

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 43973

Land Office Number: 39237.

Land: PLOT NO. 855 MSASANI BEACH AREA DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.



The United Republic of Tanzania

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

Telegrams: Waraka
Telephone: 21241/9

Land Registry
P.O. BOX 1191
Dar-es-Salaam

Ref No: LR/L/43973/8
Sir / Gentlemen,

Date: 11 March 96

Re: THE LAND REGISTRATION ORDINANCE (CAP. 334)

I have the honour to refer to your letter no. LR66 dated 8/3/96
and enclosures thereto.

I return herewith certificate of title no. 43973 the above
mentioned document having been effected under FD no. 87364
on 8/3/96

Please, acknowledge receipt of the enclosures hereto.

Enclosures: Copy of transfer
of 43973
Various receipts

I have the honour to be,
Sir/ Gentleman,
Your obedient servant,

for: REGISTRAR OF TITLES

TO: Boniface Kalemwa
P.O. Box 1420
Dar-es-Salaam

Date of Issue:

Title Number: 43973

Land Office Number: 39237.

Land: PLOT NO. 855 MSASANI BEACH AREA DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.



TANGANYIKA STAMP DUTY ACT.
 TITLE No. 43973
 Stamp Duty Shs. 71 = Paid
 and Revenue Receipt No. 499130
 of 21-6-77 issued
 Stamp Duty Officer No. 7231

Land Form 32
 REGISTRATION No. 13-12-94
 At 10.00 AM
 Senior Asst. Registrar of Titles

LAND REGISTRY
 TANZANIA

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 141 = Paid
 on original Receipt No. 499130
 of 21-6-77
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 8th day of December
 nine hundred and Ninety four.

TITLE No. 43973

THIS IS TO CERTIFY that ABDALLAH BYALUSHENGO SUEDI OF P.O. BOX 9000
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

April One thousand nine hundred and Seventy Seven 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, 1978, shall thereafter pay rent of Shillings Four hundred and fourty (TShs. ~~40/-~~ 7,502,248) 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 1987, 1997, 2007, 2017, 2027, 2037, 2047, 2057 and 2067 ---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 1977, 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 1980;
 - (v) At all times during the term after the Thirty first day of March 1980, 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");

FD/18097
 M/SAM

- (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 his 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. User: Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for residential purposes only. Use Group ~~A~~ Use Classes ~~(a) and (e)~~ as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

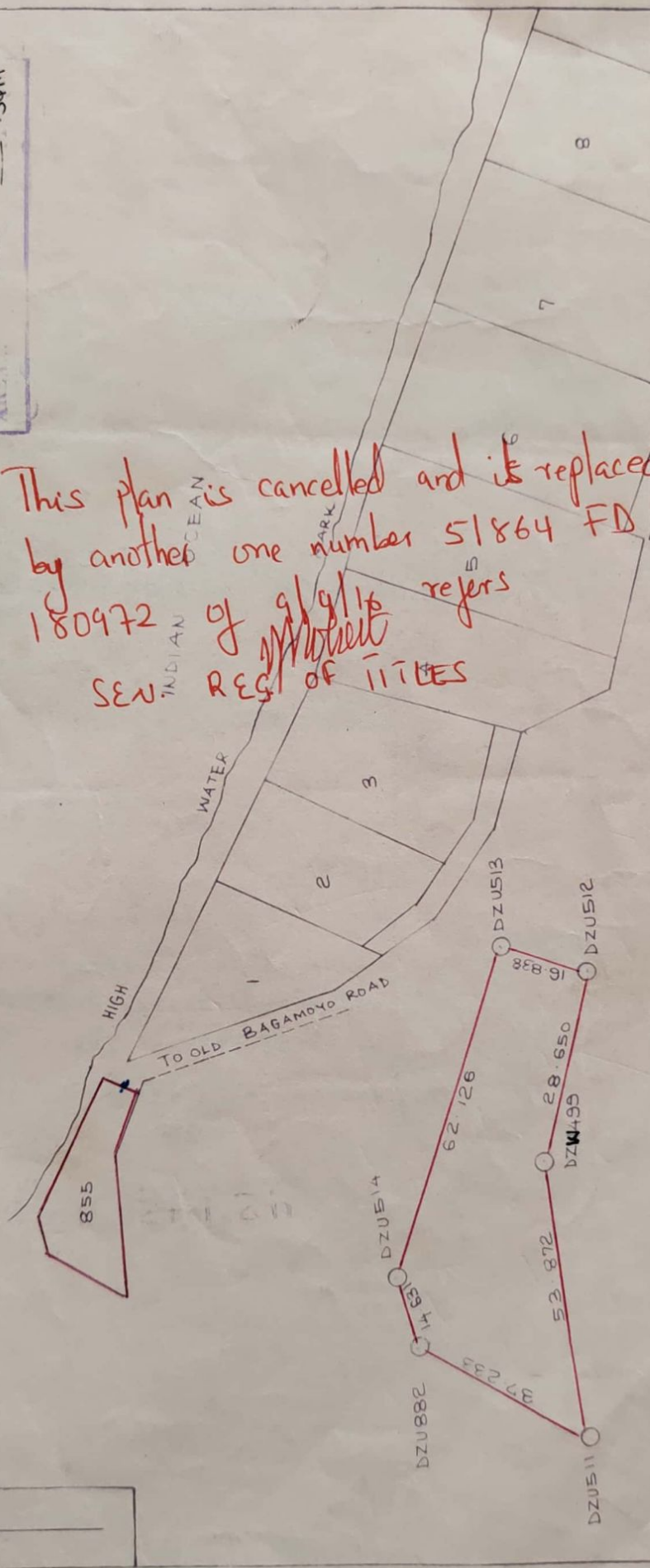
7. The President may revoke the Right for good cause and in public interest.

