

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 79647

Land Office Number: 283271

Land: PLOT NO. 1288 KURASINI AREA IN DAR ES SALAAM CITY

Term: THIRTY THREE YEARS

THE LAND ACT, 1999
(NO. 4 OF 1999)

APPROVAL OF VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY

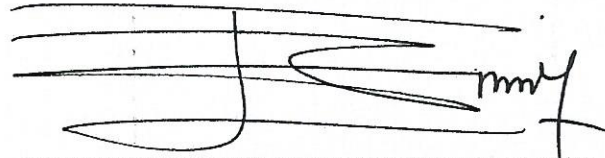
(Under Section 35(4))

C.T. No. 79647.

PLOT NO. 1288 KURASINI AREA
DAR ES SALAAM..

I, **JOSEPH INYAS SHEWIYO**, Assistant Commissioner for Lands of P.O. Box 9230 Dar es Salaam **HEREBY APPROVE** to the following variation of the conditions of the right of occupancy registered under the above reference.

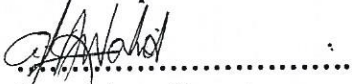
1. **THAT**, the words "shall be used for Residential purposes, Use Group "A" use classes (a) (c)" appearing in condition six (6) of the Certificate of Occupancy be deleted and replaced thereon by the words "shall be used for **Godowns**, Use Group "L" use class (a).
2. **THAT**, the words and figures "Fifty two thousand four hundred shillings (Shs.52,400/=) appearing in condition one (1) of the Certificates of Occupancy be deleted and replaced thereon by the words and figures **One hundred fifty seven thousand two hundred (157,200/=)**



.....
ASSISTANT COMMISSIONER FOR LANDS

Date: 04/11/2009

Served upon me



Occupiers Signature

Date:.....

Copy: The Registrar

FILED DOCUMENT No 125221
REGISTERED 18.11.09
AT 1:00 P.
M. M. M.
Senior Asst. Registrar of Titles
TANGANYIKA

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Sbs. 500/- Paid
on original Receipt No 3990566.
of 12.11.09
M. M. M.
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Sbs. 100/- Paid
on original Receipt No 3990566.
of 12.11.09
M. M. M.
Stamp Duty Officer

TITLE NO.

79647

REGISTERED

24-04-08

AT

9.00 AM



[Signature]

Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.

Stamp Duty

100/=

Stamp Duty No.

31127490

Stamp Duty

22-09-08

[Signature]

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

TANGANYIKA STAMP DUTY ACT.

Stamp Duty No.

2640/=

Stamp Duty

31127490

Stamp Duty

22-09-08

[Signature]

Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 79647

L.O. NO. 283271.

LD/TM/KUR/15082.

The 18th day of April, 2008.

THIS IS TO CERTIFY that AFRISIAN GINNING LIMITED is a limited liability Company incorporated in Tanzania under the Companies Ordinance (Cap. 212) of P.O. BOX 1964, 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 thirty three years from the first day of January Two thousand and eight according to the true intent and meaning of the Land Act 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 2008, shall thereafter pay rent of shillings ~~fifty two thousand four hundred (Tshs. 52,400/-)~~ ^{one hundred fifty seven thousand two hundred (157,200/-)} only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
 - i. 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 responsible for Surveys and Mapping.

FD. 12522
[Signature]

- ii. Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things, which may be required by the authorities responsible for environment and to achieve such objective.
- iii. Maintain 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 **Temeke Municipal Council** (hereinafter called "the Authority"):
- iv. At all times during the terms of the Right 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")
- v. 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.
- vi. 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

FD 125221
 W/AM

USER: The land and the buildings to be erected thereon shall be used for ~~godowns~~ ^{Use Group 'A'} ~~Residential~~ ^{Use Class (a)} purposes only. ~~Use Group 'A' Use Classes (a) and (e)~~ as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

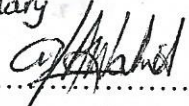
ALL that land known as Plot No. 1288 situated at Kurasini area in Dar es Salaam City containing two thousand six hundred twenty (2620) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 47755 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and official seal the day and year first above written.


COMMISSIONER FOR LANDS

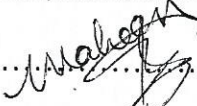
The within named **AFRISIAN GINNING LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said)
AFRISIAN GINNING LIMITED)
LIMITED in the presence of us this 17th)
day of February 2008.)

