

TANZANIA

CERTIFICATE OF OCCUPANCY
of Registration
(Issued under Section 4 of the Land Ordinance)

Date of Issue:

Title Number: 19549

Land Office Number: 35711

Land: PLOT NO. 119 MSASANI BEACH D' SALAAM CITY.

Term: Ninety-nine years.

LAND REGISTRY, DAR-ES-SALAAM
TRANSFER

Filed Document No. 65280
Date of Registration 15.6.76 time 12.00 noon
To FREDRICH DAHLMANN
of P.O. Box 5120 Dar Salaam
(Cons. Shs. 400,000/=)
[Signature]
Sector Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
CHANGE OF NAME
DISCHARGED ON 7-7-08

FD Document No. 118649
Date of Registration 9-7-08 time 12:21 PM
CRDB BANK PLC BOX
268 DAR SALAAM
[Signature]
Asst. Reg of titles

LAND REGISTRY, DAR-ES-SALAAM
TRANSFER

Filed Document No. 88439
Date of Registration 30-5-97 time 11.00 A.M.
To LEONA VAN GANSBERGHE
DAHLMANN of P.O. Box 5120,
DAR SALAAM. (Cons. Shs. 16,667,000/=)
[Signature]
Sector Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document No. 128108
Date of Registration 10.06.01 time 09.49 A.M.
To NATIONAL BANK OF COMMERCE
OF P.O. BOX 1863 DAR SALAAM
KTD secure an unspecified amount
[Signature]
Sector Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM

TRANSFER

Filed Document No. 96693
Date of Registration 21.7.04 time 13:00 p.m.
To M/S BOB INVESTMENTS
LIMITED of P.O. Box 76335
DAR SALAAM. (Cons 100,000,000/=)
[Signature]
Sector Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

MORTGAGE
DISCHARGED ON 9-7-08

FD Document No. 96984
Date of Registration 30.9.04 time 12.10 P.M.
CRDB BANK LIMITED
to secure an UNSPECIFIED AMOUNT
(including 25840.)
[Signature]
Asst. Reg of titles

19549
4th July 1975
8.55a
Land Form 32
Sahona

28/=
897516
15/5/75
Sahona

L.O. No. 35711
L.D. No. 70115



THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

Certified True Copy
Sahona
Assistant Registrar of Titles
Date 29/2/96

The 11th day of June
nine hundred and seventy-five
TITLE No. 19549

One thousand

THIS IS TO CERTIFY that RICHARD KAMI IWEKAMWA OF P.O. BOX 9391,
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") as ~~joint-tenants/as-tenants-in-common-in-equal-shares~~ for a term of ninety-nine years from the first----- day of

January One thousand nine hundred and seventy-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 1975 shall thereafter pay rent of Shillings One thousand and five (Shs.1005/--)----- Ksh/w 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 (hereinafter called "the Minister") on the first day of July in each of the years 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055 and 2065----- or within three years thereafter in each case.
2. The Occupier shall:—
 - (i) Erect 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 Dar es Salaam Regional Development Council (hereinafter called "the Authority")----- Ksh/w
 - (ii) By the thirtieth day of June----- 1975 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevation and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
 - (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) 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 by the thirty-first----- day of ----- December----- 1977;
 - (v) At all times during the term after the thirty-first----- day of ----- December----- 1977 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");

(vi) 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 as hereinbefore provided;

(vii) 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 Commissioner for Surveys and Mapping.

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.—(i) 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 2(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;

~~to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.~~

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

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. 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 the Occupier in connection with the Right;

(ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;

(iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. Only one main building, together with the usual and necessary out-buildings shall be built on the land and the same shall be used for Residential and Market Gardening only, Use Group 'A' Use Classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

7. The President may revoke the Right for good cause and in public interest.

[Signature]
Assistant Registrar of Titles

Date 29/2/96

SCHEDULE

ALL that land known as Plot No. 119 Msasani Beach in the City of Dar es Salaam containing One decimal point Three seven Eight seven (1.3787) Hectares ~~square feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 16916 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

[Signature]
DIRECTOR OF LANDS
SERVICES

COMMISSIONER FOR LANDS

I the within-named RICHARD KAMI LWEKAMWA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
RICHARD KAMI LWEKAMWA who is)
known to me personally/identified)
~~to me by~~)

[Signature]

~~the latter being known to me~~
~~personally~~ in my presence
this 5th day of June

1975.

Signature:.....
[Signature]

Postal Address:.....
P. O. Box 9230
.....
James S. Salaam

Qualification: LAND OFFICER

NOTE

In this document every reference to "Commissioner for Surveys and Mapping" shall be read and construed as a reference to the "Director of Land Development Services" and "Director of Surveys and Mapping" respectively.

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LAND REGISTRY DAR ES SALAAM

TRANSFER

Filed Document No. 65280

Date of registration 15-6-76 time 12.00 Noon.

To FREDRICH DAHLMANN

of P.O. Box 5120, Dar Salaam.

(Cons. Shs. 400,000/=)

Amboya

Senior Asst. Registrar of Titles

[Signature]

Assistant Registrar of Titles

29/2/26

DAR-ES-SALAAM CITY



INSET SHOWING DETAILS OF PLOT

Locality *Mission Basin*

Block *11-1250*

Plot No. *115-1250/1*

L.O. No. *2571*

Area *1.25 hectares*

This plan, prepared in accordance with Register Plan No. 18916, is approved for the purposes of the Land Registration Ordinance by the Director of Surveys and Mapping.

Date *29/2/26*

Survey and Mapping Commission, Ministry of Lands, Housing and Urban Development, Dar es Salaam.

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