


TITLE No. **155160**  
 REGIS. No. **17.10.2016**  
 AT **01:00 PM**



*[Signature]*  
 Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
 Land Form No. 22  
 Stamp Duty Shs: **10,815** Paid  
 Receipt No: **10936026**  
 of: **14.06.2016**  
*[Signature]*  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT.  
 TANZANIA  
 Stamp Duty Shs: **13,480** Paid  
 On Original Receipt Shs: **10936026**  
 of: **14.06.2016**  
*[Signature]*  
 Stamp Duty Officer

Title No. **155160**  
 L.O. No. 696729.  
 KMC/LD/5238.

The **12<sup>th</sup>** day of **October** Two thousand and **Sixteen**.

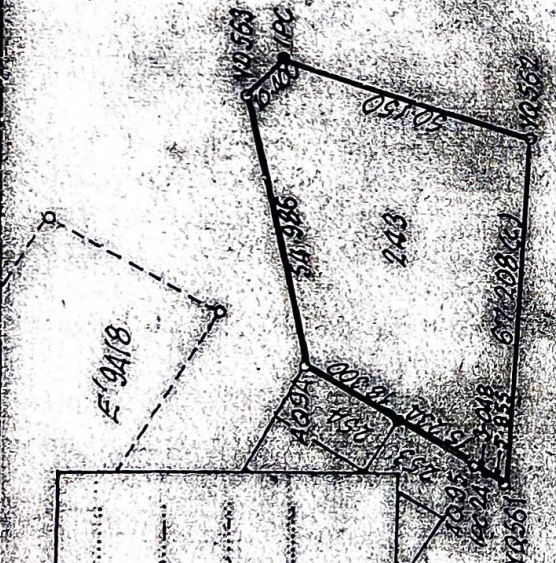
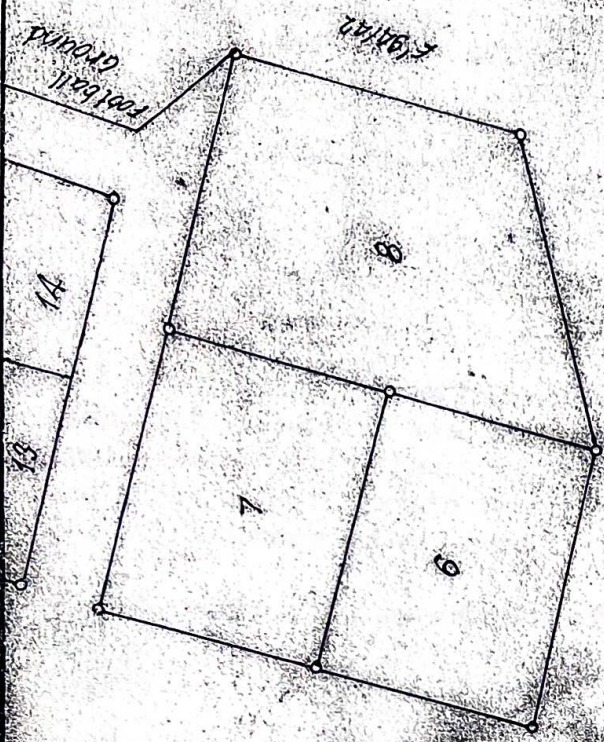
THIS IS TO CERTIFY that **ROMBO GREEN VIEW HOTEL LIMITED** is a limited liability Company Incorporate in Tanzania Under the Companies ordinance (Cap. 212) P.O. Box 70508, DAR ES SALAAM (hereinafter called "the Occupier") are entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine** years from the first day of **July, Two thousand and fifteen** 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 Occupiers having paid rent up to the thirtieth day of June, 2016; shall hereafter pay rent of shillings **four hundred thirty nine thousand (439,000) 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.

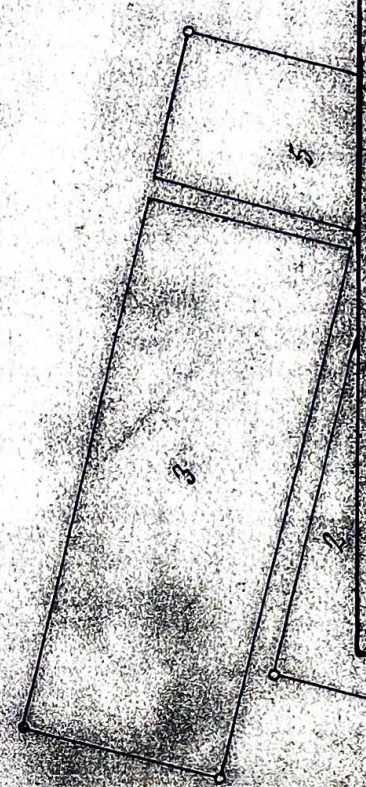
- (i) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (ii) Maintain on the land buildings (hereinafter called "the buildings") 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 **Kinondoni Municipal Council** (hereinafter called "the Authority").
  - (iv) At all times during the term 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 buildings 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.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Commercial/Residential** purposes only. Use Group 'D' use classes (b) and (c, Use Group 'C' use class (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 and in public interest.

BY ORDER

# KINGDOM MUNICIPALITY



LOCATION: UBUNGO  
 BLOCK: 'F'  
 PLOT No: 243  
 L.O. No: 696429  
 AREA: 2924 SQM



The plan prepared in accordance with the provisions of the  
 is approved and signed by the Director of Survey and Mapping,  
 Ministry of Lands and Survey, Dar es Salaam.

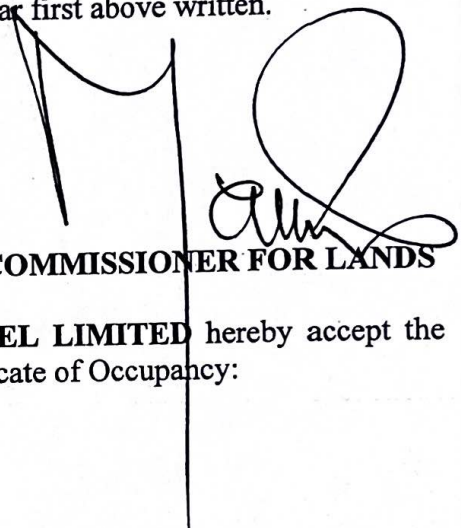
*Shirazi*  
 29.08.16

This scale will be applicable to all plans for  
 the Kingdom Municipality, Dar es Salaam.

SCHEDULE

ALL that land known as Plot No. 343 Block 'F' situated at Ubungo Area in Kinondoni Municipality containing two thousand nine hundred twenty four (2924) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 18013 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.



ASSISTANT COMMISSIONER FOR LANDS

The, within named ROMBO GREEN VIEW HOTEL LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the and COMMON SEAL of the )  
said ROMBO GREEN VIEW HOTEL LIMITED )

and DELIVERED in the presence of us )  
this day of 2016 )

Witness's )  
Signature: *Amario* )

Postal address: *70508* )  
*DAR-ES-SALAAM* )

Qualification: *Director* )

Signature: *[Signature]* )

Postal address: *70508 DSM* )  
*DAR-ES-SALAAM* )

Qualification: *Director* )