FD/180972
WY/SMM



| | |
|----------|---------------|
| LOCATION | MSASANI BEACH |
| BLOCK | 855 |
| PLOT | 39237 |
| L.O. NO. | 1932 |
| AREA | ... SQM |

This plan is cancelled and is replaced
 by another one number 51864 FD
 180972 of 9/4/16 refers
 SEN. REG. OF TITLES



This plan, prepared in accordance with the provisions of the Land Survey Act, 1932, is approved for purposes of the Director of Surveys and the Ministry of Lands, Housing and Survey, 27/8/89

Handwritten: 51864

This issue of this plan implies no admission of title by the Government

SCHEDULE

ALL that Land known as Plot NO. 855 Msasani Beach area Dar es Salaam City Containing ^{Fourteen} One thousand ^{Five} nine hundred and ^{Eighty} thirty two (1932) ^{square} Square Metres ^{ED 180972} ^{W/ 8281} shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 27889 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.



Makumbi
AG. COMMISSIONER FOR LANDS

G P Dam

I, the within-named ABDALLAH BYALUSHENGO SUEDI hereby accept the terms and Conditions Contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
ABDALLAH BYALUSHENGO SUEDI who is)
known to me personally/Identified)
to me by)

A. B. Suedi

the latter being known to me per-
sonally in my presence this 16th
day of November, 1994.

Witness's:

Signature:.....*R. P. Kapingo*.....

Postal Address:.....*P. O. Box 5122*.....

.....*D. S. Salama*.....

Qualification:.....



LAND REGISTRY, DAR-ES-SALAAM

TRANSFER

Filed Document No. 87364

Date of Registration 8.3.95 time 11.45 AM

To BONIFACE KALEMERA of
P. O. Box 1420, Dar-es-Salaam.

Cons 20,000,000/= Shs

[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
CHANGE OF OWNERSHIP S.67
Filed Document No. 176868
Date of Registration 19-2-16 11:44A
To: BERND DIDIER MUMBLE of
P.O. Box 1420, DSM as legal
personal representative of BONIFACE
KALEMERA (the deceased)
Mumbe
Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
VARIATION
180972
Filed Document No.
Date of Registration 9.9.16 10:00A.m
To: TERMS AND CONDITION
OF RIGHT OF OCCUPANCY
VARIED
Mumbe
Senior Asst. Registrar of Titles

