

Certified as True Copy of the Original  
AUGUSTINE M. KUSALIKA

21/01/2022

# CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number:

Land Office Number: 29405

FD/180561

W/S/K/S

Land: ~~Plot No 511 of the~~  
~~Plot No 62 of the~~ AT WAZO HILL KUNDUCHI  
DAR ES SALAM CITY.

Term: NINETY NINE YEARS

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Notary Public & Commissioner of Oaths

18/05/2022



- (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 thirty first day of March, 1982;
- (v) At all times during the term after the thirty first day of March, 1982, 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 or 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 -

*Handwritten:* to a sub-letting of the whole of the land or of the whole or any part of the 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 or buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall 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 5(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. The Occupier shall further:-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health;
- (iv) Fence the land with good quality fencing; car parking spaces shall be provided as required by the Authority. Loading and unloading shall be provided within the boundaries of the land.

7. The land and the buildings to be erected thereon shall be used for Industrial Purposes and for purposes ancillary thereto as defined in Use Group 'A' use classes (a) and (b) of the Town and Country Planning (Use Classes) Regulations, 1960.

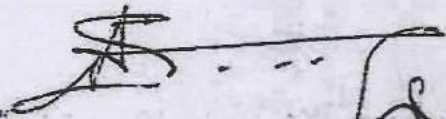
8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

0761

All that ~~piece or parcel of land~~ <sup>Plot No 5/R</sup> at ~~Wang Hill Road~~ <sup>Wang Hill Road</sup> Dar es Salaam City containing ~~about~~ <sup>(50)</sup> ~~acres~~ <sup>acres</sup> shown for identification only edged on the plan attached to this certificate defined on the registered survey plan numbered ~~17102~~ <sup>17102</sup> 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 day and year first above written.

  
COMMISSIONER FOR LANDS

~~The~~ ~~company~~ ~~named~~ ~~ALUMINIUM~~ ~~AFRICA~~ ~~LIMITED~~ hereby accept ~~the~~ ~~conditions~~ contained in the foregoing Certificate ~~therein~~.

SEAL OF THE COMMON SEAL OF ~~the~~ ~~company~~ ~~ALUMINIUM~~ ~~AFRICA~~ ~~LIMITED~~ and witnessed in the presence of ~~us~~ ~~the~~ ~~day~~ ~~of~~ ~~June~~ 1960.  
Postal Address: ~~Plot No 5/R~~ 3332  
~~Plot No 5/R~~

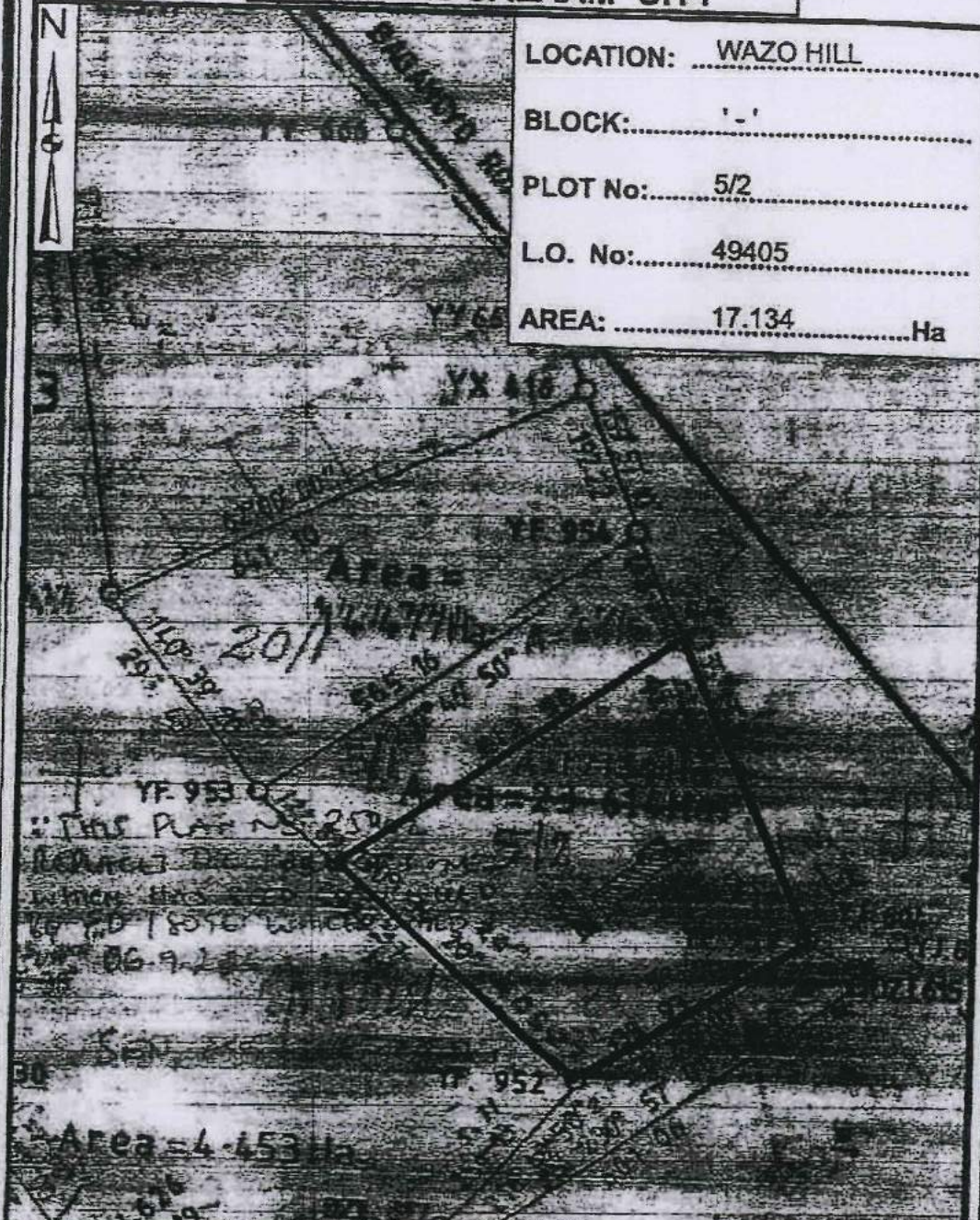
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Notary Public & Commissioner of Oaths  
18/05/2022

