

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT



LAND REGISTRY,
P.O.Box 1191,
Dar es Salaam.

Date: *28* February, 2012

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

Ref. No. LR/T 93283

SAMWEL MERISHEKI MOLLEL & FARAHANI MAFTAH SWAI
P. O. BOX 79567
DAR ES SALAAM

Sir/Gentlemen/Madam,

RE: TITLE NO: 93283 LAND OFFICE NO: 410553
PLOT NO.2144 BLOCK E KUNDUCHI RTD DSM

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

ASST REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 293570 refers

Date of Issue:

Title Number: *93283*

Land Office Number: 410553

Land: PLOT NO. 2144 BLOCK 'E' KUNDUCHI RTD IN KINCHONGI MUNICIPAL

Term: SIXTY SIX YEARS.

TITLE NO. 93283

REGISTERED 23-2-2012

AT 1:00 pm

[Signature]
Senior Asst. Registrar of Titles



TANGANYIKA Form No. 22
Stamp Duty Shs. 20900/- Paid
Receipt No. 44602110
of 15-11-2012
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA Form No. 22
Stamp Duty Shs. 100/- Paid
on or after the date of 44602110
of 15-11-2012
[Signature]

Title No.: 93283
L.O. No. 410553.
L.D. No. 293570.

The 21st

day of February, Two thousand and twelve.

THIS IS TO CERTIFY SAMWELI MERISHEKI MOLLEL and FARAHANI MAFTAH SWAI both of P.O. Box 79567, DAR ES SALAAM (hereinafter called "the Occupiers") are 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 sixty six years from the first day of July, Two thousand and eleven 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 Occupiers having paid rent up to the thirtieth day of June, 2012, shall thereafter pay rent of shillings Four hundred and six thousand (406,000/=) 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

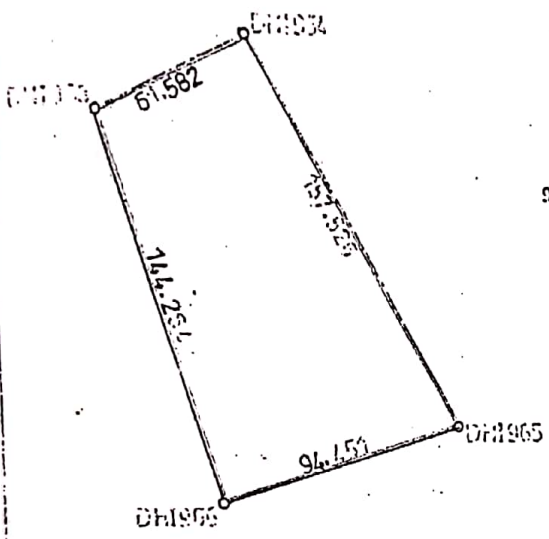
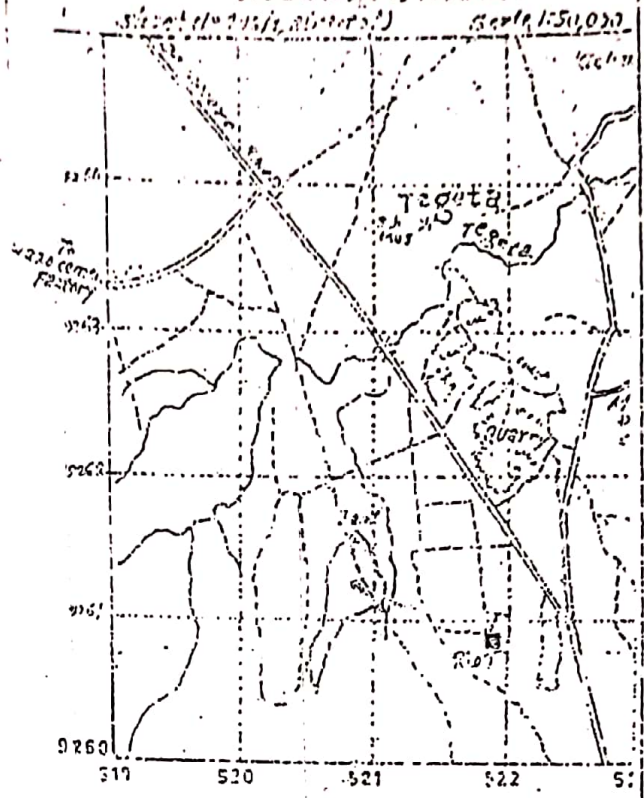
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective
- (iii) Building to be in permanent materials.
- (iv) Submit building plans to the **Kinondoni Municipal Council** within six months from the date of the commencement of the Right.
- (v) Building construction to begin within six months after approval of plans.
- (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right

3. **USER:** The land shall be used for **Commercial** purposes only, Use Group 'B' Use Class (c) 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 all premia, taxes and dues prescribed in connection with the disposition.
6. The President may revoke the right for good cause or in public interest.

KINONDONI MUNICIPALITY

LOCATION KUNDUCHI RTD
 BLOCK E
 LOT No. 2144
 L.O. No. 410553
 AREA 1.16 Ha

Location Sketch:



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

This plan prepared in accordance with Registered plan No. 61535
 approved for purposes of the Land Registration Ordinance
 Director of Survey and Mapping
 Ministry of Lands, Housing and Urban Development, Dar es Salaam
 Date 15/11/2012

SCHEDULE

ALL that land known as Plot No. 2144 Block 'E' situated at Kunduchi RTD in Kinondoni Municipality containing one decimal point one six (1.16) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 61535 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

[Signature]
ASSISTANT COMMISSIONER FOR LANDS

We, the within named SAMWELI MERISHEKI MOLLEL and FARAHANI MAFTAH SWAI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said SAMWELI MERISHEKI MOLLEL who is known to me personally/identified to me by.....

[Signature]

the latter being known to me personally in my presence this 21st day of February, 2012.

Witness's Signature: *[Signature]*

Postal Address: 33086
[Signature]

Qualification: Advocate

RAJABU MRINDOKO
Advocate, Notary Public & Commissioner for Oaths
P.O.Box 33086, D.S.M.

SIGNED and DELIVERED by the said FARAHANI MAFTAH SWAI who is known to me personally/identified to me by..... the latter being known to me personally in my presence this 21st day of FEBR...2012

[Handwritten Signature]

Witness's Signature..... *[Handwritten Signature]*

Postal Address: 33056

DAR - CS - Malacca

Qualification: ADVOCATE

RAJABU MRINDOKO
Advocate, Notary Public &
Commissioner for Oaths
P.O.Box 33086, D.S.M.

DAFTAR NEGARA MALAKA - DAR - MALAKA

TRANSFER

Document No. 152229

Date of Registration 5-06-2013 9:00 A.M.

NAKUROI INVESTMENT COMPANY LIMITED Bv 79567

DSALAM (Income of RM 50,000,000/-)

[Handwritten Signature]
Registrar of Titles