Signature:..........)

Postal address:..... P.O. Box 19964.)
..... DSM)

Qualification:..... Director.....)

Signature:..........)

Postal address:..... P.O. Box 19964.)
..... DSM)

Qualification:..... Director.....)

LAND REGISTRY DAR - ES - SALAAM
VARIATION OF RIGHT OF OCCUPANCY

Filed Document No. 125221

Date of Registration 18.11.09 time 1:00 pm

To TERMS AND CONDITIONS OF
RIGHT OF OCCUPANCY VARIED.

Michael

Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM

TRANSFER

Filed Document No. 133536

Date of Registration 24.02.11 time 10:30 AM

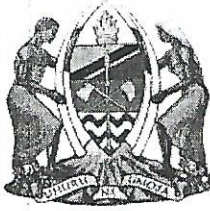
To FLYING CARGO TRANSPORT
COMPANY LIMITED. P.O. Box

3122, ARUSA,
(Cons. 80000000/-)

Wme

Senior Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT



LAND REGISTRY,
P.O.Box 1191,
Dar es Salaam.

Date 20 April, 2008

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:

Ref. No. LR/T 79647
AFRISIAN GINNING LTD
P. O. BOX 1964
DSM

Sir/Gentlemen/Madam,

RE: TITLE-NO: 79647 LAND OFFICE NO: 283271
PLOT NO.1288 BLOCK KURASINI AREA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

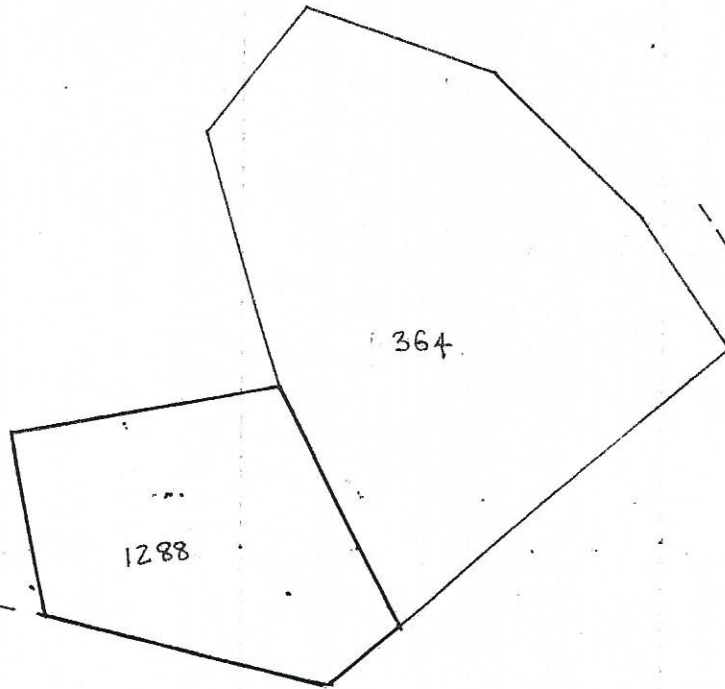
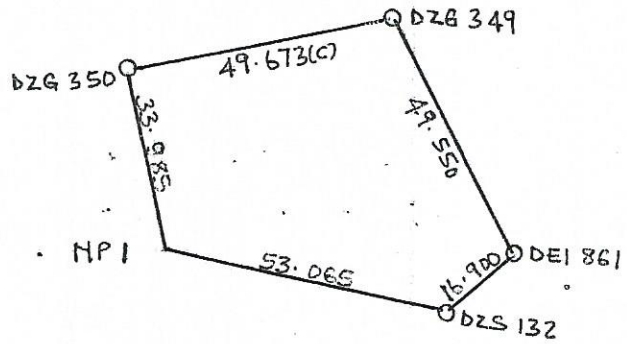

REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 271544 refers

DAR ES SALAAM CITY



LOCATION	KURASINI
BLOCK	—
PLOT No.	1288
L.O. No.	283271
AREA	2620 SQM



MANDELA ROAD

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

This plan, prepared in accordance with Registered plan No. 47755 is approved for purposes of the Land Registration Ordinance.
Director of Surveys and Mapping: *[Signature]* Date: 06/02/08
Ministry of Lands, Housing and Urban Development, Dar es Salaam