

## CERTIFICATE OF OCCUPANCY

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

Date of Issue:

Title Number: 40691

Land Office Number: 142043.

Land: PLOT NOS. 1 & 2 BLOCK 'A' MBEZI DAR ES SALAM CITY.

Term: THIRTY THREE YEARS.

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/- Paid 142043.  
 Original Receipt No. B21658014  
 1-90  
 L.D. No. 160990.  
 Stamp Duty Officer

TITLE No. 40691  
 REGISTERED S-10 92  
 At 12.00 NIBOM LAND  
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 240/- Paid  
 Original Receipt No. B21658014  
 of 9-1-90  
 Stamp Duty Officer  
 One thousand

**CERTIFICATE OF OCCUPANCY**

(Section 9 of the Land Ordinance)

The Sulth day of October

nine hundred and ninety-two.

Title No. 40691

THIS IS TO CERTIFY that AHMED HANOU AHMED OF P.O. Box 23306, 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") as ~~joint tenants/tenants in common~~ in equal shares for a term of thirty three years from the first day of January, One thousand nine hundred and

Eighty 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, 19 91, shall thereafter pay rent of Shillings Four thousand eight hundred only (Shs. 4,800/=) 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 2000, 2010 and 2020 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 Thirtieth day of June, 19 91, 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;
  - (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 December, 19 93;
  - (v) At all times during the term after the Thirty first day of December, 19 93 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 of 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:—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

~~to a sub-letting of the whole of the land or of the whole or any part of 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 of buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall be 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 3(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. **USER:** Only one main building together with the usual and necessary out-buildings shall be built on the land and the same shall be used for Commercial and Residential purposes only; Use Group 'D', Use Group 'A' Use Classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

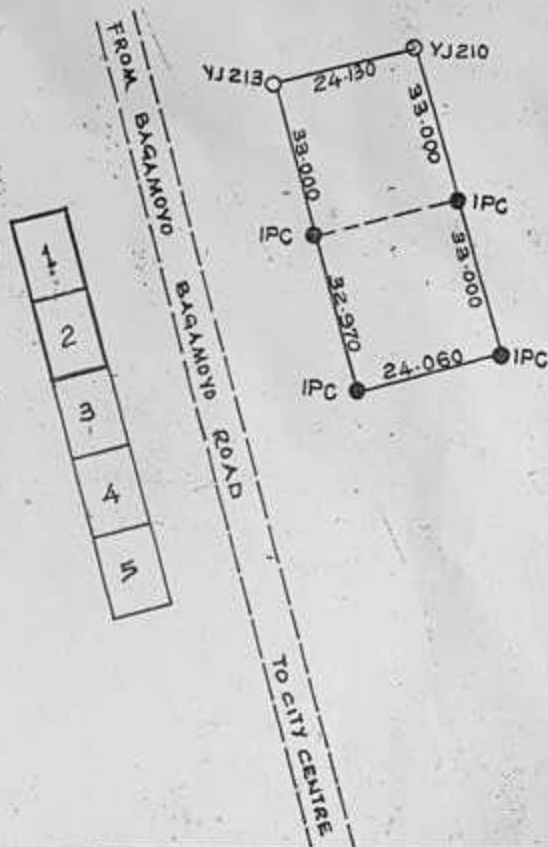
7. The President may revoke the Right for good cause and in public interest.

# DAR-ES-SALAAM CITY



LOCATION: MBEZI  
 BLOCK: A  
 PLOT: 132  
 L.O. No: 142043  
 AREA: 1588 SQM

LOCATION SKETCH  
 SCALE 1:50000 SHEET 12614



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

This plan prepared in accordance with Registered plan No. 25612  
 is approved by the Director of Surveys  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam.

*Khanaka*  
 Date 16.09.52

FILED DOCUMENTS ON 11062  
 REC. NO. ED 25-01-06  
 AT 11:45 AM  
  
*[Signature]*  
 of the Registrar of Titles

TANGANYIKA STAMP DUTY ACT,  
 Stamp Duty Shs 506 Paid  
 on original Receipt No. 25317292  
 of 25-01-06  
*[Signature]*  
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT,  
 Stamp Duty Shs 1006 Paid  
 on original Receipt No. 25317292  
 of 25-01-06  
*[Signature]*  
 Stamp Duty Officer

THE LAND REGISTRATION ORDINANCE (CAP. 334)  
WITHDRAWAL OF NOTICE OF DEPOSIT OF  
CERTIFICATE OF TITLE SECTION 64 (2)

TITLE NO.:40691


WE, NATIONAL INSURANCE CORPORATION OF TANZANIA LIMITED a Corporation with limited liability incorporated in the United Republic of Tanzania where it has its registered office in Samora Avenue Post Office Box No. 9264, Dar es Salaam **HEREBY WITHDRAW** the notice of deposit given by us and entered as filed Document Number: 89357

SEALED with the Common Seal of the said  
NATIONAL INSURANCE CORPORATION  
TANZANIA LIMITED and DELIVERED in the  
presence of us this 23<sup>rd</sup> day of January 2006.

Signature: 

Postal Address: P.O. Box 9264

Qualification: Managing Director

Signature: 

Postal Address: P.O. Box 9264

Qualification: Corporation Secretary

**DRAWN BY:**

**DIRECTORATE OF LEGAL SERVICES,  
NATIONAL INSURANCE CORPORATION,  
DAR ES SALAAM.**