

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:


Title Number: 31602

Land Office Number: 72009

Land: PLOT NO.67 MIKOCHENI LIGHT INDUSTRIAL AREA DAR ES SALAAM CITY

Term: NINETY NINE YEARS

TITLE No. 31607
 REGISTERED 2.8.86
 Land Form 32B
 At 12.30 P.M.
 Yalulu
 Senior Asst. Registrar of Titles



Stamp Duty Shs. 70/- Paid
 and Revenue Receipt No. 345410
 of 4.5.83
 Issued.
 J.C. Juma
 DSN/LD, No. 18617
 Ass. Registrar of T.

THE UNITED REPUBLIC OF TANZANIA
 CERTIFICATE OF OCCUPANCY

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 140/= 3454
 on original Receipt No. 3454
 of 4.5.83
 Yalulu
 Senior Asst. Registrar of Titles

(Section 9 of the Land Ordinance)

The 1st day of March
 nine hundred and eighty four. 84 X

TITLE NO. 31609

THIS IS TO CERTIFY that BARKELY BWANALI OF P.O. BOX 20702 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") for a term of ninety nine years from the first day of April One thousand nine hundred and eighty two 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, 1982, shall thereafter pay rent of two thousand four hundred shillings (Shs.2,400/=) 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 1992, 2002, 2012, 2022, 2032, 2042, 2052, 2062 and 2072 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 1982, 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 1985;
- (v) At all times during the term after the thirty first day of March 1985; have on the land building as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands Development Services (hereinafter called "the Director");

- (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 Director 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 obligations under the condition 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 Director;

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

4. The Director shall have an absolute discretion to give or withhold consent under condition (3). 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 Director shall be the sole judge.

5. The occupier shall further:-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purposes;
- (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health;
- (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

6. The Occupier shall pay to the Minister on demand made by the Director 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) any 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.

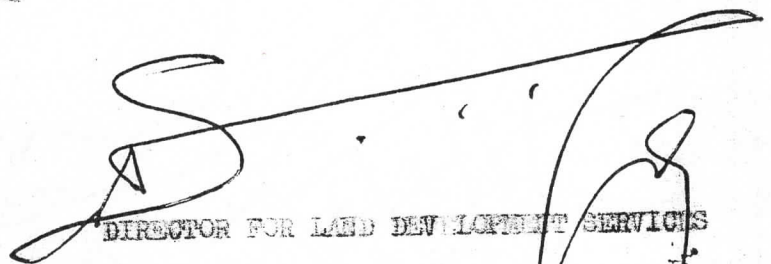
7. The land and the buildings to be erected thereon shall be used for Service Industrial purposes as defined in use Group "I" use class (b) of the Town and Country Planning (use classes) Regulations, 1960.

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

SCHEDULE

All that land known as Plot No. 67 Mikocheni Light Industrial Area Dar es Salaam City containing four thousand (4,000) square metres shown for identification only edged on the plan attached to the Certificate and defined on the registered survey plan numbered 19630 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.

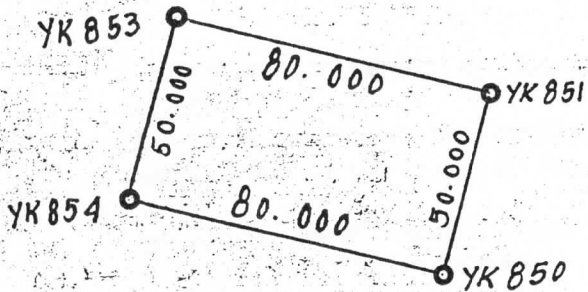

DIRECTOR FOR LAND DEVELOPMENT SERVICES

I, the within-named BARKELY BHANALI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

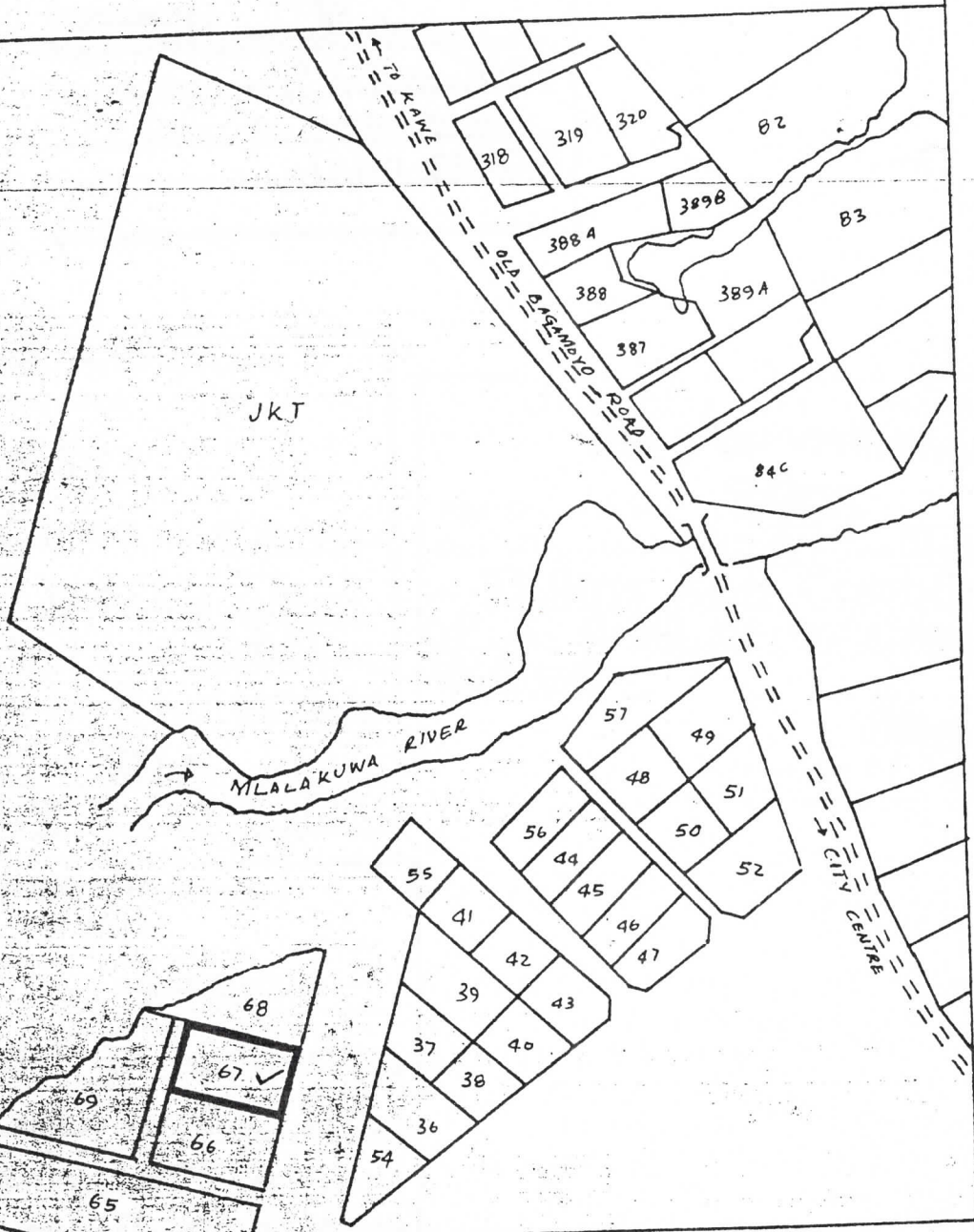
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~~In this document every reference to Commissioner for Land and "Commissioner for Survey and Mapping" should be read as "Director of Land Development Services" and "Director of Survey and Mapping" respectively.~~

DARESSALAAM CITY



LOCATION	MIKOCHENI LIGHT INDUSTRIAL AREA		
BLOCK			
PLOT No.	67		
L.O. No.	72009		
AREA	4,000	SQ. FT.	SQM



This plan prepared in accordance with Registered plan No. **19630**
 is approved for the purposes of the Land Registration Ordinance
 Director of Surveys and Mapping *[Signature]* Date **14/3/83**
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

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SIGNED and DELIVERED by the said
BARKLEY BWANALI
who is known to me personally/
identified to me by G. B. Mayao

+ Barkley Bwanali

the latter being known to me
personally in my presence

this 30th day of March 1985

(Witness's)
Signature: *[Signature]*

Postal Address: P.O. Box 9084

Dar es Salaam
Qualification: LAND OFFICER

LAND REGISTRY, DAR-ES-SALAAM
TRANSFER

Filed Document No. 79657

Date of Registration 18-4-90 time 11:10 A.M.

To SAID SAHIL ISHAHQ of P.O.
Box 20279-Dar-es-Salaam
(Consideration Shs. 400,000/=)

[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
DEED OF VARIATION

Filed Document no. 89105

Date of Registration 19-12-97 time 12:30 P.M.

to TERMS AND CONDITIONS
OF A RIGHT OF OCCUPANCY
VARIATION.

[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
TRANSFER

Filed Document No. 87316

Date of Registration 9-1-96 time 1:00 P.M.

To YUSUF KALINDANGA, as guardian of
NEEMA KALINDANGA, MSAJI KALINDANGA
and AMOS KALINDANGA of P.O. Box 63333
Dar-es-Salaam

[Signature]
Senior Asst. Registrar of Titles

(Cons: Shs 2,000,000/=)