Controlled by the City of Dar es Salaam  
APPROVED BY: [Signature]  
21/01/2022

# DAR ES SALAAM CITY



LOCATION: WAZO HILL  
BLOCK: '-'  
PLOT No: 5/2  
L.O. No: 49405  
AREA: 17.134 Ha



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

This plan prepared in accordance with Registered Plan No. 25902  
is approved for purposes of the Land Registration Ordinance  
Director of Surveys and Mapping: [Signature] Date 19-16  
Ministry of Lands, Urban Settlements Development Dar es Salaam

THE NBC (1997) LIMITED  
Trading CT. Nos 18796, 29971 &  
285/27) DISCHARGED FD. NO. 95116  
15.2.2003  
Asst Registrar of Titles

10:06 10:40 A  
HOLTAN (E.A) LIMITED OF P.O.  
Box 14131 D'SALAAM.  
Amount of USD 15,000,000  
Asst Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM  
CHANGE OF NAME (under FD 9153)  
Document No. 93622  
Date of Registration 14.12.2001 time 1:00 P.  
NATIONAL BANK OF COMMERCE  
LIMITED. DISCHARGED ON  
25.2.2003 FD. NO. 95116  
Asst Registrar of Titles

LAND REGISTRY D...  
MORTGAGE DISCHARGED on 10-1-12  
Document No. 13507 at 1:00  
Date of Registration 15.03.11. 12:20 P.  
EXIM BANK (TANZANIA) LIMITED  
P.O. Box 1431 D'SALAAM  
(To secure USD 3,000,000.00)  
Asst Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM  
CHANGE OF NAME  
Document No. 114367  
Date of Registration 10.7.12 time 11:00 AM  
JAF LIMITED OF P.O. Box  
70  
Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
TRANSFER  
Document No. 142495  
Date of Registration 4.4.2012 at 11:00 A.  
NYANZA ROAD WORKS LIMITED  
OF Box 4477 D'SALAAM.  
(Amount of USD 180,000)  
Asst Registrar of Titles

LAND REGISTRY D.P. D.S. SALAAM  
MORTGAGE  
Filed Document No. 143453  
Date of Registration 10.5.2012 at 12:20 P.  
EXIM BANK (TANZANIA)  
LIMITED of P.O. Box 1431 D'Sm  
(To secure unspecified amount)  
Asst Registrar of Titles

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21/01/2022

**THE UNITED REPUBLIC OF TANZANIA**

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

**APPROVAL OF CHANGE/VARIATION OF CONDITIONS  
OF A RIGHT OF OCCUPANCY  
(Under Section 35(4))**

**CT No. 29971  
L.O.No. 49405**

**THAT**, a Certificate of Occupancy under the above – mentioned reference was registered in the name of **NYANZA ROAD WORKS LIMITED** of P.O. Box 4477, Dar es Salaam.

**THAT**, the said Certificate of Title was registered as Parcel of Land at Wazo Hill under registered Survey Plan No. 19182 measuring 60 Acres.

**THAT**, Director of Surveys and Mapping has approved excision on the said land parcel which has been registered under survey plan No. 25902.

I, **NATHANIEL NHONGE MATHEW**, Assistant Commissioner for Lands of P.O. Box 9230 Dar es Salaam **HEREBY APPROVE** to the following variations on the Right of Occupancy registered under the above reference.

1. **THAT**, Deed plans bearing “60 Acres parcel of land at Wazo Hill” under registered Survey Plan No. 19182 be removed and replace thereto by Deed plans bearings “Plot Number 5/2 Wazo Hill under Survey Pan No.25902”.
2. **THAT**, size of the plot appearing on the schedule of the title deed under above reference has varied from “sixty (60) acres” to “seventeen decimal point one three four ( 17.134) hectares”
3. **THAT**, words “piece or parcel of land at Wazo Hill” appearing on cover page and schedule of the said certificate of occupancy be deleted and replace thereto by “Plot No.5/2 at Wazo Hill”.
4. **THAT**, the words and figures “ shillings forty four thousand eight hundred and fifty (44,850/=)” appearing on condition one (1) of the said certificate of occupancy be deleted and replace thereto by words and figures “ shillings eight million three hundred ninety five thousand six hundred and sixty (8,395,660)”


Dated at Dar es Salaam this... 5th ... day of September 2016.

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**The following payments have been paid:**

Approval fee	Tshs: 80,000/=	ERV No.....	dated.....
Stamp duty	Tshs: 1,000/=	ERV No.....	dated.....
Registration Fee	Tshs: 80,000/=	ERV No.....	dated.....

FILED DOCUMENT No: 180961  
REGISTERED ON: 06.9.2016  
AT: 10:00 Am  
  
Senior Asst. Registrar of Titles

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Notary Public & Commissioner of Oaths  
18/08/2022