

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 27910

Land Office Number: 69584.

Land: Plot No.15, Block 'P', Sinza Services Trade Dar es Salaam City.

Term: Ninety-nine years.

No. 27910
June 82
9-30A-1
K. Mansoor Harji
TANZANIA

TANZANIA STAMP DUTY ACT
Stamp Shs. 20/= and Revenue Receipt No. 129427 of 29-6-77 L.O. NO. 69584.
L.D. NO. 80974.
K. Mansoor Harji

TANZANIA STAMP DUTY ACT
Stamp Duty 90/= on receipt No. 129427
K. Mansoor Harji

CERTIFICATE OF OCCUPANCY

The 22nd day of June 1982

One thousand nine hundred and Eighty-Two

TITLE NO. 27910

THIS IS TO CERTIFY that MANSOOR HARJI OF P.O. BOX 516, 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 Ninety-nine years from the First day of April One thousand nine hundred and Seventy-nine 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, 1980, shall thereafter pay rent of Three thousand two hundred shillings (Shs.3,200/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the 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 1989, 1999, 2009, 2019, 2029, 2039, 2049, 2059, and 2069 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 the Dar es salaam City Council (hereinafter Called "the Authority");
 - (ii) By the thirtieth day of September, 1979, submit to the Authority such plan of the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy of 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 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

except in accordance with building plans and specifications which have been 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 Director 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 or of any building on it without the previous written consent of the Director PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Director shall not necessary.

(ii) Occupation or use of the whole or any part of the buildings on it by any person other than the Occupier's or his employees agents or contractors shall be deemed a dealing with the land or buildings.

4. The Director shall have an absolute discretion to give or withhold consent under condition 3. 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 Director shall be the sole judge.

5. The Occupier shall further:-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of Authority;
- (ii) make and keep all the buildings on the land rate-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.

6. The Occupier shall pay to the Minister on demand made by the Director 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 Director 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

(iii) 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.

7. The land and the buildings to be erected thereon shall be used for Service Trade purposes. Use GROUP 'M' Use Classes (a) and (c) Use GROUP 'C' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

SCHEDULE

ALL that land known as Plot No.15 Block 'F' Sinza Service Trade Dar es Salaam City Containing Seven thousand six hundred ninety four (7,694) square metres sown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18457 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam, City

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

DIRECTOR OF LAND DEVELOPMENT SERVICES

DIRECTOR OF LAND DEVELOPMENT SERVICES.

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

SIGNED and DELIVERED by the said MANSOOR HARJI who is known to me personally/~~identified to me by~~

~~the latter being known to me personally~~ in my presence this 25th day of May 1932.

X Mansoor Harji

(Witnesses' Signature: M. A. KITABWALI
Postal Address: Box 122, DAR ES SALAM
Qualification: Advocate

3 17 1 5
ALL DOCUMENTS MUST BE
CERTIFIED BY THE LAND DEVELOPMENT SERVICES
DEPARTMENT, DAR ES SALAM

LAND REGISTRY DAR ES SALAAM
DEED OF VARIATION

Filed Document No. 72285

Date of Registration 31-3-1983 time 9.20 AM

TERMS AND CONDITIONS OF RIGHT
OF OCCUPANCY VARIED

[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRY DAR ES SALAAM

83603

Date of Registration 12-11-92 time 12.10 p.m.

to HIGHWAY EXPRESS TANZANIA
LIMITED of P.O. Box 6035, Dar-
es-Salaam. (Cons. shs. 1,600,000/=)

[Signature]
Senior Asst. Registrar of Titles

DISCHARGED ON
87622

1-8-96 10.30 A

M/S EURAFRICAN BANK
(G) LIMITED of P.O. Box 3054, Dar-es-Salaam.
To secure US\$ Unspecified amount
1-3-2001 at 11.45 am

92522
[Signature]
Asst. Registrar of Titles

LAND REGISTRATION ORDINANCE (CAP.334)

VARIATION OF TERMS OF A RIGHT OF OCCUPANCY

TITLE NO.27910

We, HILLARY JACOB MKATTE, Director of Land Development Services of P.O. Box 9230, Dar es Salaam and MANSOOR HARJI of P.O. Box 516, Dar es Salaam Hereby Agree to the following variation of the term and conditions of the Certificate of Occupancy registered under the above reference. That the words and figures "Thirty first day of March, 1982" appearing in the first page of the Certificate of Occupancy be deleted and replaced by the words and figures "Thirtieth day of September, 1983".

