

TANZANIA

Land Form 51

# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:

Title Number: 32204

Land Office Number: 23669.

Land: PLOT NO. 2384/75 PUGU ROAD INDUSTRIAL AREA DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

TITLE No. 32204  
 REGISTERED  
 28-11-86  
 At 9.45 AM  
 Senior Asst. Registrar of Titles  
 LAND REG. OFF. TANZANIA

and Revenue Receipt No. 405397  
 of L.O. NO. 23669.  
 11-5-81  
 L.D. NO. 2411  
 Asst. Registrar of Titles

TANZANIA STAMP DUTY :-  
 Stamp Duty Shs. 140/=

an original Receipt No. 405397  
 of 11-5-81  
 Senior Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

The 9<sup>th</sup> day of October 1986  
 One thousand nine hundred and eighty six

Title No. 32204

THIS IS TO CERTIFY that RODMAP ZAMBIA LIMITED a limited liability company incorporated in Tanzania and having its registered office at Dar es Salaam OF P.O. BOX 2065 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 July One thousand nine hundred and sixty seven 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, 1968, shall thereafter pay rent of Two thousand and eighty shillings (Shs. 2,080/-) 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 (hereinafter called "the Minister") on the first day of July in each of the years 1977, 1987, 1997, 2007, 2017, 2027, 2037, 2047 and 2057 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 by The Dar es Salaam City Council (hereinafter called "the Authority");
  - (ii) By the Thirty first day of December, 1967, 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 and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;

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

SCHEDULE

ALL that land known as Plot No. 2384/75 Pugu Road Industrial Area Dar es Salaam City containing Three decimal point seven six two (3.762) Acres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan number 13993 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

  
DIRECTOR FOR LAND DEVELOPMENT SERVICES

*b7d*  
The within-named RUDRAP ZAMBIA LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

*b7d*  
SEALED with the COMMON SEAL of the said RUDRAP ZAMBIA LIMITED and Delivered in the presence of us this *b7d*

day of *July* 1984.

Signature: *[Signature]*

Postal Address: P.O. Box 412,

DAR-ES-SALAAM - TANZANIA

DIRECTOR