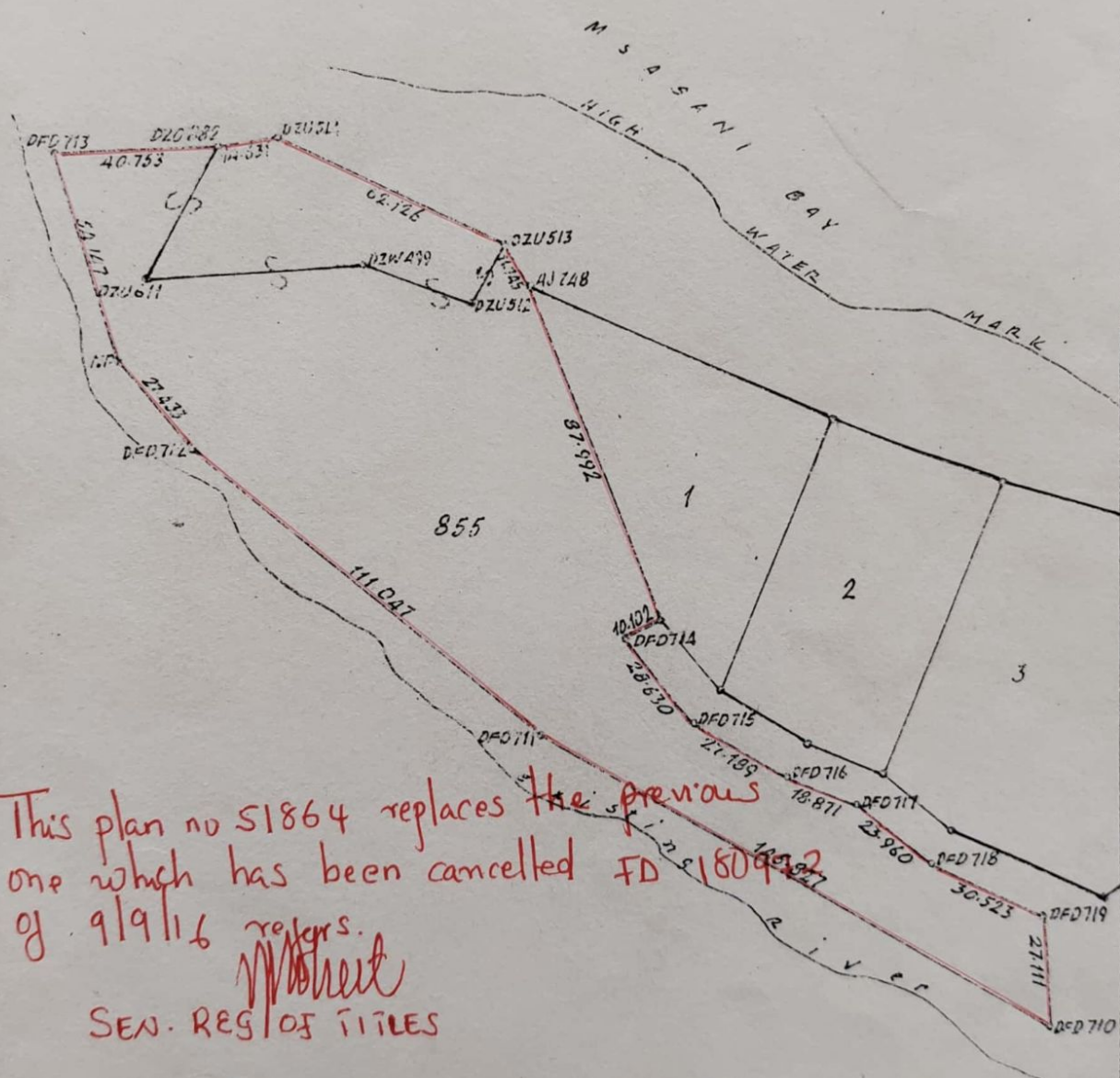


KINONDONI MUNICIPALITY

N



LOCATION: MSASANI
 BLOCK: 1
 PLOT No: 855
 L.O. No: 39237
 AREA: 14562 SQM



This plan no 51864 replaces the previous one which has been cancelled FD 18092 of 9/9/16 refers.
Mohit
 SEN. REG. OF TITLES

The plan prepared in accordance with Registered Plan No. 51864

is approved for purpose of the Land Registration ordinance

Director of Surveys and Mapping *[Signature]* Date: *25 June 04*

Ministry of Lands Human Settlements Development Dar es Salaam.

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



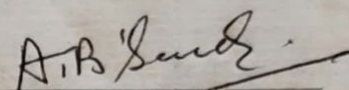
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THE LAND REGISTRATION ORDINANCE (CAP. 334)
TRANSFER OF A RIGHT OF OCCUPANCY

Title No. 43973

In the consideration of the sum of Tanzania Shillings 20 million I, **ABDALLAH BYALUSHENGO SUEDI** of P.O. Box 9000, Dar es Salaam **HEREBY TRANSFER** to **BONIFACE KALEMERA** of P.O. Box 1420, Dar es Salaam. Right of Occupancy registered under the above reference.

SIGNED and **DELIVERED** by the said)
ABDALLAH BYALUSHENGO SUEDI)
who is known to me personally /)
identified to me by)
the latter being known to me personally)
in my presence this 4th day of)
April, 1995.)