SIGNED and DELIVERED by the said
MANSOOR HARJI who is known to me
personally / ~~identified to me by~~
.....the letter
~~being known to me personally in my~~
presence this ~~31st~~ day of ~~.....~~ MARCH
1983.

Mansoor

Signature:.....*S. Kitabwalla*

Postal Address:.....KITABWALLA

.....
.....
Qualification:.....
ADVOCATE

Signed and Delivered by the said
HILLARY JACOB MKATTE who is known
to me personally in my presence
this ~~31st~~ day of ~~.....~~ 1983

Hillary

(Witness)


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

Postal Address:.....*P.O. Box 9230*

Stamp Duty Shs. 10/= Paid
and Revenue Receipt No. 963270
of 8 - 2 - 1983 issued.
Arthur A. Omer
Asst. Registrar of Titles

TANZANIA
Stamp Duty Shs. 20/= Paid
on original Receipt No. 963270
of 8 - 2 - 1983
Arthur A. Omer
Stamp Duty Officer

FILED DOCUMENT No. 72285
REGISTERED on
31st - 3 - 1983
At 9.50 AM
Arthur A. Omer
Senior Asst. Registrar of Titles



Value shillings family million / sh. 540

200090/- ERN No. 17/700083
1000/-
19,000/- ERN No. 17/747781

For

Thompson

Thomas Gerard Mwendamuni

12/11/92
[Signature]

