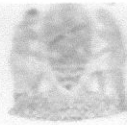


Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 121859



LAND REGISTRY  
P.O. Box 4191  
Dar es Salaam  
Date: 11 Dec. 2012

EMPIRE PROPERTIES LIMITED  
P.O. Box 22731  
Dar Es Salaam  
Sir/Gentlemen/Madam,

RE: TITLE NO: 121859 LAND OFFICE NO: 456653  
PLOT NO. 65 & 66 BLOCK D AT Msasani Village

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

*Ast.* REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: 163484 refers

**Date of Issue:**

**Title Number:** 121859.

**Land Office Number:** 456653.

**Land:** PLOT NO. 65 AND 66 BLOCK 'D' MSASANI VILLAGE IN  
DAR ES SALAAM CITY.

**Term:** NINETY NINE YEARS.

TITLE NO. 121859.  
 REGISTERED 28-9-2012.  
 AT 8.00 AM.  
 LAND REGISTRY  
 TANZANIA  
 Asst. Registrar of Titles

TANGANYIKA LAND FORM No. 22  
 Stamp Duty Shs. 100/- Paid  
 Receipt No. 240665 48522311.  
 of 13.09.2012.  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY AGT.  
 Stamp Duty Shs. 240665/2 Paid  
 Receipt No. 48522311  
 of 13.09.2012.  
 Stamp Duty Officer

Title No. 121859.  
 L.O. No. 456653.  
 L.D. No. 163484.

The 25<sup>th</sup> day of September, Two thousand and twelve.

THIS IS TO CERTIFY that **EMPIRE PROPERTIES LIMITED** a limited liability company registered under the companies Ordinance (Cap.212) and having its registered office in Dar es Salaam of P.O. Box 4504, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the 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 **October, Two thousand and three** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2004 shall thereafter pay rent of shillings **Four hundred ninety two thousand (492,000/=) only** 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.

Certified as True Copy of the Original  
**Noema Kayuni**  
 Assistant, Survey Public & Commissioner  
 for Lands  
 Date: 29/05/2022

- (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
3. **USER:** The land shall be used **Shopping Mall** purposes only, Use Group '**B**' use classes (**b**) and (**e**), Use Group '**D**' use classes (**a**) - (**e**), Use Group '**E**' use class (**c**), Use Group '**H**' use classes (**f**) and (**j**), Use Group '**G**' use class (**a**), Use Group '**M**' use class (**c**) and Use Group '**L**' use class (**a**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
4. The Occupier shall not assign the Right within three years of the date hereof without the prior 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 all premia, taxes and dues prescribed in connection with the disposition.
6. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that land known as Plot No. 65 & 66 Block D situated at Msasani Village in Dar es Salaam City containing sixty four thousand one hundred eighty (64,180) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 26846 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

*[Signature]*  
ASSISTANT COMMISSIONER FOR LANDS

The within named **EMPIRE PROPERTIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
EMPIRE PROPERTIES LIMITED and )  
DELIVERED in the presence of us this..... )  
day of....., 2012. )

Signature: *[Signature]* )

Postal Address: P.O. Box 4504 )


DARES SALAAM )

Qualification:..... )

Signature: *[Signature]* )

Postal Address: BOX 20819 )

Qualification: DIRECTOR )

  
Certified as True Copy of the Original  
**Neema Kayuni**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: 29/10/2012  
40152935471

LAND RIGHTS DAR - ES - SALAM

LEASE. TRANSFERRED

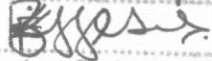
Document No. 14176P. From ci. 42655

Date of Registration 29.02.2012. 11.45 a.m.

EXCELLEN, com (I) Limited of P.O.

Box 12558, Dar-es-Salaam, for 1100

Term of 10 years, From 24<sup>th</sup> April 2008.

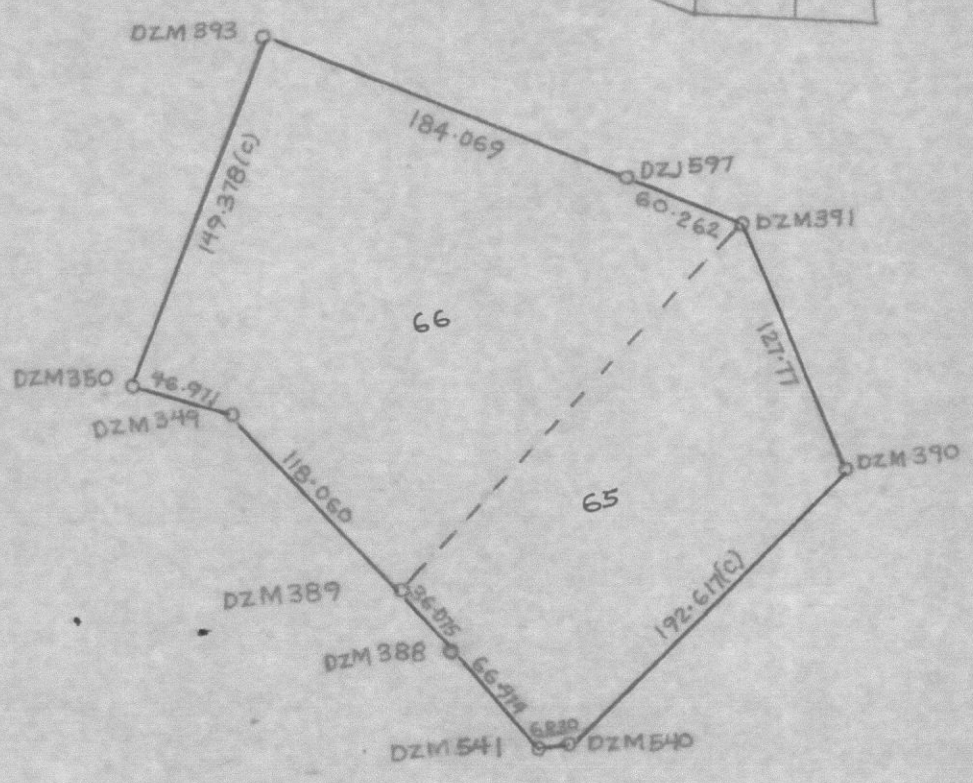
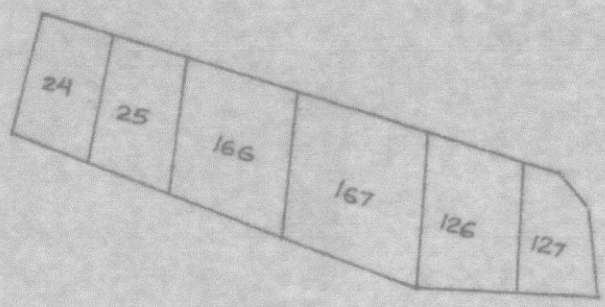


Senior Assi. Registrar of Titles

# DAR ES SALAAM CITY



LOCATION MSASANI VILLAGE  
 BLOCK D  
 PLOT No. 65, & 66  
 L.O. No. 456653  
 AREA 64180 SQ. FT. SQM



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

This plan, prepared in accordance with registered plan No. 26846  
 approved for purposes of the Land Registration Act  
 Director of Surveys and Mapping *[Signature]* 18/07/2012  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam