

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 53822

Land Office Number: 205966.

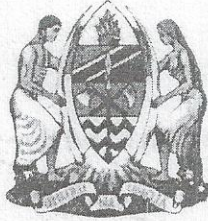
Land: PLOT NO. 1 BLOCK 'B' RAS DEGE DAR ES SALAAM CITY.

Term: SIXTY SIX YEARS.

TITLE No. 53822
 REGISTERED 25-3-2003
 At 1:00 PM
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/-
 and Revenue Receipt No. 15488027
 of 15-10-2001
 Stamp Duty Officer



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 199
 NO. 4 OF 1999

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 7,200/-
 on original Receipt No. 15488027
 of 15-10-2001
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 53822
 L. O. No. 205966
 L.D. No. 197338

The 24th day of March, 2003

THIS IS TO CERTIFY that **KORONGO LIMITED** a limited liability Company incorporated under the Companies Ordinance (Cap.212) of P.O. BOX 75335 DAR ES SALAAM.

(hereinafter called : "the Occupier" / " the Occupiers") ^{is} are 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 occupants / occupants in common in equal shares~~ for a term of sixty six years from the first day of July..... Two thousand and one..... 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(s) having paid rent up to the thirtieth day of June 2002. shall thereafter pay rent of shillings One hundred forty three thousand and seven hundred (Tshs. 143,700/=) 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(s) 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.

DAR ES SALAAM CITY

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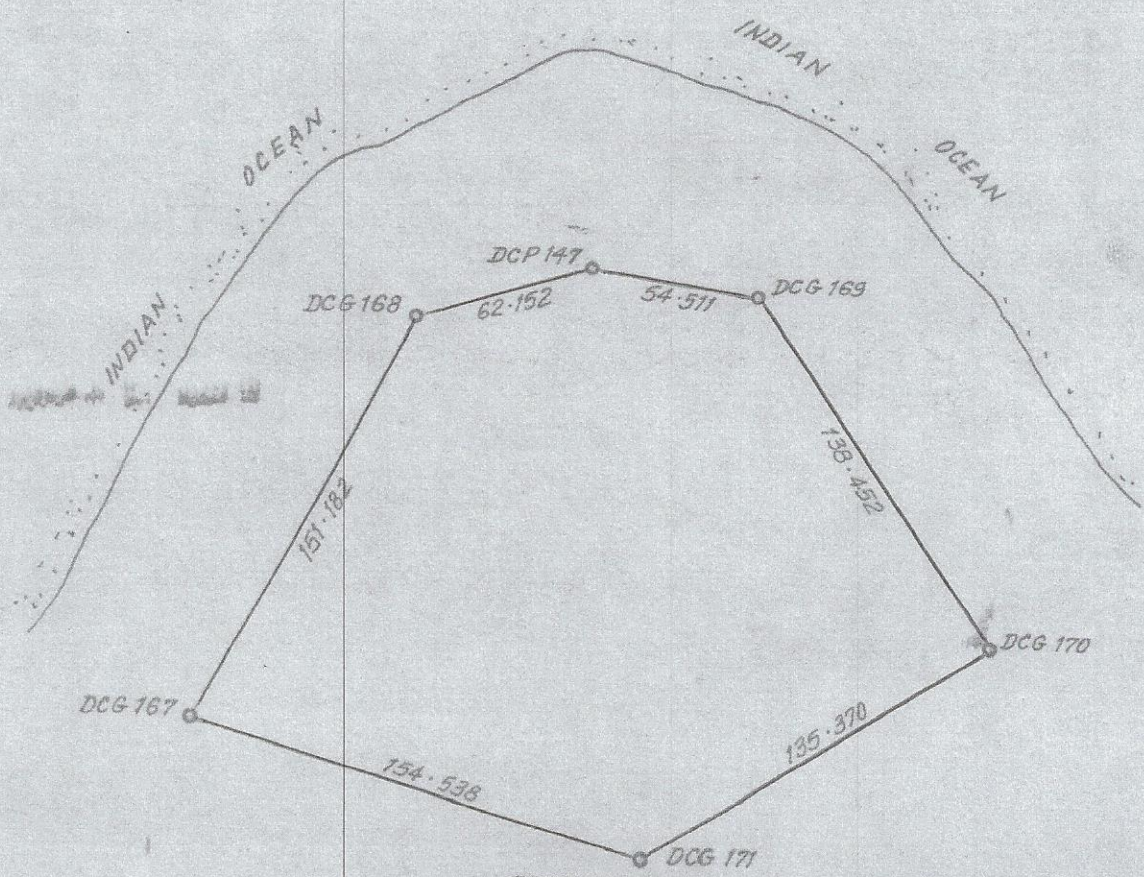
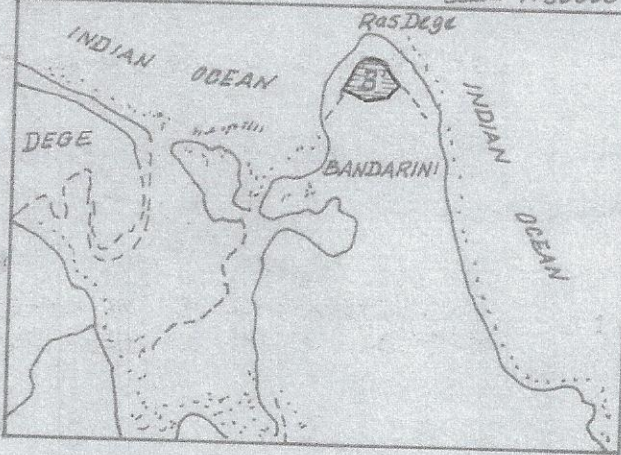


LOCATION	RAS DEGE
BLOCK	B
SECTION	1
AREA	205966
AREA	3.186 Ha

LOCATION SKETCH

Refer sheet 186/4

scale 1:50000



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

33639
 Director of Surveys and Mapping
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

Pifanga 10/2/2003

(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) **Building to be in permanent materials.**

(iv) Building plans to be submitted to the Temeke Municipal Council within six months from the commencement of the Right.

(v) Building construction to begin within six months after approval the plans.

(vi) Building to be completed within thirty six months from the commencement of the Right.

3. USER: Special Residential Use Group 'C' Use Class (c) as defined Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993.

4. Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

5. The Occupier (s) 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.

5. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

ALL that land known as **Plot No. 1 Block 'B' Ras Dege**

situate at **Ras Dege** in **Dar es Salaam City** containing **Three point one eighty six (3.186)**

~~square metres / square foot~~ /hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **33639** 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 **KORONGO LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with COMMON SEAL of the said **KORONGO LIMITED** and DELIVERED in the presence of us this 10th day of March 2003.

Signature: X. [Signature]

Postal Address: P.O. BOX 75335
DAR-ES-SALAAM

Qualification: DIRECTOR

Signature: X. Jennifer Lewis

Postal Address: P.O. BOX 75335
DAR-ES-SALAAM

Qualification: DIRECTOR

X