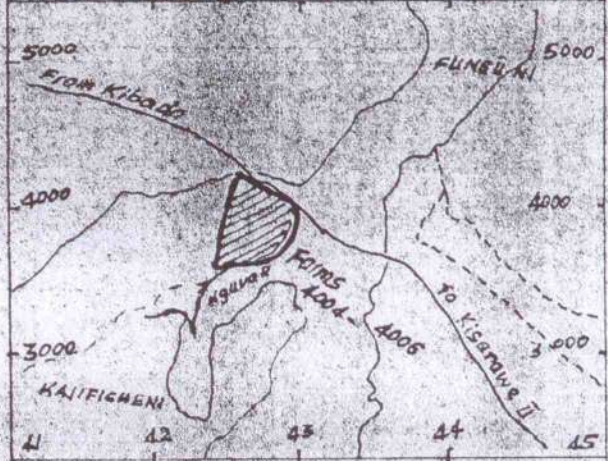
L.O. NO. . . . 260408

AREA 5.18 Ha

LOCATION SKETCH

SCALE 1:50,000

SHEET 186/4



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

This plan prepared in accordance with the Regulations approved for purposes of the Land Registration Act, 1962, by the Director of Survey and Mapping, Ministry of Lands, Housing and Urban Development.

42847

Rifunga

13/6/2006

SCHEDULE

ALL that land known as **Farm No. 4006** situated at **Kisarawe II Area in Dar es Salaam City** containing **five decimal point one eight (5.18) Hectors** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **42847** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

JKL/10

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

COMMISSIONER FOR LANDS

The within named **THE CHEF LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the **COMMON SEAL** of the said)
THE CHEF LIMITED and)
DELIVERED in the presence of us this)

day of 2006)

Signature: **MONDAY JUNE 19**)
Marko Mwanuzi)

Postal address: **21827**)

DAR - ES - SALAAM)

Qualification: **MANAGING DIRECTOR**)

Signature: **Marko**)

Postal address: **21827**)

DAR - ES - SALAAM)

Qualification: **DIRECTOR**)

| | |
|---|-----------|
| Stamp duty fees | 100 200/- |
| Approval fees | 5 000/- |
| Registration fees | 25 750/- |
| ERV No. | — — — — |
| for Commissioner for Lands <i>Delek</i> | |

ERV No. 29706429 of 3-9-07
 ERV No. 29703711 of 29-8-07
 ERV No. 29702774 of 3-9-07

- (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) Building to be in permanent materials.
- (iv) Building plans to be submitted to the **TEMEKE MUNICIPAL COUNCIL** within six months from the commencement of the Right.
- (v) Building construction to begin within six months after the approval of the plans.
- (vi) Building to be completed within thirty six months from the commencement of the Right.

3. **USER:** The land and the buildings to be built thereon shall be used for **Housing Estate** purposes only. **Use Group 'A' Use Classes (b)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993

4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

5. The Occupiers 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 or in Public interest.

LAND REGISTRY DAR-ES-SALAAM

TRANSFER

Filed Document no 115067
Date of Registration 11-9-07 time 1:00 P.m.

OIL Com (T) LIMITED OF
P.O-Box 20831 D/SALAAM.
Cons. Tshs. 10,000,000/-

[Signature]
Secty Asst Registrar of Titles