Consent as per minute No. 2

Thompson


12/11/92

LD/899

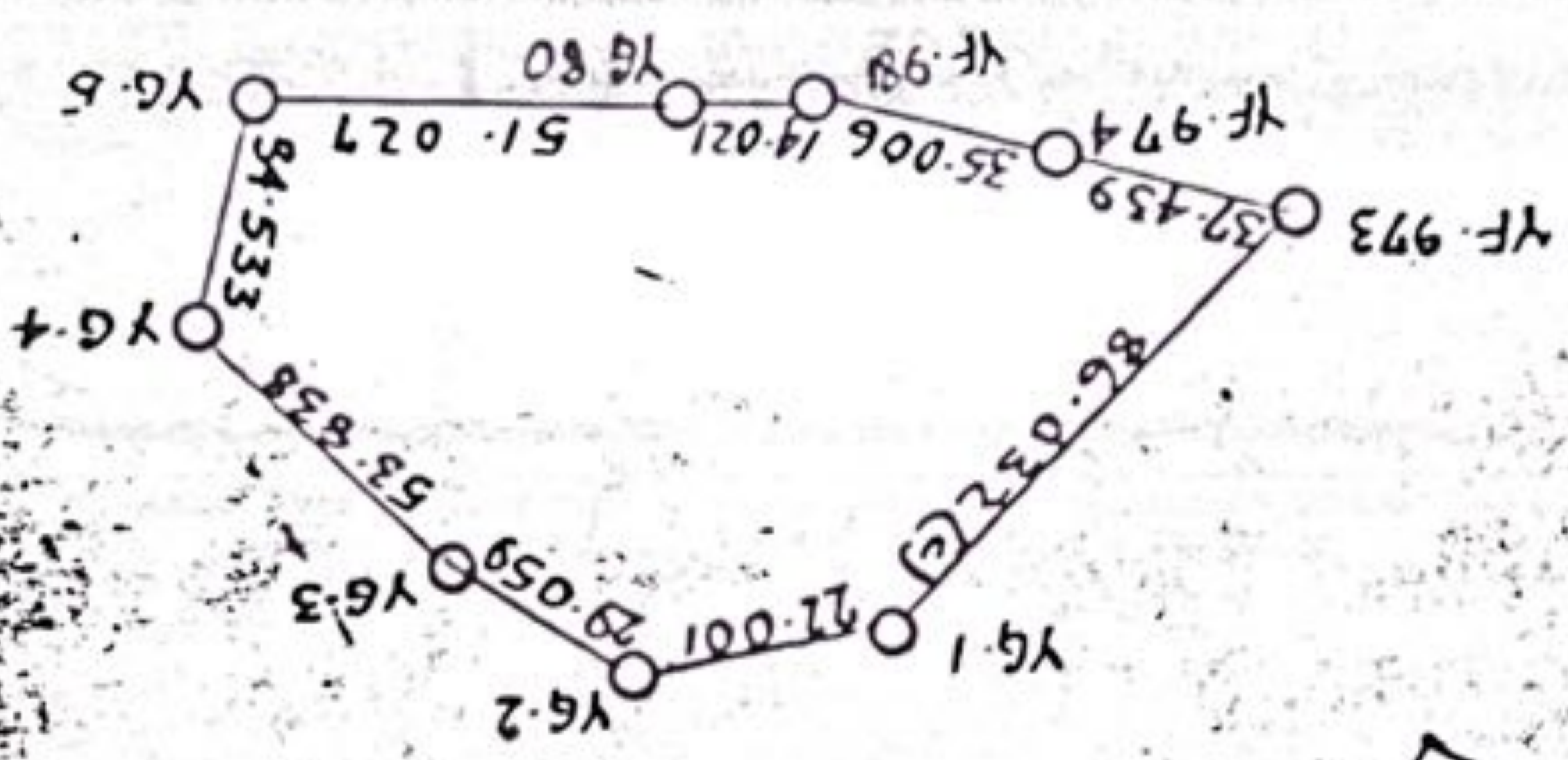
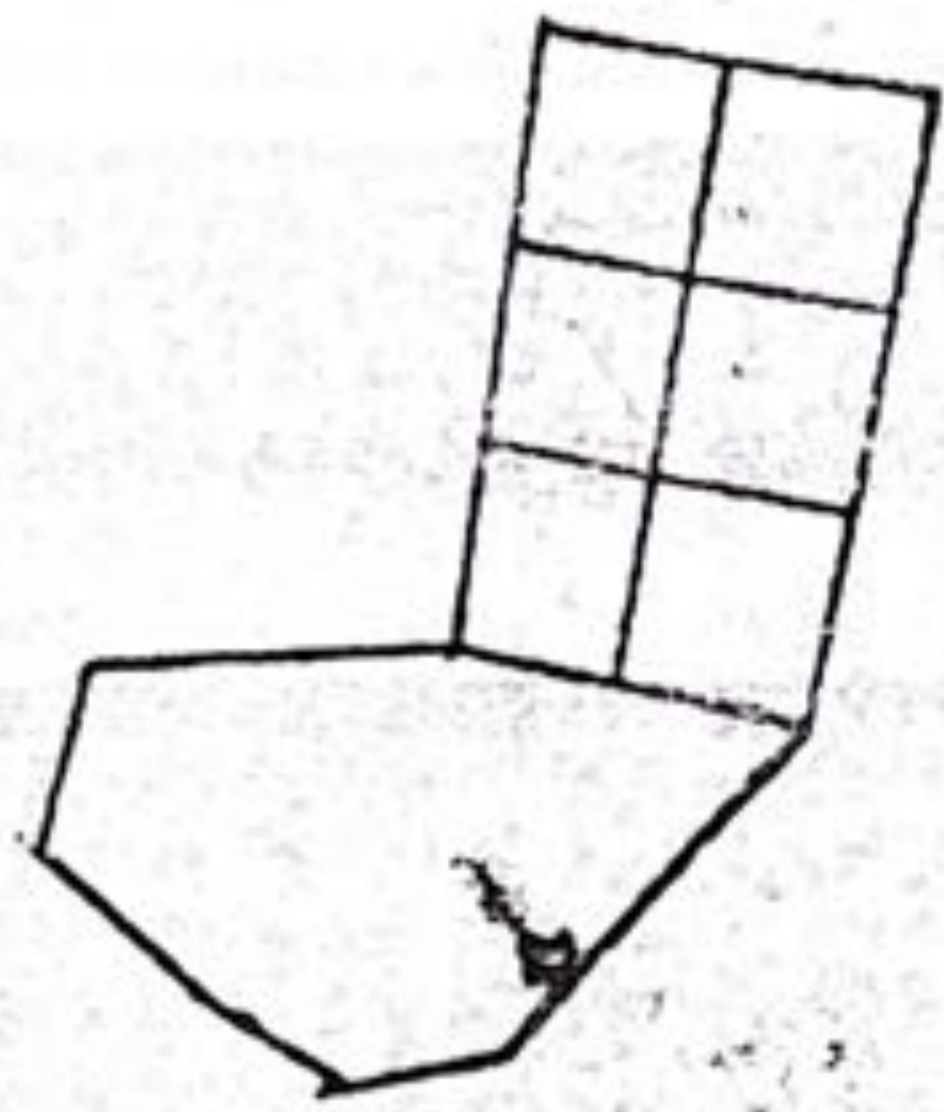
TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 100/= Paid
on original Receipt No. 700083
of 27-10-92 Issued.
[Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 1,999,900/= Paid
on original Receipt No. 700083
of 27-10-92
[Signature]
Stamp Duty Officer

