

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)

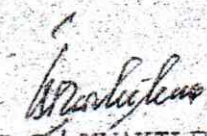


RIGHT OF OCCUPANCY  
**CERTIFICATE OF TITLE TO LEASEHOLD LAND**  
(ISSUED UNDER SECTION 38)

This is to certify that the annexed <sup>Copy of</sup> Certificate of Occupancy dated  
the Eleventh day of February 19 81  
is registered in the Land Registry under Title No. 25754.

Copies of the subsisting entries in the register are within.

Dated the THIRTEENTH day of October 19 98

  
(T. S. MWAKILEMA)  
Registrar of Titles

Title No. 25754.

Description of registered land.

ALL that land known as Plot No. 43 Mikocheni Light Industrial Area Dar es Salaam City containing fourteen thousand and eighty seven (14,087) Square Metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18555 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

No. \_\_\_\_\_ Registered 27.3.81 at 1.00 p.m

To SADRUDIN POPAT RAMJI and

FALIHALI MOHAMED JAMAL  
KANANI trading as S.P. ENTEE  
PRISES of P.O. Box 1329, D'Salaam  
as joint tenants.

[Signature]  
Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_ m

To \_\_\_\_\_

Asst. Registrar of Titles

TRANSFER

No. 90521 Registered 26-2-99 at 11.00 am

To MEHBOOB SHINJI

of P.O. Box 15169, Dares Salaam  
(Cons. Shs. 5,000,000/-)

[Signature]  
Sen. Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_

To \_\_\_\_\_

Asst. Registrar of Titles

TRANSFER

No. 91593 Registered 25.2.2000 at 1.00 p.m

To QUALITY FORM LIMITED of

P.O. Box 21129, Dares Salaam.  
(Cons. Tshs. 6,000,000/=)

[Signature]  
Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_

To \_\_\_\_\_

Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_ m

To \_\_\_\_\_

Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_

To \_\_\_\_\_

Asst. Registrar of Titles

FILE NO. 25754  
 REGISTERED  
 27<sup>th</sup> March, 1981  
 at 1-00 P.M.  
*Atmullah J. Omar*  
 Registrar of Lands

L.O. NO. 59508.

L.S. NO. 93073.

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 70/- Paid  
 and Revenue Receipt No. 127341  
 22-6-79  
*Atmullah J. Omar*  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The

11<sup>th</sup> day of February 1979

one thousand nine hundred and seventy-nine

FILE NO. 25754

THIS IS TO CERTIFY MOHAMMAD POPAT KANJI and FAHIMANI MOHAMED  
JAMAL KANANI trading under the manner and style of S.P.  
 ENTERPRISES of P.O. BOX 1399, DAR ES SALAM (hereinafter  
 called "the Occupier") are 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 <sup>for a</sup> <sup>joint tenants</sup>  
 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 sub-stitution 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 two thousand nine hundred thirty shillings (Shs:2,930/-) a year in advance on the first day of July in every years 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 1989, 1999, 2009, 2019, 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 building") 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 (hereinafter called "the Authority");
- (ii) By the thirtieth day of September, 1979 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 as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall 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;

*Atmullah J. Omar*  
 Registrar of Lands  
 13-10-98

*Handwritten signature*

- (iv) At all times during the term over the thirty-first day of March, 1990 have on the land existing building approved by the Authority and maintain them in good order and repair to the satisfaction to the Director of Land Development Services (hereinafter called "the Director");
- (v) Not erect or commence to erect on the land and building in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vi) 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 of 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. 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 Director.

(ii) Occupation or use of the whole or any part of the buildings on it by any person other than the Occupier or ~~his~~<sup>their</sup> 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:-

- (i) made and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade effluent to the satisfaction of the 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.

*[Handwritten signature]*  
Date: \_\_\_\_\_

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 the 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.

7. The buildings erected on the land or to be erected thereon shall be used for Service Trade Use Group 'M' as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause.

GENERAL

ALL that land known as Plot No. 43, Mikocheni Light Industrial Area Dar es Salaam City containing ~~fourteen~~ <sup>seven (14,081)</sup> thousand and ~~four hundred eighty~~ <sup>seven</sup> square metres shown for identification only edged on the plans attached to this Certificate and defined on registered survey plan numbered 18555 deposited at the Office of the Director for Surveys at Dar es Salaam.

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

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*[Handwritten signature]*

DIRECTOR  
LAND DEVELOPMENT SERVICES  
DIRECTOR OF LAND DEVELOPMENT SERVICES.