ABDALLAH BYALUSHENGO SUEDI

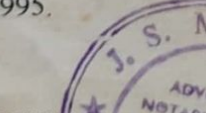
Signature: )
Postal Address: Box 6769 DSM)
Qualification: ADVOCATE)



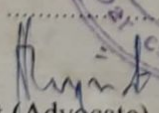
SIGNED and **DELIVERED** by the said)
BONIFACE KALEMERA)
who is known to me personally /)
identified to me by)
the latter being known to me personally)
in my presence this 4th day of)
April, 1995.)



BONIFACE KALEMERA

Signature: )
Postal Address: Box 6769 DSM)
Qualification: ADVOCATE)



Drawn by:- 
Legal Consult (Advocate)
P.O. Box 65534,
DAR ES SALAAM.



Value: Twenty million
(20,000,000 = Tshs)

| | |
|--|-------------|
| SHT | |
| STAMP DUTY | 1,000,090/- |
| FEES OFFICE | 2,000/- |
| FEES REGISTRATION | 50,250/- |
| G.R.R. No. | OF - |
| Director of Land for Development Services | |

ER- N/1224139 of 7-3-96
ER- 02171434 of 5-3-96
ER- 02171516 of 7-3-96

In exercise of the power to that effect vested in me in terms of Government Notice No. 478 of 1962 I, **NEEMA M DEMU** Senior Land Officer hereby approve this disposition 7th March 1996

[Signature]
Senior Land Officer


Consent granted as per minute - 10 Ld/173190

| | |
|--|------------------|
| TANGANYIKA STAMP DUTY ACT | |
| Stamp Duty Shs | 999,090/- = Paid |
| on original Receipt No. | 1224139 |
| of | 7.3.96 Issued |
| <i>[Signature]</i> Stamp Duty Officer | |

[Signature]

7-3-96

| | |
|--|---------------|
| TANGANYIKA STAMP DUTY ACT. | |
| Stamp Duty Shs | 100/- = Paid |
| on Reverse Receipt No. | 1224139 |
| of | 7.3.96 Issued |
| <i>[Signature]</i> Stamp Duty Officer | |

| | |
|---|----------|
| FILED DOCUMENTS ON | 87364 |
| REGISTERED | 8.3.96 |
| AT | 11.45 AM |
| <i>[Signature]</i> Senior Asst Registrar of Titles | |
|  | |





THE UNITED REPUBLIC OF TANZANIA

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

APPROVAL OF CHANGE/VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY
(Under Section 35(4))

C.T. No. 43973.

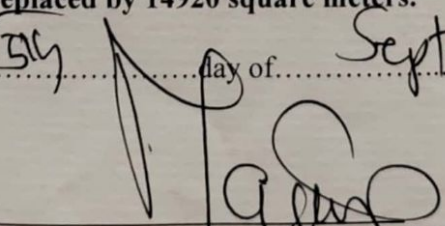
I, **NATHANIEL NHONGE MATHEW**, Commissioner for Lands of P.O. Box 9230 Dar es Salaam **HEREBY APPROVE** to the following variation of the conditions of the right of occupancy registered under the above reference.

1. **THAT** words "shall be used for **Residential** purposes only, Use Group 'A' Use Classes (a) and (c) appearing on condition '3' of the said Certificate of occupancy be deleted and replaced by words "shall be used for **HOTEL** purposes. Use Group 'B' Use Class (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

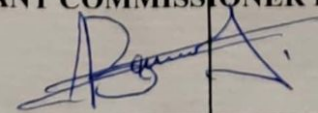
2. **THAT** words and figures 'shillings **four hundred and forty (Tshs.440/=)** appearing on condition one (1) of the Certificate of Occupancy be deleted and replaced thereon by the words and figures shillings '**Seven Million Five Hundred and two thousands two hundred forty eight. (Tshs. 7,502,248/=)**

3. **THAT** the plot area 1932 square meters attached to the said certificate of right of occupancy be removed and replaced by 14920 square meters.

Dated at Dar es Salaam this 5th day of September, 2016.


ASSISTANT COMMISSIONER FOR LANDS

Served upon me:


Occupier

Date... 2/09/2016.

The following payments have been paid:

| | | | |
|------------------|----------------|-------------|------------|
| Approval fee | Tshs: 16,000/= | ERV No..... | dated..... |
| Stamp duty | Tshs: 1,000/= | ERV No..... | dated..... |
| Registration Fee | Tshs: 80,000/= | ERV No..... | dated..... |



FILED DOCUMENT 180972
REGISTERED ON 9.9.16
AT 1000am
M. M. M. M.
Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
Receipt No: 12191746
of: 29.8.16
M. M. M. M.
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
Receipt No: 12191746
of: 29.8.16
M. M. M. M.
Stamp Duty Officer

