



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

Date: ^{6th} April, 2005



Certified true copy of original

Telegrams: LANDS
Telephone: 2121241-9
Reply please quote:
Ref. No. LRT 57255
MR. COB FREDRICK MSAKI
P.O. BOX 22376
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 57255 LAND OFFICE NO: 233327
PLOT NO.132 BLOCK SERVICE TRADE MIKOCHENI AREA DSM

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

Please.

Asst. *[Signature]*
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 178383 refers



TITLE NO. 57255
REGISTERED 30-3-05
AT 1.00 PM



[Signature]

Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty No. 22 100/= Paid
and Revenue Receipt No. 21709813
of 15-9-04 Issued.
[Signature]
Stamp Duty Officer



THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified true copy of original

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 6,000/= Paid
on original Receipt No. 21709813
of 15-9-04
[Signature]
Stamp Duty Officer

Title No. 57255
L.O. No. 233327
L.D. No. 178383

The 24th day of March, Two thousand and five.

THIS IS TO CERTIFY that JACOB FREDRICK MSAKI of P.O. Box 22376, DAR ES SALAAM hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land ninety nine years from the first day of July, Two thousand and four 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2005, shall hereafter pay rent of shillings One hundred nineteen thousand one hundred ninety (Tshs.119,190/=) 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
 - (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) Submit building plans to the Kinondoni Municipal Council within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be Complete within thirty six (36) months from the date of the commencement of the Right.



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3. **USER:** The land shall be used for Service Trade purposes only, Use Group 'M' use (a), (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations as amended in 1993.
4. The Occupier shall not assign the Right within three years of the date hereof without the 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 taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

SCHEDULE

ALL that Land known as Plot No. 132 Service Trade Mikocheni situated at Mikocheni Dar es Salaam City containing three thousand nine hundred seventy eight (3978) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 27873 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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


COMMISSIONER FOR LANDS

I, the within named **JACOB FREDRICK MSAKI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
JACOB FREDRICK MSAKI who is)
known to me personally/identified to me by)



the latter being known to me personally in)
my presence this 2nd day of March)
2005.....)

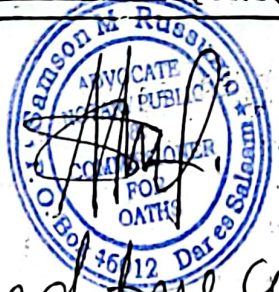
Witness's)
Signature..... )
Postal Address:..... )



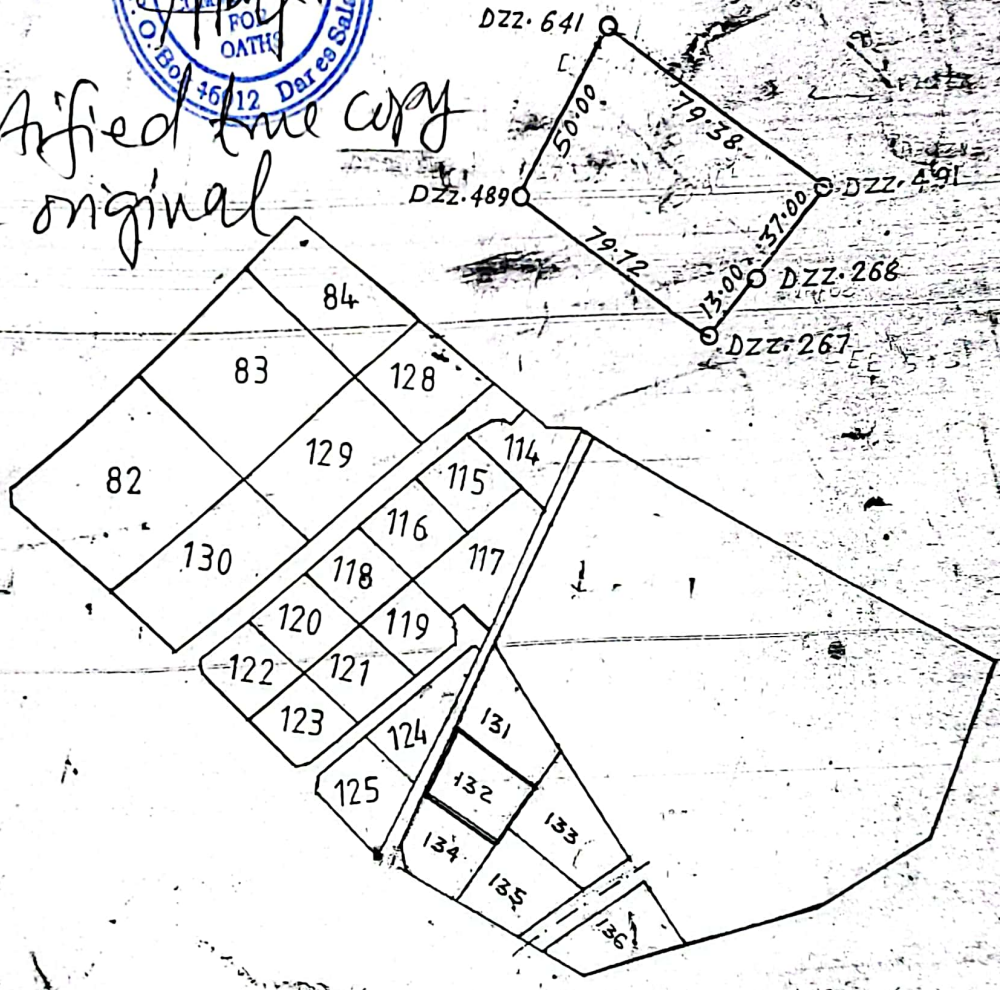
DAR ES SALAAM CITY



LOCATION MIKOCHENI SERVICE
 BLOCK TRADE
 PLOT No. 132
 L.O. No. 233327
 AREA 3978 SQM



*Certified true copy
of original*



Issue of this plan implies the grant of title by the Government

The plan, prepared in accordance with Registered Plan No. 27873
 approved for purposes of the Land Registration Ordinance
 Director of Surveys and Mapping W. M. Mwangi Date 6/1/20
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Document no 123541
Registration 6.8.09 time 9:15
EVENT CONSTRUCTION LIMITED
P.O. Box 8702, D'SALAAM
(USD. 250,000)

Senior Asst Registrar of Titles



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