FILED DOCUMENT NO. 83603
REGISTERED on 12.11.92
AT 12.10 P.M.
[Signature]
Registrar of Titles



This plan prepared in accordance with the provisions of the Land Survey and Mapping Act, No. 18/82 is approved for the purpose of the Land Registration Administration. The Survey and Mapping Department, No. 21/5/82



LOCATION SINZA SERVICE TRADE
 DATE 15
 69584
 9694
 AREA 1.50M.



DAR-ES-SALAAM CITY

LAND REGISTRATION ORDINANCE (CAP. 334)
VARIATION OF TERMS OF A RIGHT OF OCCUPANCY

TITLE NO. 27910

We, HILLARY JACOB MKATTE, Director of Land Development Services of P.O. Box 9230, Dar es Salaam and MANSOOR HARJI of P.O. Box 516, Dar es Salaam Hereby Agree to the following variation of the term and conditions of the Certificate of Occupancy registered under the above reference. That the words and figures "Thirty first day of March, 1982" appearing in the first page of the Certificate of Occupancy be deleted and replaced by the words and figures "Thirtieth day of September, 1983".

SIGNED and DELIVERED by the said
MANSOOR HARJI who is known to me
personally / ~~identified to me by~~
.....~~the letter~~
~~being known to me personally in my~~
presence this ~~31st~~ day of MARCH
1983.

Mansoor Harji

Signature:.....S. Kitabwala
Postal Address:.....M. A. KITABWALA
B. A. BARRISTER-AT-LAW
1142, D. R. ES SALA.
Qualification:.....ADVOCATE

Hillary Jacob Mkatte

Signed and Delivered by the said
HILLARY JACOB MKATTE who is known
to me personally in my presence
this 31st day of March 1983

(Witness)
Signature:.....[Signature]
Postal Address:.....P.O. Box 9230
Dar es Salaam
Qualification:.....Land Office

THE LAND REGISTRATION ORDINANCE (CAP. 334)
TRANSFER OF A RIGHT OF OCCUPANCY

TITLE NO. 27910

IN CONSIDERATION of the sum of Shillings One million six hundred thousand (1,600,000.00) only, I MANSOOR HARJI of P O Box 516, Dar es Salaam, HEREBY TRANSFER to HIGHWAY EXPRESS TANZANIA LIMITED, a limited liability company incorporated in Tanzania, and having its registered office in Dar es Salaam of P O Box 6035, Dar es Salaam, the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said MANSOOR HARJI who is known to me personally/identified to me by the later being known to me personally in my presence this 4th day of September, 1992

M Harji

Witness' Signature X. S. M. A. K. T. B. WALLA

Postal Address F. S. M. A. K. T. B. WALLA

Qualification B. A. BARRISTER AT LAW
BOX 1242 D. SALAAM

SEALED with COMMON SEAL of the said HIGHWAY EXPRESS TANZANIA LIMITED and DELIVERED in the presence of us this 29th day of September, 1992

Signature Iqbal JETHA

Postal Address .. Box 6035 .. D. SALAAM

Qualification MANAGING DIRECTOR

Signature AL-NASIR JETHA

Postal Address ... Box 6035 ... D.S.M.

Qualification ... DIRECTOR

DRAWN BY:
HIGHWAY EXPRESS TANZANIA LIMITED
P O BOX 6035
DAR ES SALAAM