

# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

**Date of Issue:**

**Title Number:** 38090

**Land Office Number:** ~~106847~~ 120369      ccc/ko

**Land:** PLOT NO.168 JANGWANI BEACH DAR ES SALAAM CITY.

**Term:** NINETY NINE YEARS.

MINISTRY OF LAND, MINING AND URBAN DEVELOPMENT

REGISTRAR OF TITLES,  
P.O. BOX 1191,  
DAR ES SALAAM.

In reply please quote:

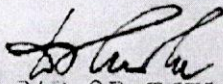
Ref. No. LR/T/38090/4

... 4 June ... 1991

To: AFRICANA VILLAGE COMPANY LIMITED  
P.O. Box 19777  
DAR ES SALAAM

TITLE NO: 38090 LAND OFFICE  
120369 PLOT NO: 168 Jangwani Beach


I have honour to enclose herewith duplicates of the Certificate of Title numbered as above please.

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands.

Your LD. File No. 12/130092  
refers.

TITLE No. 38090  
 REGISTERED 29-5-91 REG.  
 Land Form 12 12.30 P.M.  
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/= Paid  
 and Revenue Receipt No. A/418706  
 of 22-5-87 Issued. S/420344  
 CCC 10 No. 106847. 120369  
 Stamp Duty Officer

L.D. No. 130092  
 TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 390/= Paid  
 of original Receipt No. A/418706  
 of 22-5-87 Issued. S/420344  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
**CERTIFICATE OF OCCUPANCY**

(Section 9 of the Land Ordinance)

The 26<sup>th</sup> day of May One thousand  
 nine hundred and Ninety-one

TITLE No. 38090

THIS IS TO CERTIFY that AFRICANA VILLAGE COMPANY LIMITED, a limited liability  
 company incorporated in Tanzania and having its registered office in  
 Dar es Salaam of P.O.Box 19777, 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 or tenants in common in equal shares~~ for a  
 term of ninety nine years from the first day of

April, One thousand nine hundred and ninety one  
 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, 19 91, shall thereafter  
 payment of Shillings Seven thousand eight hundred only (Shs.7,800/-)  
 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 2001, 2011, 2021, 2031, 2041,  
 2051, 2061, 2071 and 2081 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 City Council  
 (hereinafter called "the Authority");
  - (ii) By the thirtieth day of September, 19 91, 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  
 (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 March, 19 93;
  - (v) At all times during the term after the thirty first day of March, 19 93  
 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 of 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 of buildings on it by any person other than the Occupier or its 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. The land and buildings to be erected thereon shall be used for Hotel purposes only. Use group 'B' Use classes (a) and (c) and Use group 'D' Use classes (b) 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.

