

THE UNITED REPUBLIC OF TANZANIA
The Land Registration Ordinance (Cap. 334)



Certificate of Title

Number 186 081 / 1

Supra

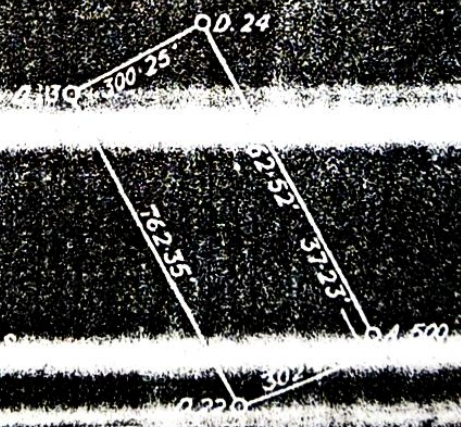
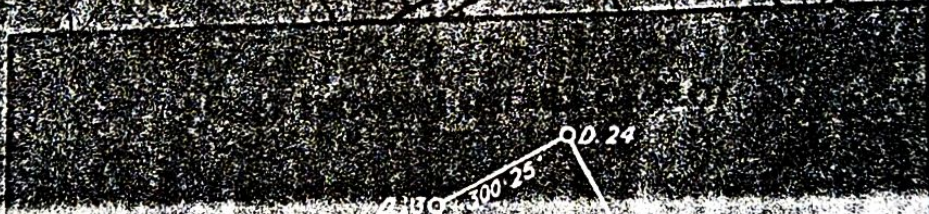
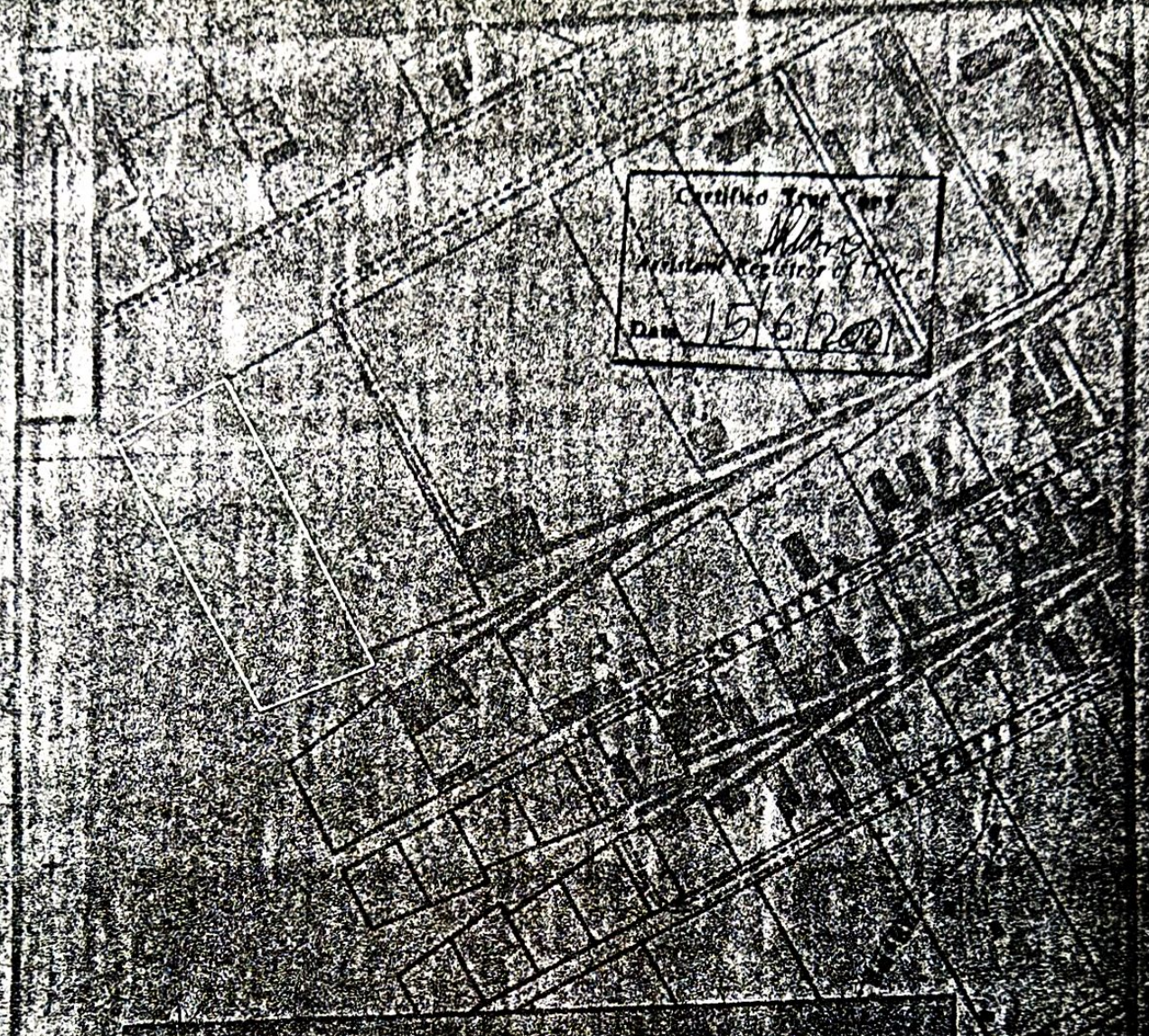
This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.

Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.