DAR ES SALAAM CITY

INSET SHOWING DETAILS OF 9 OF

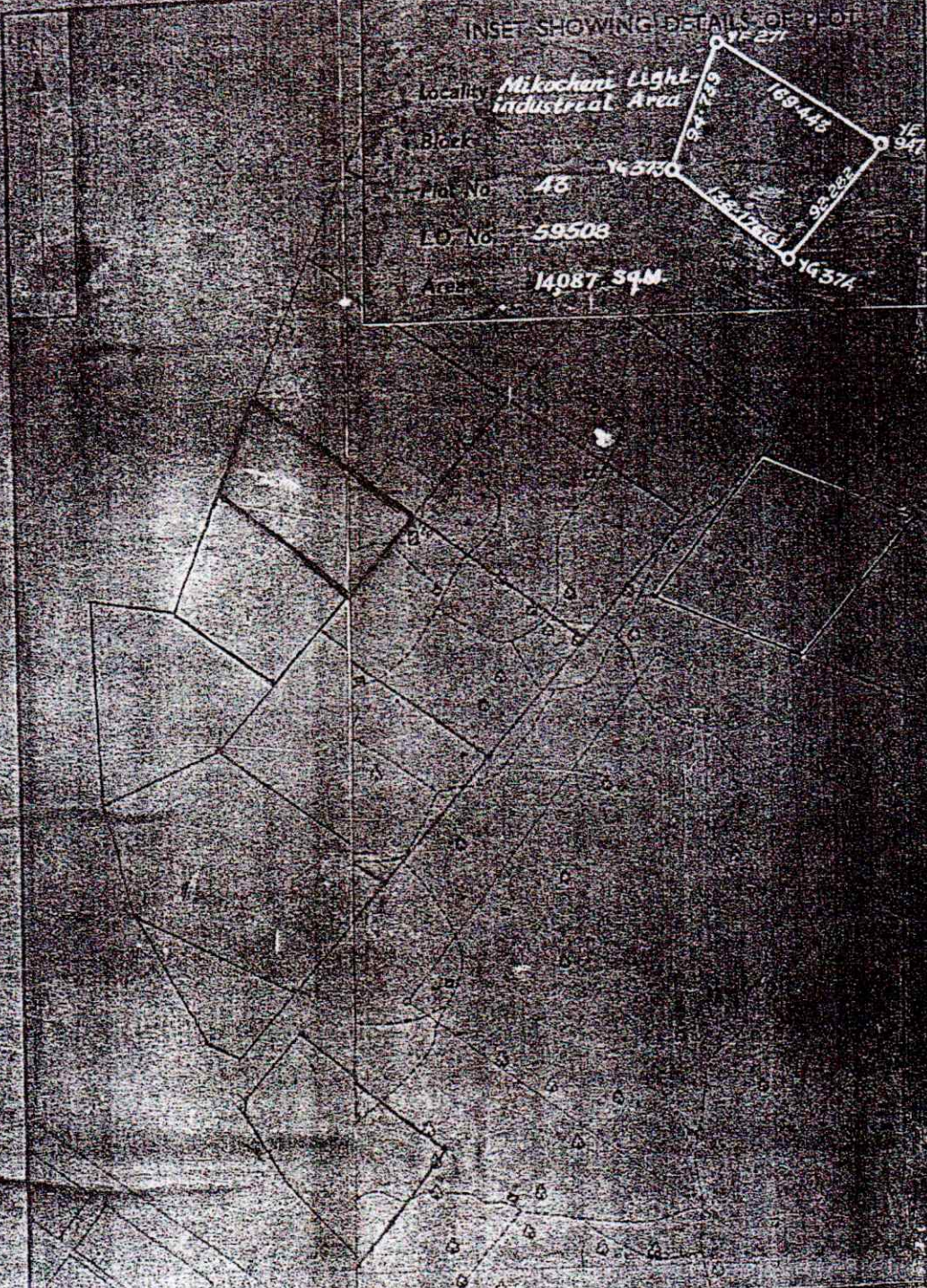
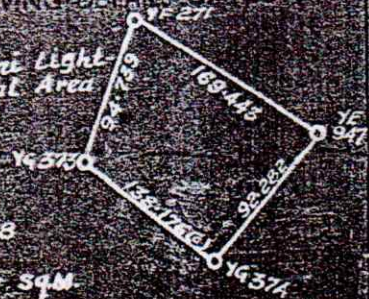
Locality *Mikochani Light Industrial Area*

Block

Plot No. 46

EO No. 59508

Area 14,087 sqm



This plan prepared in accordance with the provisions of the Land Use Decree No. 1 of 1972 and approved for the purposes of the Director General of Lands and Mapping  
Date 20/5/1980  
Survey and Mapping Division  
Development, Dar es Salaam

*Handwritten signature*

*By*  
Date 13.10.98

We, the within-named SADRUDIN POPAT RAMJI and FALIHALI MOHAMED JAMAL KANANI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said SADRUDIN POPAT RAMJI who is known to me personally/  
~~identified to me by~~

*S. Ramji*

~~the latter being known to me~~  
personally in my presence  
this 27<sup>th</sup> day of  
JANUARY 1981.

Signature: *S. M. A. Kitabwalla*  
S. M. A. KITABWALLA  
Postal Address: B.A. BARRISTER AT LAW  
P. O. Box 1242, DAR ES SALAAM  
.....  
ADVOCATE  
Qualification: .....

SIGNED and DELIVERED by the said FALIHALI MOHAMED JAMAL KANANI who is known to me personally/  
~~identified to me~~  
by

*F. Kanani*

~~the latter being known to me~~  
personally in my presence  
this 27<sup>th</sup> day of  
JANUARY 1981.

Signature: *S. M. A. Kitabwalla*  
S. M. A. KITABWALLA  
Postal Address: B.A. BARRISTER AT LAW  
P. O. Box 1242, DAR ES SALAAM  
.....  
ADVOCATE  
Qualification: .....

NOTES

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