

# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

of Issue:

Number: 39914

Office Number: 120696.

PIOT NO.4 AMANI <sup>Gomvu</sup> KICAMBONI DAR ES SALAAM CITY.

NINETY NINE YEARS.

FILED DOCUMENT No. **39914**  
 REGISTERED 31-3-82  
 Land Form 32  
 At 12:50 PM  
*[Signature]*  
 Senior Asst. Registrar of Titles



L.O. No. 120696.  
 L.D. No. 156734.

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Tsh. 36/= Paid  
 and Revenue Receipt No. 8/000771  
23-11-88 AT/119053  
20-5-92 *[Signature]*  
 Stamp Duty Officer

**CERTIFICATE OF OCCUPANCY**

(Section 9 of the Land Ordinance)

The Twentieth day of March  
 nine hundred and Ninety-two.  
 TITLE No. 39914

THIS IS TO CERTIFY that MARIA KYESI OF P.O. Box 1519, 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 Eighty eight 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<sup>89</sup>, shall thereafter pay rent of Shillings One thousand five hundred only (Shs. 1,500/=) 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 1998, 2008, 2018, 2028, 2038, 2048, 2058, 2068 and 2078 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
  - (ii) By the Thirty first day of March, (hereinafter called "the Authority"); 19 89, 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, 19 91;
  - (v) At all times during the term after the Thirtieth day of September, 19 91, 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");

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Tsh. 72/= P.  
 Original Receipt No. 8/000771  
 of 23-11-88 AT/119053

- (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 and the buildings to be erected thereon shall be used for (Water Sports Club) Commercial purposes only. Use Group "H" Use Classes (b) and (h) Use Group "J" Use Class (b) 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.

SCHEDULE

Gomvu

ALL that land known as Plot No.4 Amanzi Kigambeni Dar es Salaam City containing Four decimal point two one five (4.215) Hactares square-feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 24843 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.

*[Handwritten signature]*

COMMISSIONER FOR LANDS

G P Dem

I, the within-named MARIA KYESI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said MARIA KYESI who is known to me personally/identified to me by

*Maria Kyesi*

S- *Mrs. Kyesi*  
the latter being known to me personally in my presence this 18<sup>th</sup> day of March 1992.

Witness's Signature:.....

Postal Address:.....

Qualification:.....



LAND REGISTRY DAR-ES-SALAAM  
TRANSFER

Registered Document no 96181  
Date of Registration 26.2.04 time 11.30 AM  
to ZEBRA ESTATES LIMITED  
of P.O. Box 20265 D, DAR ES SALAAM  
(Cons 15,000,000/-)

*JRH*  
Senior Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

TRANSFER

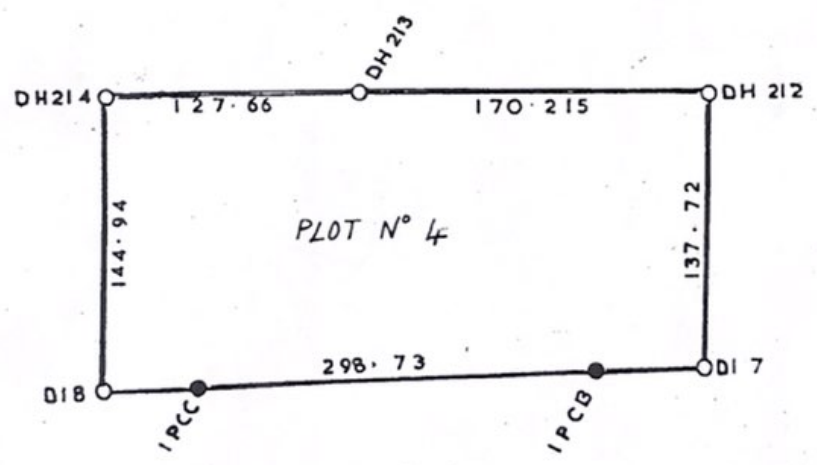
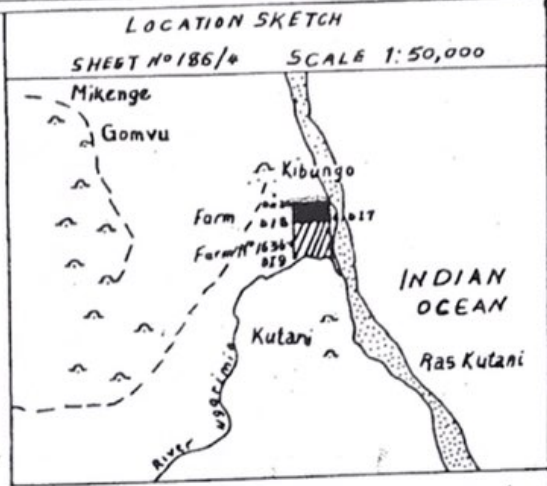
Registered Document No. 147451  
Date of Registration 21.9.12 time 1:00 PM  
THE TIDES BEACH RESORT LTD  
OF P.O. Box 6101 DAR ES SALAAM  
(Cons. USD. 250,000)

*ELC*  
Senior Asst Registrar of Titles

# DAR-ES-SALAAM CITY



LOCATION AMANI **GOMVU**  
 SECTION **4**  
 I.C. No. **120696**  
 AREA **4.215** HECTARES



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

This plan prepared in accordance with Registered plan No. **24848**  
 is approved for registration on the Land Registration Ordinance  
 Director of Surveys and Mapping **W. M. M. M. M.** Date **20-07-91**  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam.