

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of issue:

Title Number: 16021

Land Officer Number: 22085.

Land: Plot No. 424, Msaani, Dar es Salaam.

Term: 49 yrs.
Thirty-three years.

TITLE No 16021
REGISTERED 22.5.65

at 10.30 AM

ombaya
Registrar of Titles



L.O. No. 22085.

L.D. No. 59761.

TANGANYIKA
Stamp Duty Shillings 2/- paid and
Revenue Receipt No. 072605 of 27.2.65
Issued
ombaya
Registrar-General

TANGANYIKA
Stamp Duty Sh. 156/-
PAID ON ORIGINAL
Receipt No. 072605 of 27.2.65
ombaya
Registrar-General

CERTIFICATE OF OCCUPANCY

The *twenty first* day of *May*

One thousand nine hundred and sixty-five.

Title No. 16021

THIS IS TO CERTIFY that MARK PETER KABELWA KIMICHA of 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 April One thousand nine hundred and sixty-five 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 Seven hundred and fifty Shillings (Shs.750/-) 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 1985, 2005, 2025 and 2045 or within five years thereafter in each case.
2. In this Certificate 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.60,000/- 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 date of commencement of the Right 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 (1) 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 (1) 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 the twenty-four months mentioned in the last preceding sub-paragraph have on the land approved buildings worth at least Shs.60,000/- 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.(1) 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 3(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.

(11) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier and members of his household shall be deemed a dealing with the land or buildings.

5. Except as provided for under condition (4) 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 sole judge.

6. 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 him in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be paid by the Government for the land during the term of the Right.

7. The Occupier having paid to the Minister on account of road frontage charges the sum of Shs.650/- shall pay the balance of Shs.5,670/- by nine half yearly instalments on the first days of January and July in the succeeding five years provided that such payment shall not exempt the Occupier from liability to contribute to the costs of any works under the provisions of the Private Street Works Ordinance. Payments imply no obligation on the part of the Minister to effect road improvements of any kind.

8. Only one dwelling house with the usual and necessary outbuildings shall be built on the land and it shall be used only for private residence.

9. The President may revoke the Right for failure by the Occupier to comply with the conditions expressly or impliedly contained in the Right.

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.424, Msasani in the City of Dar es Salaam containing Thirty-one thousand one hundred and ten (31,110) square feet shown for identification only edged white on the plan attached to this Certificate and defined on registered survey plan numbered 13070 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. Peter
AG. COMMISSIONER FOR LANDS

I, the within-named MARK PETER KABELWA KIMICHA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said MARK PETER KABELWA KIMICHA who is known to me personally/identified to me by _____
the latter being known to me personally in my presence this 17th day of May 1965.
(Witness' Signature) *A. Saiti*
(Postal Address) *Box 9004 Dsm*
(Qualification) *Judge*

SV. A.K. Kimicha
17/5/65

MORTGAGE
No. *48200* Registered *10.3.67* at *1:00 p.m.*
to THE PRESIDENT OF THE UNITED REPUBLIC OF TANZANIA. to secure the 11% together with advances not exceeding the *45,000/-* discharged F. of *48201* on *10.3.67* at *1:00 p.m.*
ombaya
Asst. Registrar of Titles.

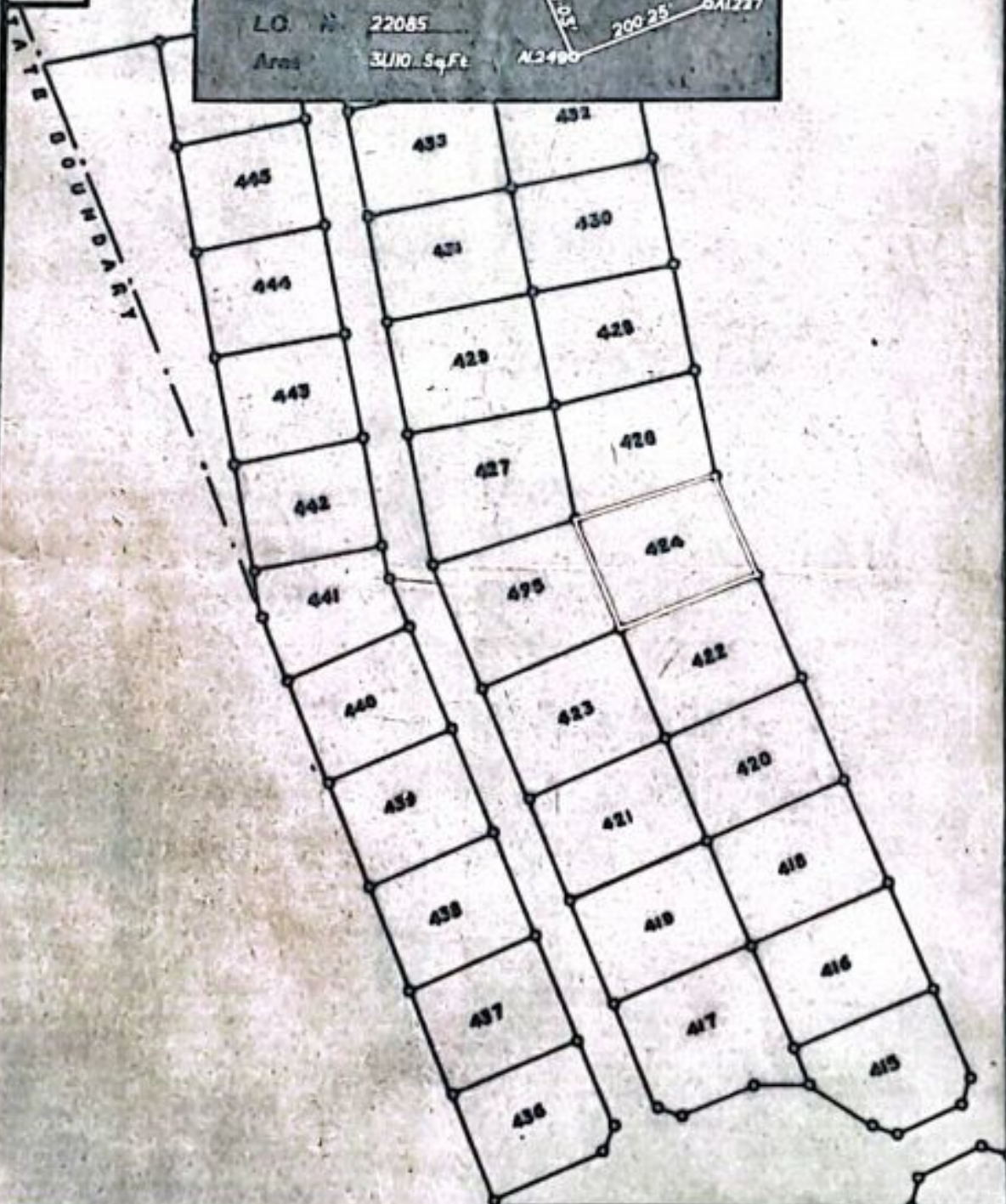
TRANSFER
No. *49653* Registered *4.12.67* at *12:45 p.m.*
To *STUART LUGENDO*
MARK ANDREW KIHULLA AND
JOHN MBELWA AS TRUSTEES
D.V. SHS 240,000/-
ombaya
Asst. Registrar of Titles

DAR ES SALAAM CITY



INSET SHOWING DETAILS OF PLOT

Block	MSISAM	A12480
Plot No.	424	
L.O. No.	22085	
Area	3110 Sq.Ft.	



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

This plan, prepared in accordance with Registered Plan No. 13070 is approved for the purposes of the Land Registration Ordinance.

Commissioner for Surveys.....Date.....
Survey Division, Ministry of Lands, Settlement & Water, Dar es Salaam

REGISTRY, DAR-ES-SALAAM
NOTICE OF DEPOSIT

Filed:

87764
~~DISCHARGED ON 8/1/98~~

Date:

22.8.96 time 12.00 PM

To BY 1st

ADILI BANCORP LIMITED

of P.O. Box 9271 Dar-es-salaam.

FD 89172

Shaw

Shaw

Senior assistant Registrar of Titles

BANK REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document no

92030

Date of Registration 3.8.2000 time 1:00 PM

To CRDB BANK LIMITED

of P.O. Box 268, Dar-es-salaam

(to secure unspecified amount)

Marley

Senior Assistant Registrar of Titles