The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extent of the land but indicates the general boundaries only.

DAR ES SALAAM CITY

Certified True Copy
[Signature]
Assistant Registrar of Titles
Date 15/6/2001



14
21761

[Signature] 13/0/00

L.O. No.21761.

L.D. No.59087.

180

atpaya
Registrar of Titles

TANGANYIKA

Stamp Duty Shillings 4/8/2 paid and
Revenue Receipt No. 125697/15-9-64
ed

atpaya
Registrar General

Certified True Copy

W. K. R. B.
Assistant Registrar of Titles

Date 15/6/2001

CERTIFICATE OF OCCUPANCY

The twelve day of February

One thousand nine hundred and sixty-five.

Title No. 186081/A

THIS IS TO CERTIFY that MWANANCHI DEVELOPMENT CORPORATION LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Dar es Salaam (hereafter called "the Occupier") is entitled to a Right of Occupancy (hereafter called "the Right") in and over the land described in the Schedule hereto (hereafter called "the land") for a term of Ninety-nine years from the First day of July One thousand nine hundred and sixty-four 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 1965, shall thereafter pay rent of Three thousand two hundred and twenty Shillings (Shs.3,220/-) 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 (hereafter called "the Minister") on the first day of July in each of the years 1984, 2004, 2024 and 2044 or within five years thereafter in each case.

2. In this Certificate "Occupier" means the person in whom the Right is for the time being vested and the City Council of Dar es Salaam is called "the Authority".

3. The Occupier shall :-

(i) Erect on the land buildings (hereafter called "the buildings") worth at least Shs.400,000/- designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Authority;

(ii) Within six months from the commencement of the Right submit to the Authority such plans for the building 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. Such plans and specifications shall be submitted in triplicate;

- (iii) Within three 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 within twenty-four months from the date of commencement of the Right;
- (v) At all times after compliance with the conditions contained in the preceding sub-paragraphs have on the land approved buildings of the type and specifications hereinbefore referred to and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereafter called "the Commissioner");
- (vi) Not build or begin to build 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.

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 by the Minister of any condition in the Right.

4. 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.

5. The Commissioner shall have an absolute discretion to give or withhold consent under condition 4. Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 3(iv) will not receive consent except in special circumstances of which the Commissioner shall be the judge.

6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf :-

TANGANYIKA
 mp Duty Shillings 48/- paid and
 Revenue Receipt No. 25697/015-9-64
 ed
 mpoya
 Registrar General

L.O. No. 21761.
 L.D. No. 59087.

Certified True Copy
 Assistant Registrar of Titles
 Date 15/6/2001

REGISTERED
 CERTIFICATE OF OCCUPANCY
 The *twelve* day of *February*
 One thousand nine hundred and sixty-five.

Title No. 18608/1

THIS IS TO CERTIFY that MWANANCHI DEVELOPMENT CORPORATION LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Dar es Salaam (hereafter called "the Occupier") is entitled to a Right of Occupancy (hereafter called "the Right") in and over the land described in the Schedule hereto (hereafter called "the land") for a term of Ninety-nine years from the First day of July One thousand nine hundred and sixty-four 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 1965, shall thereafter pay rent of Three thousand two hundred and twenty Shillings (Shs.3,220/-) 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 (hereafter called "the Minister") on the first day of July in each of the years 1984, 2004, 2024 and 2044 or within five years thereafter in each case.
2. In this Certificate "Occupier" means the person in whom the Right is for the time being vested and the City Council of Dar es Salaam is called "the Authority".
3. The Occupier shall :-
 - (i) Erect on the land buildings (hereafter called "the buildings") worth at least Shs.400,000/- designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Authority;
 - (ii) Within six months from the commencement of the Right submitted to the Authority such plans for the building including block plans showing the position of the buildings) and such drawings,

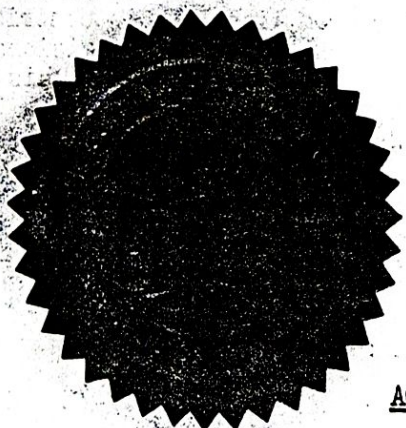
Certified True Copy
W. K. N. S.
Assistant Registrar of Titles
Date *15/6/2001*

In this Certificate of Occupancy the expression "Commissioner for Lands" shall include any officer to or in whom the President's powers to grant Rights of Occupancy and issue Certificates of Occupancy may be delegated or vested.

SCHEDULE

Plot No.14, Industrial Area, Pugu Road, in the City of Dar es Salaam containing Five decimal point three eight (5.38) acres shown for identification only edged white on the plan attached to this Certificate and defined on registered survey plan numbered 7041 deposited at the Office of the Commissioner 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.



A. S. P. M.
AG. COMMISSIONER FOR LANDS

The within-named MWANANCHI DEVELOPMENT CORPORATION LIMITED hereby accepts the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said MWANANCHI DEVELOPMENT CORPORATION LIMITED and delivered in the presence of us this *Fifth* day of *February* 1965.

(Signature) *A. S. N. S. Swen*
(Postal Address) *P.O. Box 9242 D.A.K.*
(Qualification) *Chairman*
(Signature) *A. C. Faraji*
(Postal Address) *Box 2092 D.A.K.*