# DAR ES SALAAM CITY

LOCATION JANGWANI BEACH

BLOCK -

Plot No. 168

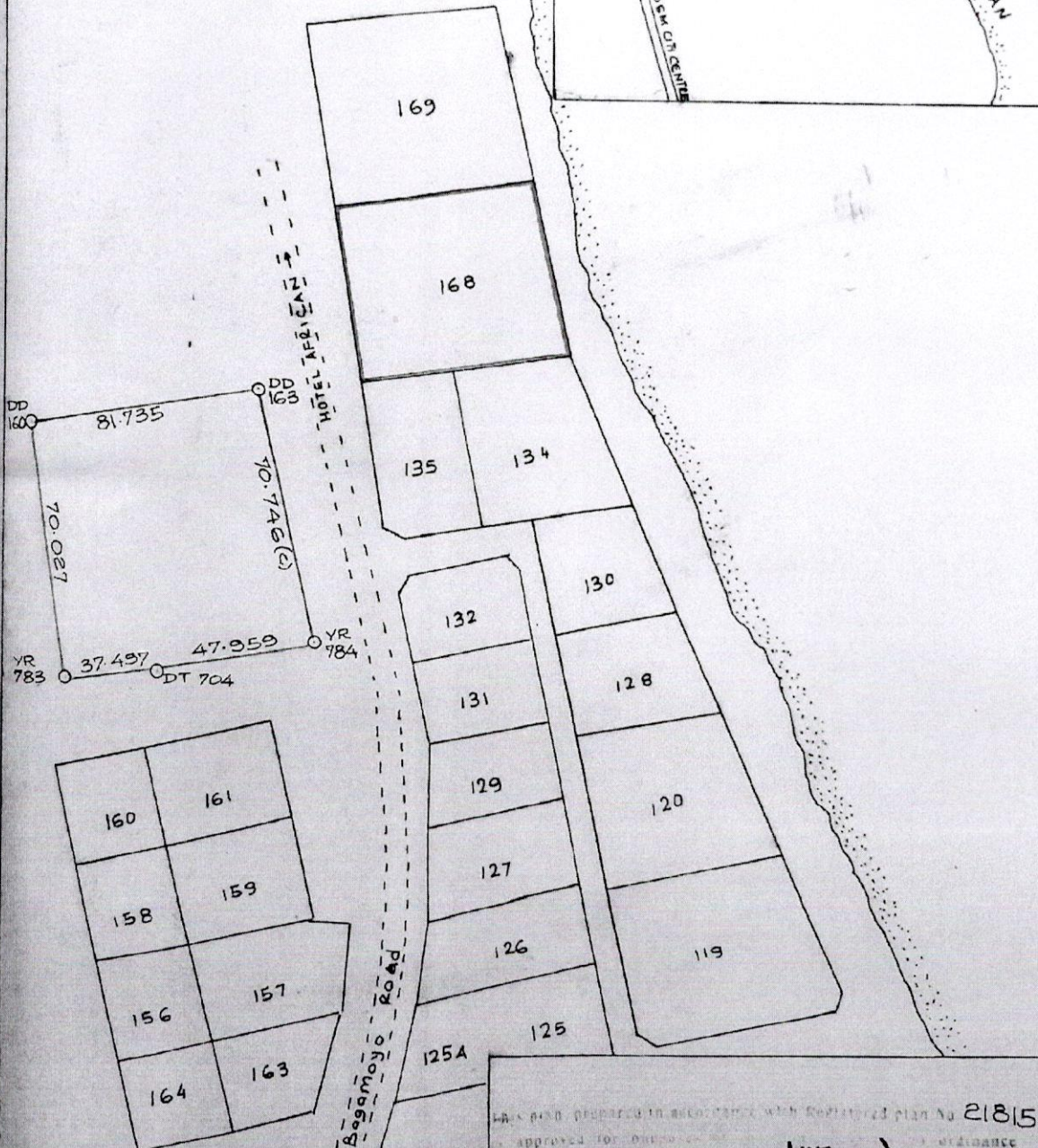
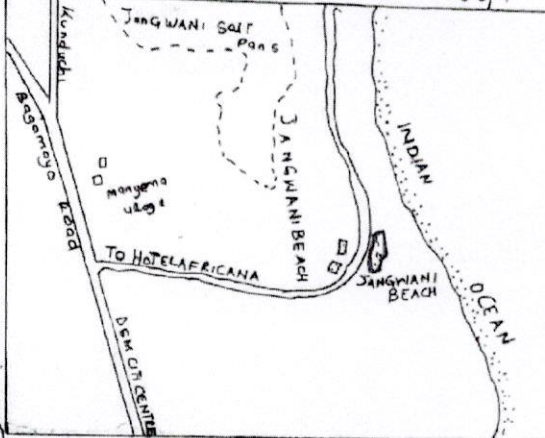
L.O. 120369

AREA 7212 SQ.M

N



LOCATION SKETCH  
SCALE 1:50,000 SHEET 186/1



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

This plan prepared in accordance with Registered plan No 21815  
approved for execution by the Director of Surveys and Mapping  
Ministry of Lands, Housing and Urban Development, Dar es Salaam.  
185.

SCHEDULE

ALL that land known as plot no. 168 Jangwani Beach near Dar es Salaam city containing Seven thousand Two hundred Twelve (7,212) square metres ----- square-feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 21815 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.

*[Handwritten Signature]*  
AG COMMISSIONER FOR LANDS

G.P. Dem 16853/8-84/5m/1u1

THE within-named AFRICANA VILLAGE COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SEALED with the COMMON SEAL of )  
the said AFRICANA VILLAGE COMPANY )  
LIMITED and Delivered in the )  
presence of us this 20th )  
day of May 1991. )

Signature: *[Handwritten Signature]* )

Postal Address: *Box 19777* )

*DARES-SALAAM* )

Qualification: *DIRECTOR* )

Signature: *[Handwritten Signature]* )

postal address: *P.O. Box 19777* )

*DARES-SALAAM* )

Qualification: *DIRECTOR* )

LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE

87495

Filed Document no

Date of Registration 23-4-96 time 10.00 AM

DISCHARGED ON 20-2-2000  
SAVINGS AND FINANCE

LIMITED AT P.O. Box 2966  
DAR-ES-SALAAM. (10 SEC. US \$ 725,000)

FDP 1653

*[Signature]*

Senior Asst Registrar for Asst. Registrar of Titles

2000-2-20